



**MINUTES OF THE JOINT MEETING OF THE CITY  
COUNCIL/REDEVELOPMENT AGENCY OF THE  
CITY OF HAYWARD, City Council Chambers  
777 B Street, Hayward, CA 94541  
Tuesday, October 20, 1998, 8:00 p.m.**

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**MEETING**

The Joint Meeting of the City Council/Redevelopment Agency was called to order by Mayor/RA Chair Cooper at 8:00 p.m., followed by the Pledge of Allegiance led by Council/RA Member Dowling.

**ROLL CALL**

Present: **COUNCIL/RA MEMBERS** Jimenez, Hilson,  
Rodriguez, Ward, Dowling, **Henson**  
**MAYOR/RA CHAIR** Cooper  
Absent: None

**PUBLIC COMMENTS**

Francisco Abrantes, 22815 Alice Street, commented on a book about the Florida everglades.

Jason **Moreno**, 25200 Carlos Bee Boulevard, discussed the propriety of a police department endorsing a member of the City Council. He then reminded people about the upcoming City Council retreat.

Frank Goulart, 22248 Main Street, announced that "Make a Difference" Day is Saturday. He then suggested an idea for a sports park in the redevelopment area by taking the area in between the Burbank/Cannery Park and Centennial Park to make one large sports complex.

John Kyle, 22638 Teakwood Street, discussed the historical era when the railroads controlled politics in the State. He questioned the environmentalists understanding of the historical aspect of the Bay.

Hector Caraballo, 30717 Brae Burn Avenue, asked about the Council agenda procedure for itemizing requests from the public, businesses and groups. He then asked how Measure HH was scheduled to be considered at this meeting.

**CONSENT**

1. Seismic Retrofit of the **Winton** Avenue Overpass and the Orchard Avenue Underpass: Approval of Plans and Specifications and Call for Bids

Staff report submitted by Deputy Director of Public Works Bauman, dated October 20, 1998, was filed.

It was moved by Council Member Hilson, seconded by Council Member Ward, and unanimously carried to adopt the following:

Resolution 98-180, "Resolution Approving Plans and Specifications for the Seismic Retrofit of the Winton Avenue Overpass and the Orchard Avenue Under Pass, Project No. 5175, and Call for Bids"

## **HEARINGS**

2. Appeal of Text Change Application No. **98-140-02** - Jack Van Voast (Applicant) - Text Change Request to Amend Zoning Ordinance to Allow a Mobile Home(s) for an Employee/Attendant's Sleeping Quarters in Conjunction with a Commercial Kennel in the Industrial District

Staff report submitted by Assistant Planner **DeLuz**, for October **20, 1998**, was filed.

The applicant requested a continuance for this public hearing.

It was moved by Council Member Hilson, seconded by Council Member Ward, and unanimously carried by all present, to continue the public hearing until November 10, **1998**.

## **LEGISLATIVE BUSINESS**

3. Loan for Seismic Retrofit and Facade Improvements for Green Shutter Hotel

Staff report submitted by Community Planning and Economic Development Administrator Bauman for October **20, 1998** was filed.

Community Planning and Economic Development Administrator Bauman provided information on the use of the loans to be made. She pointed out the amounts, the interest rates basis, and the purposes for the loan. She noted that currently there are approximately \$2.8 million in the low-moderate income housing funds of which this would represent \$550,000. There are a great many incentives for American Hotels to repay the loan as soon as possible. They have, to date, put in \$100,000 as their share of the venture. They are essentially borrowing 90 percent of the money.



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Rick Tipton, A representative of American Hotels, indicated that American Hotels has acquired the master lease on the property, their first equity investment on the property. He pointed out that seismic retrofits do not translate into increased value of the building. Hopefully, the property values and rents will increase over time. He added that the hotel lease would revert to the City should the hotel default on the loan. Handicap restrooms will be completed and some renovations will be completed on the facades and landscaping as well as the backside. This program does not address the interior of the structure.

Community Planning and Economic Development Administrator Bauman indicated 70 families and individuals would be impacted by this retrofit. At this point, there is a less than 5 percent vacancy at the hotel.

Council Member Ward acknowledged the Bank of the West as the only bank still with the City for the program and commended them for their effort.

**Mayor/RA** Chair Cooper opened the public hearing at **8:42** p.m.

Frank Goulart, 22248 Main Street, commended staff and Council for its efforts in maintaining a historical landmark of this City.

**Mayor/RA** Chair Cooper closed the public hearing at **8:45** p.m.

It was moved by Council/RA Member Hilson, seconded by **Council/RA** Member Ward, and unanimously carried by all present, to approve the following:

**RA** Resolution 98-13, "Authorizing a Loan of \$550,000 from the Low and Moderate Income Housing Fund for Seismic Retrofit and Other Improvements to the Green Shutter Hotel"

4. Request by Proponents of Measure HH for City Council Support of the Measure

Staff report submitted by City Manager **Armas** dated October 20, 1998, was submitted.

City Manager **Armas** indicated that the proponents submitted a request that Council Members endorse Measure HH. He indicated that he spoke with the Chair of the Committee opposing the Measure and invited the organization to submit written comments, which **were** also included in the report.

Mayor Cooper opened the public hearing at **8:45** p.m.

The following individuals spoke in opposition to Measure HH:

Evelyn Cormier, 31020 Carroll Avenue, provided a resolution from the Committee to Save Open Space in opposition to Measure HH.  
William Weller, 28564 Cole Place  
Hector Caraballo, 30717 Brae Bum Avenue  
Sheila Junge, 22741 Souza Court, **#4**  
Michael Freed, 855 Hampton Place  
Francisco Abrantes, 22815 Alice Street  
Bob Stockton, 26060 Eldridge Avenue  
Ron **Barklow**, 1210 Tiegen  
Viola Saima **Barklow**, 1210 Tiegen  
Jason **Moreno**, 25200 Carlos Bee Boulevard,  
Frank Goulart, 22248 Main Street  
Al Reynolds, 2547 Erskine **Lane**

The following individuals spoke in support of Measure HH:

John Kyle, 22638 Teakwood Street  
Dick Sheridan, representing Hayward Area Recreation and Park District Board of Directors, read a resolution adopted by the Board with a four to one vote and indicated that **\$4.5** million will be provided to build the Sports Park.  
Zoe Foster, 85 Madrid Drive, Fremont  
Clyde Nachand, 5419 Lafayette Avenue, Newark  
Joy Davis, 17209 Columbia Drive, Castro Valley  
Barbara **Lateer**, 18039 Reamer Road, Castro Valley  
Don **LaPlant**, 26350 Flamingo Avenue  
Barbara **LaPlant**, **26350** Flamingo Avenue  
Ed **Mullins**, 313-B Sea Mist Court  
Don Gall, Berkeley, 1338 Grizzly Peak Boulevard  
Scott Raty, Hayward Chamber of Commerce, 22561 Main Street  
Ellis **McCune**, 22012 Sevilla Road, Apartment 85  
Paul George, Hayward  
**Bernice Burgas**, 657 Conner Street  
John Goveia, 6864 Cedar Lane, Dublin  
Salathaniel Borrero, 621 Leighton Street  
Tony Burciaga, 24735 Whitman Street, **#3**  
Kenneth Messerer, 300 Warren Avenue, San **Leandro**  
Joe Callahan, Oliver Trust, 5674 Stoneridge Drive, **#242**, Pleasanton  
Jack Smith, 22237 Prospect Street, provided information on the specific plan development  
Cynthia Birmingham, San Francisco



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Bishop J. W. Macklin, 25991 **Peterman** Avenue, Hayward  
Rob Warren, 945 Greenwich Street, San Francisco  
Brian **Schott**, 25275 Morse Court  
Yvonne **Critzer**, 26937 Halifax Place  
Michael Wilmar, 50 California Street, 34<sup>th</sup> Floor, San Francisco  
William Seavers, 22734 Zaballos Court  
Alice Robie, Tahoe Street  
**Dimas** Resendez, 906 Leonardo Way

Mayor Cooper closed the public hearing at **10:31** p.m. and called for a five-minute recess.

Council Member Jimenez moved, seconded by Council Member Ward, that City Council support Measure HH. He stated that this project is one of the greatest that he has seen in the City. It has quality, is well balanced, and will have great economic impact in the City and its citizens.

Council Member Dowling asked City Manager **Armas** for further clarification as to how this item was placed before the Council. City Manager **Armas** responded that this matter was agendized at the request of residents in support of the measure.

Council Member Dowling then stated that when he was on the Planning Commission he voted against this item. It was a difficult vote but he said he believes many residents of Hayward are here because of the open space. The City needs housing, industry and certainly a sports park. When the Planning Commission voted on the issue there was little mention of the sports park. It is difficult to vote against the motion because the Measure benefits non-profits and charities. He said his two major problems with the project are the amount of fill needed to develop this area and destroying valuable upland property and destroying endangered species on the west side.

Council Member Rodriguez said she thought voting for the original plan would be sufficient and that, as an individual, she would work for the Measure. She did express concern about the loss of wetlands in the Bay Area, but felt this vote was redundant since she voted to support the plan previously.

Council Member **Henson** urged everyone to vote since the ultimate decision is with the voters. He said the strengths of this project outweigh the negatives. He would never support something that would detract from the balance of nature. On that basis, he was voting to support the motion.

Council Member Hilson said the debate was lively and congratulated all those who participated and dealt with the issues specifically. It has been a difficult plan to deal with. There will be a loss of open space but a gain of quality homes and a business park. He would be supporting the motion.

It was moved by Council Member Jimenez, seconded by Council Member Ward, and carried by the following roll call vote to approve the following:

Resolution 98-181, “Resolution of the City Council of Hayward Expressing Its Support for Approval of Measure HH”

**AYES:** Council Members Jimenez, Hilson,  
Rodriquez, Ward, **Henson**  
MAYOR Cooper  
**NOES:** Council Member Dowling  
**ABSENT:** None  
**ABSTAINED:** None

#### **COUNCIL REPORTS**

**There** were no Council reports.

#### **ADJOURNMENT**

Mayor Cooper adjourned at 11:02 p.m.

APPROVED:

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Roberta Cooper, **Mayor/RA** Chair, City of Hayward

ATTEST:

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Angelina Reyes, City **Clerk/RA** Secretary, City of Hayward