



# CITY OF HAYWARD AGENDA REPORT

AGENDA DATE March 17, 1998  
AGENDA ITEM 7

WORK SESSION ITEM \_\_\_\_\_

**TO:** Mayor and City Council  
**FROM:** Director of Community and Economic Development  
**SUBJECT:** **ACCEPTANCE OF 1997 STATE OF THE CITY REPORT AND ANNUAL GROWTH MANAGEMENT REPORT**

## RECOMMENDATION

It is recommended that the City Council review and accept the 1997 State of the City Report, including the annual report on compliance with growth management principles and standards.

## BACKGROUND

State law requires that the Planning Commission provide an annual report to the City Council on the status of the General Plan and progress in its implementation. Since adoption of the comprehensive revision to the General Policies Plan in 1986, the City has fulfilled this requirement through the General Plan Annual Review process. Another purpose of the review process is to provide a medium for consideration of proposed policy adjustments and city-initiated amendments to the General Plan. In addition, the annual report has typically included an overview of current socioeconomic and development trends in Hayward.

Since adoption of the Growth Management Element in 1993, the City has placed a high priority on assessing the cumulative impacts of growth through monitoring "quality of life" indicators such as traffic congestion, crime, impacted schools and library services. Quantitative measurements include defined levels of service, crime rates, response times, national standards, or simply comparison of similar data with other cities. The Growth Management Element calls for an annual report on compliance with adopted growth management principles and standards.

The attached *1997 State of the City Report* incorporates in one document the General Plan Annual Review report and the Annual Growth Management Report. The overall objective of the State of the City Report is to provide a review of the

past year's accomplishments as well as an outlook for the coming year. In addition, one of the primary purposes of the State of the City Report is to assist the City Council in identifying possible planning goals and priorities which could be included as work program objectives in the budget for the next fiscal year.

The *1997 State of the City Report* begins with an overview of current socioeconomic trends in the areas of population, housing and employment. Next, is a summary of the current status of the General Plan and its various elements. No amendments to the General Plan are being proposed as part of this year's Annual Review. The last section contains the report on compliance with growth management principles and standards.

### **SUMMARY OF 1997 ACTIVITY**

- \* In the **Downtown area**, construction of the new City Hall was completed, planning got underway for a new parking garage, and the Atherton Place townhomes sold out.
- \* **Residential construction** slowed considerably with the buildout of several large subdivisions; however, other major housing developments were either beginning construction (the 343-unit Twin Bridges project in the Fairway Park area), approved (Bailey Ranch and Blue Rock Country Club on Walpert Ridge), or under review (as part of the South of Route 92 Specific Plan).
- \* In the **Industrial Corridor**, construction was approved for over 1,800,000 square feet of new office, manufacturing and warehouse space, while construction neared completion on the new Berkeley Farms processing and distribution facility.
- \* In the **Shoreline area**, work continued on various marsh restoration and habitat enhancement projects at the Oro Loma marsh (East Bay Regional Park District), the former Oliver property north of Route 92 (Hayward Area Recreation and Park District), and the Baumberg Tract (State Wildlife and Conservation Board).
- \* Several major **transportation improvement projects** either were completed (West A Street widening and Amtrak intercity rail station), or began construction (D Street widening); in addition, two long-range transportation planning efforts, including the City's Circulation Element Update and the County's Measure B Reauthorization process, neared the required approvals.

- \* Other major planning efforts undertaken by the City include completion of the two remaining neighborhood studies as part of the **Neighborhood Planning Program**, the continuing implementation of the **Economic Development Element**, and initiation of studies for the gateway annexation areas.
- \* The **Hayward Unified School District** faced several major challenges this past year as it continued implementation of class size reduction in the early grades, undertook renovation of 23 schools under the state's school modernization program, and initiated a school facilities master planning process.
- \* The **Library** commemorated its one-hundredth anniversary with a Centennial Celebration and also began enhancing its services through an upgrade to the automated systems.
- \* The **Hayward Area Recreation and Park District** continued with renovation of existing parks with funding guaranteed by the passage of Measure Q, and continued to work with the City in the design and development of several new community facilities, including the approved 34-acre 9-hole golf course in the Fairway Park area and a proposed 25-acre sports park in the South of Route 92 Specific Plan area.
- \* **Fire protection** in the South Hayward area has been significantly enhanced with the addition of Fire Station #7; the Department also implemented a new paramedic training program.
- \* Continued **crime prevention** efforts by the Police Department and involved city residents this past year have resulted in a further reduction in the violent crime rate.
- \* The City continued its efforts in the area of **environmental protection and enhancement** with approval of a new franchise agreement for expanded garbage pickup and recycling programs.

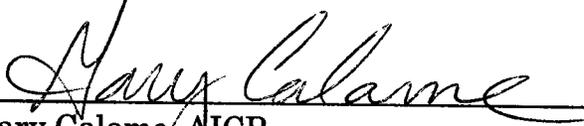
## **PLANNING COMMISSION RECOMMENDATION**

The Planning Commission reviewed the **1997 State of the City Report** on January 29, 1998 and recommended that the City Council accept the report as submitted.

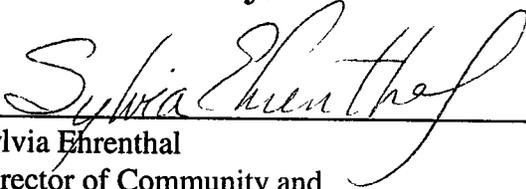
## CITY COUNCIL WORK SESSION

The City Council reviewed the **1997 State of the City Report** at its work session on February 17, 1998. Comments made by councilmembers during the discussion addressed various topics. In regard to the potential for future housing development, it was asked if the potential reflected a moderately aggressive policy on the part of the city. Staff explained that the housing potential, with the exception of the South of Route 92 area, is based on existing General Plan policies, which call for more residential development at higher densities in the downtown area and along the Mission Boulevard corridor. With regard to schools, it was observed that transiency rates are improving; however, it would be helpful to include other measures, such as impacted school sites, as well as more qualitative measures. Staff has updated the map showing impacted school sites and included it as an attachment to this report.

**Prepared by:**

  
\_\_\_\_\_  
Gary Calame, AICP  
Senior Planner

**Recommended by:**

  
\_\_\_\_\_  
Sylvia Ehrenthal  
Director of Community and  
Economic Development

**Approved by:**

  
\_\_\_\_\_  
Jesús Armas  
City Manager

Attachment: 1997 State of the City Report  
Resolution

**DRAFT**

*DM 3-6-98*

**HAYWARD CITY COUNCIL**

**RESOLUTION NO. \_\_\_\_\_**

**Introduced by Council Member \_\_\_\_\_**

**RESOLUTION ACCEPTING THE STATE OF THE CITY  
REPORT AND THE ANNUAL GROWTH MANAGEMENT  
REPORT**

WHEREAS, the Growth Management Element of the General Plan was adopted by Resolution No. 93-176 on July 13, 1993; and

WHEREAS, the Growth Management Element established principles for guiding future growth into patterns that ensure long term livability and calls for an annual report of compliance with the Growth Management Principles and Standards.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that the City Council hereby accepts the 1997 State of the City Report and the City of Hayward Annual Growth Management Report for 1997, which is incorporated in the State of the City Report.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 1998

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: \_\_\_\_\_

City Clerk of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney of the City of Hayward