

**MINUTES OF THE CITY COUNCIL MEETING OF
THE CITY OF HAYWARD
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, July 21, 2009, 8:00 p.m.**

MEETING

The Meeting of the City Council was called to order by Mayor Sweeney at 8:00 p.m., followed by the Pledge of Allegiance led by Council Member Henson.

ROLL CALL

Present: COUNCIL MEMBERS Zermefio, Quirk, Halliday, May, Dowling, Henson
MAYOR Sweeney
Absent: COUNCIL MEMBER None

City Manager Jones indicated that staff requested that an emergency item, regarding the State Budget and its impact on the City and local government in general, be added to the agenda after the Consent Calendar and under Legislative Business.

City Attorney Lawson noted that under the Brown Act, 54954.2 (b)(2), it was permissible to add the item by a 2/3 or greater majority vote of the Council because the item came to the attention after the post of the agenda.

It was moved by Council Member Henson, seconded by Council Member Zermefio, and carried unanimously, to add the emergency item to the calendar under Legislative Business.

Mayor Sweeney added that Consent Item No. 3 was rescheduled to September 1, 2009.

CLOSED SESSION ANNOUNCEMENT

City Attorney Lawson reported that Council met with Legal Counsel pursuant to Government Code Section 54956.9(c) regarding anticipated litigation, and pursuant to Government Code Section 54956.9: Rental Housing owners, etc. v. City of Hayward, Alameda County Superior Court No. HG09433908 regarding pending litigation. There was no reportable action.

PRESENTATION – Certificate of Commendation to Karen Holzmeister

Mayor Sweeney presented Ms. Karen Holzmeister with a Certificate of Commendation in recognition of her 36 years of dedicated service as a Daily Review Reporter, including 18 years as the City of Hayward reporter. On behalf of the City, Mayor Sweeney thanked Ms. Holzmeister for her commitment to local government. Ms. Holzmeister thanked City Council and the audience for such a privilege to cover the City and other assignments for the Daily Review. She thanked her parents and mentioned her former co-workers in attendance. She noted that she started to cover Hayward in April of 1984 and shared past experiences as a reporter. Council Member Quirk thanked and commended her quality journalism. Council Member Henson thanked Ms. Holzmeister and noted that her information was accurate and fair. Alameda County Supervisor

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Gail Steele presented Ms. Holzmeister with a certificate on behalf of the Alameda County Board of Supervisors for her journalist contributions to the residents of Alameda County. Ms. Steele spoke highly of her meticulous and professional work. Council Member Dowling thanked Ms. Holzmeister for her years of service and for having attended and written about candidate forums. Council Member Halliday noted that she learned a lot about the City from Ms. Holzmeister's stories. She noted the importance of consistent press coverage.

PUBLIC COMMENTS

Ms. Wynn Greich, Union City resident, spoke about a Tribune Review article "Power plants flush poison into waterways, EPA says," regarding selenium and arsenic discharges. She also spoke about fluoride in drinking water.

Mr. Andreas Cluver, with Alameda County Building Trades Council, spoke about the South Hayward BART project and congratulated the City on the successful funding of the 1C application. Mr. Cluver noted that at a previous meeting he addressed a project labor agreement for the development and prevailing wage. He noted that he had a successful meeting with Eden Housing, but was not able to meet with Joe Montana and Kurt Wittek. He requested mediation assistance from the City to schedule a meeting with the developer and start a labor agreement.

Mr. Obray Van Baren, with the Building Trades Council, expressed disappointment that they did not have the opportunity to speak to Joe Montana or Kurt Wittek. Mayor Sweeney asked staff to facilitate dialogue between the Montana-Wittek folks and representatives from the Building Trades Council.

Ms. Didacus Ramos, Urban Planner and Park Street resident, offered his services and advise on future projects. Mayor Sweeney noted that he is a regular attendee to the Sustainability Committee meetings.

Ms. Susan Gonzales, Castro Valley resident, was disappointed that there was nothing that Council could do about the proposed power plant and its toxins. Ms. Gonzales noted that something needs to be done about the quality of the air.

CONSENT CALENDAR

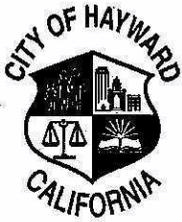
Consent Item No. 3 was rescheduled to September 1, 2009.

1. Approval of Minutes of the City Council Meeting on June 30, 2009

It was moved by Council Member Zermefio, seconded by Council Member Dowling, and carried unanimously, to approve the minutes of City Council Meeting of June 30, 2009 with a correction provided by Council Member Quirk.

2. Approval of Minutes of the Special City Council/Redevelopment Agency Meeting on July 7, 2009

It was moved by Council/RA Member Zermefio, seconded by Council/RA Member Dowling, and carried unanimously, to approve the minutes of the Special City Council/Redevelopment Agency Meeting of July 7, 2009.



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3. Filing Nuisance Abatement Lien Notices to County Recorder's Office (Nuisance Abatement/Municipal Code Violations) for Non-Abatable Code Violations
This item was held until September 1, 2009.

4. Report and Assessments for Residential Rental Inspection Fees Past Due

Staff report submitted by Senior Housing Inspector Bragg, dated July 21, 2009, was filed.

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

Resolution 09-110, "Resolution Confirming the Report and Special Assessment List Associated with Overdue Residential Rental Inspection Fees for the 2008 Calendar Year"

5. Report and Assessments for Community Preservation Fees Past Due

Staff report submitted by Neighborhood Partnership Manager Sorensen, dated July 21, 2009, was filed.

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

Resolution 09-111, "Resolution Confirming the Report and Special Assessment List Associated With Overdue Community Preservation Charges for the 2008 Calendar Year"

6. Dixon Area Sewer Improvements – Industrial Diverter: Approval of Addendum and Award of Contract

Staff report submitted by Deputy Director of Public Works Ameri, dated July 21, 2009, was filed.

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

Resolution 09-112, "Resolution Approving Addendum No. 1 and Awarding the Contract to Mountain Cascade, Inc., for the Dixon Area Sewer Improvements-Industrial Diverter Project, Project No. 7550"

7. Adoption of Positions and Salaries Schedule for FY 2010 and Amendment of the FY 2010 Allocated Positions

Staff report submitted by Acting Human Resources Director Auker, dated July 21, 2009, was filed.

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

Resolution 09-113, "Resolution Designating Positions of Employment in the City Government of the City of Hayward; Providing for Their Number and Salary Range; and Superseding Resolution No. 08-114 and All Amendments Thereto"

Resolution 09-114, "Resolution Amending the City of Hayward's FY 2009-10 Operating Budget Relating to Allocated Positions in the Hayward Police Department"

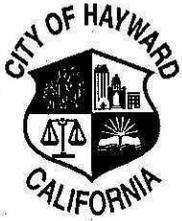
LEGISLATIVE BUSINESS

Emergency Resolution: Resolution Opposing State of California Budget Proposal to Borrow or Take Local Revenues.

City Manager Jones presented a proposed emergency resolution for Council's consideration to communicate to local legislators and the entire legislature in Sacramento stating that the City of Hayward opposes the State legislature's proposal to take local government revenues to solve the State's fiscal crisis. Mr. Jones noted that although proposed budget details are somewhat vague, the City can estimate the fiscal impacts to local government. He noted that the overall impact to the General Fund would be approximately \$6 million and for the current fiscal year with approximately \$3.6 million taken in property tax shifting and about \$2.4 million in gas tax revenues. Additionally, the proposed take from the Redevelopment Agency would be almost \$1 million per year and expanded to a three-year take. Mr. Jones read the draft resolution in its entirety for the benefit of Council and the public.

Mayor Sweeney added that in addition to the proposed \$6 million from the General Fund and monies from the Redevelopment Agency, the State takes about \$6 million a year from local government property tax revenue going back to 1992. He added that totaled almost \$13 million in revenue that the City of Hayward would lose. Mayor Sweeney thanked City Manager Jones for an excellent report.

Council Member Dowling joined Mayor Sweeney in thanking City Manager Jones and staff. In response to Mr. Dowling's request for clarification as to the breakdown of the monies, Mr. Jones explained the State's proposed take would approximate the Proposition 1A take of property taxes, which is considered a loan to the State that would have to be paid back in three years. Mr. Jones noted that for this current fiscal year, that would mean approximately \$3.6 million in property tax monies and \$2.4 million in gas tax funds, which would total approximately \$6 million. He added



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that the third take would be from Redevelopment Agency monies, approximately \$1 million this fiscal year plus an additional \$1 million a year for an additional two years, totaling \$3 million.

In response to Mr. Dowling's inquiry regarding the next step the City will take if the State Budget is approved as proposed, Mr. Jones stated that staff is planning to come back to Council in September when more information is available. Mr. Jones explained there is a 90-day waiting period before the takes can be made so the City will have some time to prepare if there is a litigation route as well as provide Council with recommendations as to how to manage the situation. Mr. Dowling requested that the City work with local government partners to find out the effect on other agencies such as the School District and come back with this information in September.

Mayor Sweeney urged Council Members to call State Senator Corbett and Assemblywoman Hayashi and let them know about the importance of not going forward with this proposed State Budget.

Council Member Henson concurred with the comments of Mayor Sweeney and Council Member Dowling and noted that the passage of the proposed State Budget would be devastating to California. Mr. Henson urged staff to convey not only the resolution but a strong message to the League of California Cities and the Governor's Office about the City's opposition to the proposed budget.

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

Resolution 09-115, "Resolution Opposing State of California Budget Proposal to Borrow or Take Local Revenues"

Mayor Sweeney urged all citizens to contact State Senator Corbett and Assemblywoman Hayashi and urge them not to take from local funds.

PUBLIC HEARING

8. Special Assessment Hearing and Report for Vehicle Abatement Fees Past Due

Staff report submitted by Neighborhood Partnership Manager Sorensen, dated July 21, 2009, was filed.

Neighborhood Partnership Manager Sorensen presented a synopsis of the report.

Council Member Quirk asked about photos of a typical vehicle violation. Neighborhood Partnership Manager Sorensen showed photos of inoperable vehicles and noted that the owner could alternatively make the vehicle operable, place the vehicle in the garage, or remove it from the property.

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In response to Council Member Henson's inquiry related to the protocol when noticing vehicle owners, Neighborhood Partnership Manager Sorensen responded that a letter, which cites the code, is sent certified return receipt and when there is no response, the property is posted and photographed.

Council Member Zermefio inquired about the percentage of compliance and what happens to the vehicle of those who do not comply. Neighborhood Partnership Manager noted the majority of cases comply and for those that do not comply, the vehicle is removed from the property and destroyed.

There being no public hearing comments, Mayor Sweeney opened and closed the public hearing at 8:45 p.m.

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

Resolution 09-116, "Resolution Confirming the Report and Special Assessment List Associated with Overdue Vehicle Abatement Charges for the 2008 Calendar Year"

9. Proposed FY 2010 and FY 2011 Water and Sewer Rates

Staff report submitted by Deputy Director of Public Works Ameri, dated July 21, 2009, was filed.

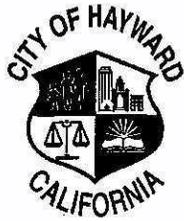
Director of Public Works Bauman presented a synopsis of the report and noted that the City Clerk received 35 protest letters, most of which did not provide a reason for protesting and some noted the current state of the economy. Mr. Bauman stated that if approved, the new rates would go into effect on October 1, 2009, and October 1, 2010.

There being no public hearing comments, Mayor Sweeney opened and closed the public hearing at 8:50 p.m.

In response to Council Member Henson's inquiry about consideration for seniors or others that might not be able to pay, Director of Public Works Bauman noted that the City has a lifeline rate for low income seniors and a reduced rate for low users. In regards to incentives for water conservation, Mr. Bauman noted that there are a number of free programs and that help pay for items such as low flush toilets. Mr. Henson noted that the increase is a retrofit process and will pay for an upgrade to the entire water system to avoid disruptions in the event of natural disasters.

Council Member Henson moved the item per staff recommendation. Council Members Quirk and Halliday seconded the item.

Council Member Quirk mentioned an email and clarified that the water cost increase is an enterprise fund and the utility tax under Measure A is a general fund which supports Police and Fire. He stated that there were two separate areas.



**MINUTES OF THE CITY COUNCIL MEETING OF
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Council Member Halliday noted that at a previous work session the item generated questions that were satisfactorily answered. She noted that what residents are paying for is the protection of the water supply and delivery system in the event of an earthquake. She noted that in two years the average family would pay an additional \$10 more for water, which can be reduced further by taking conservation measures. She noted that this was clean water and professionally monitored for safety.

Council Member Zermefio mentioned that he explained to some residents that the increase averaged a \$1 per day for the water received.

It was moved by Council Member Henson, seconded by Council Member Quirk and Halliday, and carried unanimously, to adopt the following:

Resolution 09-117, "Resolution Amending the Master Fee Schedule and Approving Water and Sewer Rates"

10. Conditional Use Permit Application No. PL-2006-0172 – John Ehde for Salem Communications (Applicant)/City of Hayward (Owner): Request to Enter Into a Lease and Fee Agreement to Construct Four 199-Foot Tall Radio Transmission Towers on a Closed Landfill and a Transmission Building on Adjacent Property in the Flood Plain and Industrial Zoning Districts - The Property is Located at 3050 West Winton Avenue, at the Western Terminus of West Winton Avenue

Staff report submitted by Senior Planner Pearson, dated July 21, 2009, was filed.

Development Services Director Rizk deferred the presentation to Senior Planner Pearson who in turn gave a synopsis of the report. Senior Planner Pearson noted that a letter from Shute, Mihaly & Weinberger LLP, representing the East Bay Regional Park District (EBRPD), was received on Friday, July 17, 2009, and was made available to Council and the public via the City's website.

Council Member Dowling inquired if the Hayward Area Shoreline Planning Agency (HASPA) took a position on this study. Senior Planner Pearson noted that the HASPA Board considered the project during the public comment period, but did not vote to take a position.

In response to Council Member Zermefio's inquiry regarding potential sinking of the towers, Senior Planner Pearson noted that there was potential for subsidence and if that occurred the applicant would be responsible for filling in the top soil. Regarding the expansion of KNTS radio signals and enhanced broadcast in the evening hours, Mr. Pearson noted that having four towers would allow the station to better direct the signal and have it travel farther at night.

Council Member Henson thanked staff for the report and asked what impact an Environmental Impact Report (EIR) would have had on the report. Senior Planner Pearson said it would have provided an alternative analysis required by the California Environmental Quality Act that would include alternative sites. In reference to the impact of the towers in the shoreline, Mr. Pearson noted that he has not done an analysis of existing towers in other jurisdiction and besides subsidence at the KTCT towers, nothing else has been reported. In reference to other agencies that would have been involved, Mr. Pearson listed the County Environmental Health Department and the Caltrans Division of Aeronautics which did not comment on the project.

Mayor Sweeney opened the public hearing at 9:21 p.m.

Mr. Scott Hunter, in-house attorney for Salem Communications, representing the applicant, thanked staff for their cooperation with the project over the past three years and concurred with the conclusions regarding the California Environmental Quality (CEQA) findings. He noted that there would not be additional data provided with an EIR. He noted that the proposal would involve towers smaller in height than the existing KFAX towers that were approved in 2001. He respectfully requested approval of the project per the staff recommendation. In response to Council Member Quirk's inquiry if the applicant had looked at other locations and methods, Mr. Hunter mentioned that they looked at other options but could not find anything that would achieve the goal of enhancing signal coverage.

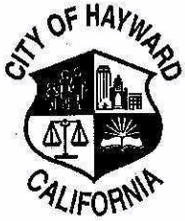
Mr. Bob Doyle, representing the East Bay Regional Park District, noted the District's opposition to the proposal on the grounds that this would be an impact to the shoreline park. He said that the towers would be a private use on public open space. He urged for a no vote on the Negative Declaration and if Council decided to proceed, to require that a full EIR be prepared.

In response to Council Member Quirk's inquiry about the State's opinion on the use of towers in the area, Senior Planner Pearson noted that the State has indicated that the proposed towers were consistent with the restrictions that exist on the property.

Mr. Gabriel Ross, with Shute, Mihaly & Weinberger LLP of San Francisco, and representing the Park District, referenced a letter that was submitted which argues that the Negative Declaration states that an EIR is required before approval in order to provide the public with an opportunity for alternatives. He also noted that the shoreline parking lot would be used for construction and emergency access. For the record he included a declaration from Mark Taylor, Supervisor of the East Bay Regional Park District, which notes the potential for traffic hazards in the parking lot. He added that the new impacts should be considered and should required the recirculation of the Negative Declaration

Ms. Judy Harrison, Morse Court resident and member of the Friends of the Hayward Library, mentioned that there is a need for a bigger library. Ms. Harrison noted that a new library would benefit from revenue from the towers. She expressed support for the proposed towers.

Mr. Neil DelFino, son of Frank and Denise DelFino with a business address at El Cajon, mentioned the lack of engineering associated with the design of the towers and their foundations. Mr. DelFino disagreed with the designer of the towers and questioned Mr. Davidson's experience with building towers in a marine environment. He did not favor the proposed towers. He asked if it was City



**MINUTES OF THE CITY COUNCIL MEETING OF
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Tuesday, July 21, 2009, 8:00 p.m.**

policy to issue a permit for a concept. Development Services Director Rizk responded in the negative indicating that a building permit application would need to be submitted.

Ms. Betty Moose, member of the Citizens Advisory Committee (CAC) of HASPA and Chair of the 20th Anniversary of the Bay Trail Celebration, submitted a letter for the record noting that the proposed towers were not conducive to the shoreline plan. She expressed opposition to the proposed towers.

Ms. Juanita Gutierrez, Occidental Road resident, Citizens Against Pollution (CAP) member and representing the Eden Gardens Neighborhood, agreed that the shoreline is a jewel that needs to be preserved. She opposed the radio towers and urged Council to protect the shoreline. She added that the new Costco would bring needed revenue.

Ms. Evelyn Cormier, Carroll Avenue resident, member of HASPA/CAC, member of Friends of the Hayward Public Library, and member of National Audubon Society, noted that she submitted a letter from the Federal Communications Commission regarding communication towers and their negative impact on birds. Ms. Cormier noted that the shoreline habitat is being challenged. She mentioned a letter from Mr. Sherman Lewis in opposition to the proposed towers. She urged Council to leave the shoreline in its natural state.

Ms. Audrey LePell, Ocie Way resident and HASPA/CAC Co-Chair, passed a portfolio of pictures and noted that the CAC was in opposition to the Salem application. She expressed concern for the safety of aircraft and non-flying birds, and asked for a full Environmental Impact Report. She noted that it was a precedent to allow more radio towers on the shoreline. She expressed concern with the report at sea level. She urged that Council ask that a full EIR be prepared or to say no to Salem.

Ms. Viola Saima-Barklow, former Hayward resident and member of HASPA/CAC, supported the East Bay Regional Park District's position to request a full EIR and a no vote on the Negative Declaration. She agreed that spending City resources to benefit private use was not compatible. She added that the radio towers did not belong at the shoreline.

Mr. Ron Barklow, former Hayward resident and member of HASPA/CAC, asked Council to deny this process or request an EIR. He asked if there was a study about the species of birds in the area. He asked if the City was going to be liable for the killing of birds. He urged that an EIR be conducted or to deny the proposal.

Ms. Sara Lamnin, Sebastopol Lane resident, opposed the proposed towers but agreed that additional revenue was vital for Library improvements. Ms. Lamnin favored broader exploration of potential resources, requesting an EIR, and working with Salem Communication to develop a project that would be an asset to the City.

Mr. Rob Simpson, Grandview Avenue resident, noted that there was a controversial issue with the East Bay Regional Park District and the shoreline stakeholder. He understood the revenue benefit, but favored an EIR because of the adverse effects.

Mr. Andy Wilson, Greenbrier Lane resident, noted that there are about 42 antennas in close proximity to the proposed four of Salem and two of Calpine. He pointed out the number of lights on the antennas and the color. He was concerned that people would be distracted by the blinking lights at night on the Hayward shoreline and not the attributes of the City. He inquired if a Notice to Airmen should be included in the report. He noted that the City's goal is to attract business that will enhance Hayward not make it the dump of the Bay. He encouraged Council to request a full EIR or deny the towers. Senior Planner Pearson noted that the lighting required by the FAA is dual lighting, white for the day and red flashing lights with less of an impact at night.

Ms. Barbara Roe-Wright, San Leandro resident and representative of the five buildings of Commercial Property Management to the east of the designated area where the towers are proposed, inquired about the impact of the radio towers and frequencies on the nearby businesses that operate 24/7. Senior Planner Pearson noted that there is potential for interference with electrical or communication equipment, but there is condition of approval that would address it. Mr. Hunter, Salem representative, said he did not anticipate a lot of impact to the east and that the applicant is under a mandate that all interference would be corrected.

Mayor Sweeney closed the public hearing at 10:08 p.m.

Council Member Quirk mentioned that he is on the HASPA Board and noted that the appearance of the towers was a matter of judgment. He added that the State had ruled that the proposal was a compatible use and he concurred. Mr. Quirk made a motion per staff recommendation.

Council Member Henson seconded the item saying he found the staff's report addressed the concerns mentioned and did not find any significant impact. He was not convinced that something could be found with an EIR.

Council Member Dowling noted that there are already two sets of towers for radio signals plus PG&E towers in Hayward and that the East Bay Regional Park District is a sanctuary for the area. Mr. Dowling noted that an EIR process would have addressed the concerns raised. He had a difficult time supporting the proposal when the Park District showed opposition.

Council Member May indicated that the Tri-City Voice newspaper mentioned the shoreline and she considers it to be an asset. Ms. May stated that based on the information provided, particularly by the attorney representing the EBRPD, the biggest issue was the visual impact of the towers. Ms. May noted that she frequents the trail but does not look to the land but to the sunset. Ms. May did not see the towers as having a visual impact. Ms. May's concern was regarding the money generated for the City and favored that any revenue benefit the shoreline and its neighboring community. She favored the towers but also favored that a larger amount of the monies collected go to the preservation and enhancement of the shoreline.

Council Member Halliday agreed with Council Member Henson in that an EIR report would not clarify the concerns raised. Ms. Halliday concurred that the park is a jewel. Ms. Halliday noted



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that the towers would be in the park and they would end up serving as the gateway to the park. Ms. Halliday added that there are a number of other problems including a former landfill and contamination. Ms. Halliday noted that as a member of HASPA and partner with the EBRPD, they should be diligent in protecting the shoreline. Ms. Halliday stated that although the City needs a new library, this was not the way to achieve that goal. Ms. Halliday opposed the motion.

Council Member Zermefio commented that he was not convinced that the proposal was the best location for the towers or if more towers were needed at the shoreline. Mr. Zermefio was concern about the possible sinking of the towers in the landfill.

Mayor Sweeney stated he will be voting against the motion and said that the environmental documents need more work. He also did not understand the rationale of the zoning being designated as half industrial and half flood plain. Mayor Sweeney voted against the motion.

It was moved by Council Member Quirk, seconded by Council Member Henson, and failed by the following roll call vote to approve the resolution adopting the Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program, and the Conditional Use Permit, the 30-year lease agreement, and the fee agreement for the construction of four, 199-foot-tall radio towers on the closed West Winton landfill.

AYES: Council Members Quirk, May, Henson
NOES: Council Member Zermefio, Halliday, Dowling
MAYOR Sweeney
ABSENT: None
ABSTAINED: None

Council Member Zermefio moved to deny the Conditional Use Permit and directed staff to return to Council with findings for denial. Council Member Dowling seconded the motion.

Council Member Quirk noted that if the project was denied, it made sense to not require an EIR be prepared.

Council Member Henson stated he did not see the need for an EIR as he thought everything that needed to be done was addressed and the alternative location was the only issue raised. Mr. Henson opposed the motion for denial. Mr. Henson noted that he frequents and enjoys the shoreline and has not had a problem with the existing towers. Mr. Henson spoke about the importance of the partnership with the EBRPD and that both sides deserve respect from what each is doing. Mr. Henson encouraged future partnerships where concerns can be mitigated early in the process. Mr. Henson believed that more work could have been done, not on the EIR level, but on the negotiation level, to resolve any potential problems.

It was moved by Council Member Zermefio, seconded by Council Member Dowling, and carried by the following roll call vote to deny the Conditional Use Permit and direct staff to return to the Council with findings for denial:

AYES: Council Members Zermefio, Halliday, Dowling,
MAYOR Sweeney
NOES: Council Members Quirk, May, Henson
ABSENT: None
ABSTAINED: None

COUNCIL REPORTS

Council Member Quirk reported on his attendance to the Rebuilding California - From the Ground Up conference in Sacramento, where government leaders explored fiscal reform.

ADJOURNMENT

Mayor Sweeney adjourned the meeting at 10:31 p.m.

APPROVED:

Michael Sweeney, Mayor, City of Hayward

ATTEST:

Miriam Lens, City Clerk, City of Hayward