

**Julie Machado**

Hayward, CA 94541

March 4, 2014

Hayward City Council  
777 B Street  
Hayward, CA 94541

Re: Mervyn's Site Development

Dear City Council Members,

This is a follow up to the letters I sent you in October 2013 and January 2014, neither of which made it into tonight's staff report. I am still opposed to this project, for the reasons I stated in those letters.

Since I believe you are going to approve this project tonight, I implore you to at least impose the following Conditions of Approval.

1. A condition of approval should require the developer to **build the commercial spaces concurrently with the housing.**
2. A condition of approval should require the developer to **underground utilities on both sides of the street and improve the substandard street** adjacent to the development, Hazel Avenue.
3. A condition of approval should require the developer to **pay prevailing wage, use local labor and have a project labor agreement.**
4. A condition of approval should require the **\$2.1 million in "in lieu" fees for parks to be spent in the immediate area, on the Main Street site** designated to become a park in the 1991 North Hayward Neighborhood Plan (but still waiting to be accomplished).
5. A condition of approval should be that the **Loop traffic studies be finished first**, before approving this project, so that you can fulfill the promise you made to our neighborhood before adding the additional traffic impact that this project would involve.

Please at least impose the reasonable Conditions of Approval on this project that I outline above.

Regards,

Julie Machado