CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 09/26/06
AGENDA ITEM _____
WORK SESSION ITEM WS#2

TO: Mayor and City Council

FROM: City Manager

SUBJECT: Scope of Work for Potential Revisions to South of Route 92 Specific Plan

As noted in the attached agenda report, last November the Council approved, among other things, an amendment to the referenced specific plan to allow housing in area previously designated for light manufacturing uses. At that time, some on the Council indicated they would have preferred an opportunity to look at the larger land use question prior to considering a specific development application. In response, staff reported that the property owner (Duc Housing Partners—DHP) had agreed to withhold submitting "stand alone" development applications in the future pending a comprehensive review of the specific plan.

In accordance with the comments voiced at the November meeting, staff and the property owner began a discussion about a process to be used to undertake a more comprehensive review of the current specific plan, and concluded that if a review were to be initiated it would be appropriate to retain outside consultant services for such a purpose. The accompanying agenda report contains information about a potential scope of work for this effort.

Recently, Eden Shores East was acquired by Legacy Partners, a large development company. Like DHP, Legacy desires to undertake a review of the specific plan. In this regard, Legacy has developed an option (a copy of which is attached) it would like considered along with any others that may be identified through this process.

Representatives from Legacy will be in attendance at the work session. Both Legacy representatives and staff seek Council direction regarding the scope of work, and any concerns about particular land uses.

Jesús Armas
City Manager

Attachment

DUE TO THE LENGTH OR COLOR OF THE REFERENCED EXHIBIT, IT HAS BEEN ATTACHED AS A SEPARATE LINK.

CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 09/26/06
AGENDA ITEM _____
WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Scope of Work for Potential Revisions to South of Route 92 Specific Plan

RECOMMENDATION:

It is recommended that the City Council review and comment on this report.

DISCUSSION:

The South of Route 92 Specific Plan was originally adopted in 1998. As Council may recall, the Specific Plan provided for a mixed-use development consisting of a business park, high-quality single-family housing, light manufacturing, open space and a 25-acre sports park on 333.5 acres. The Plan seeks to expand the supply of owner-occupied housing and increase the variety of the City's housing stock, particularly housing for professionals, technical specialists and managers and business owners, and create opportunities for businesses that provide higher wage jobs and/or sales tax revenues to develop and expand in Hayward.

The sports park and the Eden Shores residential community have been completed. In November of 2005, the Specific Plan was amended to allow for residential development (Eden Shores East) in the area formerly designated for light manufacturing just east of the railroad tracks. More recently, interest has been expressed by property owners of the remaining undeveloped acreage to explore other potential land uses in addition to the current Business Park and Commercial Retail zoning designations (see Exhibit A).

The purpose of the proposed study is to evaluate potential revisions to the Specific Plan which would allow for consideration of a greater variety of land uses within the approximately 60 acres bordering Hesperian Boulevard and Industrial Boulevard. This study may result in proposed amendments to the Specific Plan, as well as related amendments to the General Plan, Zoning Ordinance, and Development Guidelines. Tasks to be completed as part of the study include preparation of a market analysis, formulation of two or three land use alternatives, fiscal impact analyses for each alternative, traffic analyses for each alternative, and an environmental analysis of the recommended alternative. The analyses will incorporate and update results of previous reports and technical studies whenever appropriate.

The **market analysis** will address the potential for a variety of land uses in the study area, with particular consideration given to land uses that meet the original intent of the specific plan to generate both employment and revenue for the City.

The **land use alternatives** will reflect results of the market analysis and offer two or three distinct scenarios for purposes of analysis.

The **fiscal impact analysis** will provide estimates of the potential effects of each land use alternative on the city's General Fund revenues and expenditures, as well as the revenues generated for other local public agencies.

The **traffic analysis** will calculate the impact of additional development proposed in each alternative on intersections evaluated in previous studies, and assess the adequacy of currently required mitigation measures as well as the need for any additional mitigation measures.

The **environmental analysis** will rely on findings contained in previous environmental documents to the extent possible, and focus on new significant impacts identified as a result of changes in the proposed land use, including those related to parking. The initial study will help to determine the appropriate environmental document required; alternatives may include a mitigated negative declaration, a supplemental environmental impact report or a focused environmental impact report.

Consultants will be selected by the city to perform the above studies with coordination provided by the city's project manager. The estimated budget for the study includes $60,000 for the project manager and $160,000 for the studies. All costs associated with this study will be borne by the property owners. The timeline for completion of the study is approximately nine months, with public hearings before the Planning Commission and City Council envisioned in June of 2007. Work sessions with the Council and Commission will be scheduled to provide updates on the study and obtain direction as appropriate. In addition, opportunities for public review and comment will be provided at key points in the process.

Prepared by:

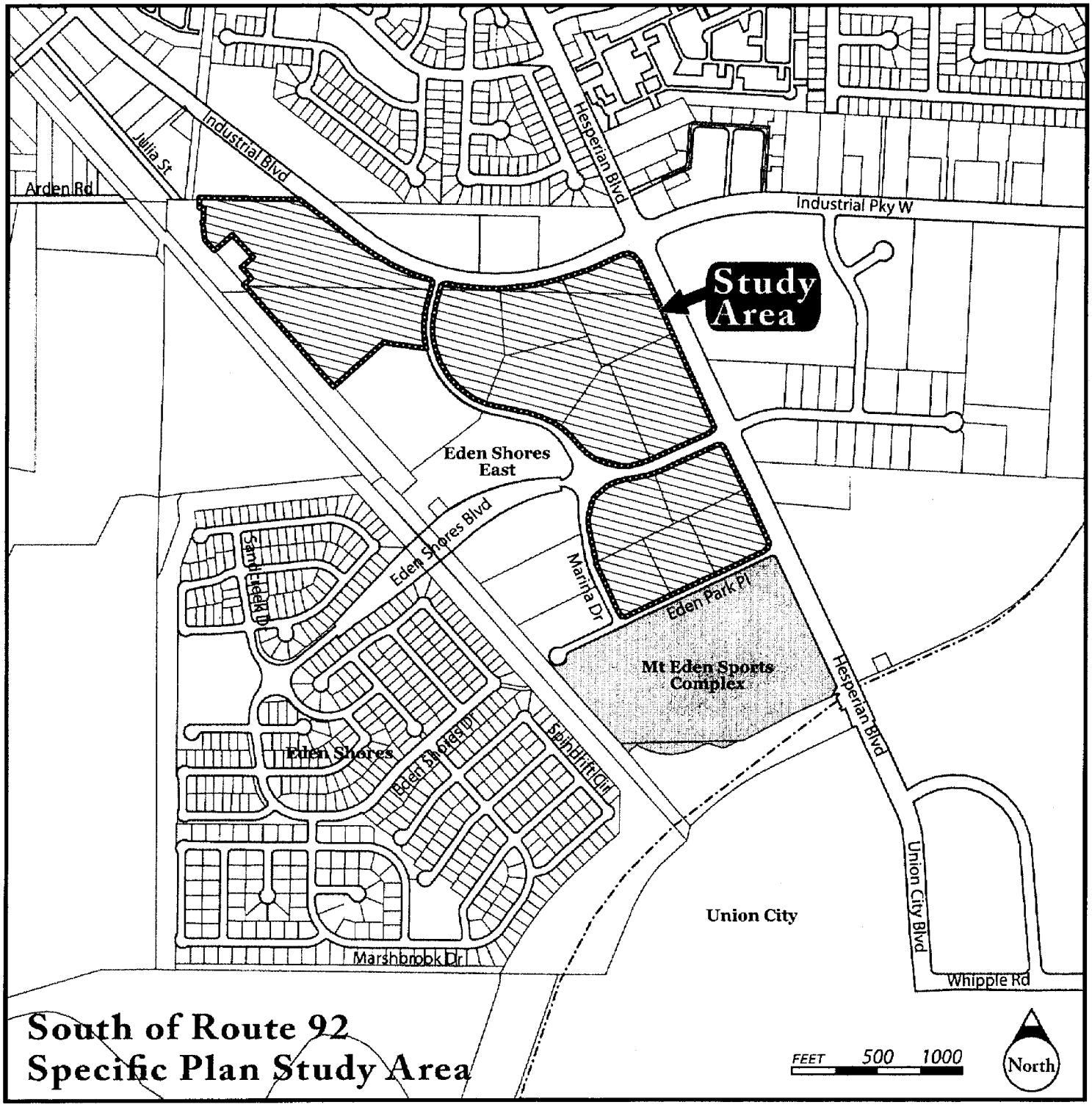
Susan J. Daluddung, Director of Community and Economic Development

Approved by:

Jesús Armas, City Manager

Attachment:

Exhibit A: Map of South of Route 92 Specific Plan Study Area



South of Route 92 Specific Plan Study Area

Exhibit A