



H A Y W A R D A R E A P L A N N I N G A S S O C I A T I O N

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The HAPA News

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HAPA and City talk about Bayview

Dave Jacobson and I met with City staff on September 12 to talk about next steps for Bayview Village. We met with Assistant City Manager Kelly Morariu, Community Development Director David Risk, and Public Works Director Morod Fakhrai. HAPA had been thinking about some kind of partnership acquire the land from Caltrans, but it is very clear that it would take way too much time and effort to accomplish. HAPA and the City agree to talk to Caltrans sometime about selling the quarry area properties as one parcel. Caltrans has already sold four single-family houses in the Bayview site plan area, which will have to be acquired later if possible.

HAPA's understanding of the law for selling Caltrans properties is that Caltrans must sell the land at auction with an option allowing two years to line up financing. The City has an interesting thing that it can do, a Request for Interest, or RFI. The City is working on an RFI for some other properties near Carlos Bee on the east side of Mission. When that RFI is under way, the City might do one for the quarry area, in coordination with Caltrans. An RFI looks to be very helpful in educating potential investors about this property, and finding out if any are interested in making a decent offer to purchase. It may be difficult to find investors because it is a very large parcel and the zoning is very restrictive about how much parking the developer can have. The zoning is Sustainable Mixed Use and parking is restricted because the development is supposed to provide mobility without using personal vehicles.

HAPA and the City also seem to agree that Caltrans should try to sell the land in 2013. I am also working on a book about Bayview Village and I need to achieve some closure soon on this project. The purchaser of the land will hopefully involve us in development, but that will be their decision.



HAPA vs. CSU

On September 14 the City of Hayward and HAPA submitted to the California Supreme Court our reply to the CSU response to our request to the court for review of this case. The court has 30 days to decide if they want to take the case. I have been working on getting civic groups to write letters to the court asking it to take the case. It has been very hard to get these letters. The Transportation Defense and Education Fund (David Schonbrunn), the Sierra Club (Norm LaForce, Vinnie Bacon), and TransForm (Stuart Cohen) have sent in letters, which are much appreciated. I'm still hoping for letters from the Planning and Conservation League/ Greenbelt Alliance and the Center for Biological Diversity. The League of Women Voters, Natural

Resources Defense Council, Earth Justice, the Environmental Defense Fund, and the Old Highlands Homeowners Association did not come through. The City of Hayward got letters requesting review from the California League of Cities and from the state Fire Chiefs Association. We're optimistic because of the Superior Court decision, and an appellate court decision from San Diego which the court has already accepted on much the same issues, the influence the League of Cities has with the court, and the important issues in the case.



Walpert Ridge Open Space Funds

Nancy H. Wenninger, Land Division Assistant General Manager, sent a report on Walpert Ridge Open Space Funds on September 6, 2012. Her letter and the two maps are attached as a separate pdf file.

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