

ARTICLE 16 - PROPERTY DEVELOPERS—OBLIGATIONS FOR PARKS AND RECREATION

SEC. 10-16.00 - AUTHORITY.

This article is enacted pursuant to the authority granted to municipal corporations by the ~~Subdivision Map Act~~Mitigation Fee Act of the State of California, ~~specifically section 66477 of the (Government Code §66000 et seq.) of the State of California,~~ and pursuant to the authority in the field of municipal affairs granted to the City by its Charter and by the Constitution of the State of California.

SEC. 10-16.01 - PURPOSE.

In order to provide for the general health and welfare, the City Council has found and determined that it is in the public interest to require all ~~subdivisions and all other~~ development of land in the City for residential and industrial purposes to ~~set aside land and/or~~ pay in-lieu impact fees to provide for park and recreational facilities serving the ~~city area being subdivided or developed.~~

SEC. 10-16.10 - REQUIREMENTS.

As a condition of approval of a ~~tentative subdivision map, parcel map,~~ use permit, planned development, site plan review, or building permit, for residential and industrial purposes (which are hereinafter referred to as development plan), requirements shall be determined for the ~~subdivider, developer, or owner of the land to dedicate land,~~ pay a fee in lieu thereof an impact fee, ~~or do a combination of both, at the option of the City subject to the limitations set forth in Sec. 10-16.31(a),~~ for park and recreational purposes in accordance with provisions of this article. Provided that the number of ~~bedrooms in a dwelling unit or the gross square footage in an industrial developments or lots~~ is not increased, required ~~dedication and/or~~ fees shall be levied only once on said individual dwelling unit or industrial development or lot.

SEC. 10-16.11 - EXEMPTION FROM REQUIREMENTS.

The following development shall be exempt from the provisions of this article:

- (a) Housing for the elderly or disabled, when the development is either owned by a public agency or leased to a public agency for a period of at least twenty (20) years, and when the development complies with the definition of housing for the elderly or disabled as defined by the U. S. Department of Housing and Urban Development;
- (b) Rental housing owned by a private non-profit corporation with rents which on the average remain affordable, for a period of at least thirty (30) years, to households with incomes of no more than ~~sixty-one hundred twenty (60)120~~ percent of area median income, adjusted for household size, as defined by the State of California Department of Housing and Community Development. Developers of such housing shall enter into a regulatory agreement with the City to be approved by the City Council, which shall guarantee the term of affordability;
- (c) Ownership housing developed by a public agency or private non-profit housing developer which is affordable to first-time homebuyers with incomes of no more than ~~ninety-five one hundred twenty (95)120~~ percent of area median income, adjusted for household size, as defined by the State of California Department of Housing and Community Development.

Owners within such ownership developments shall be required to provide a right of first refusal to the City or its designee to purchase the units upon resale;

(d) Convalescent hospitals, nursing homes, and rest homes (as defined in Chapter 10, Article 1 of the Hayward Municipal Code), or similar residential or community care facilities, which provide personal care, supervision or regular medical services and require licensing by the State Department of Health Services or Social Services. When a project consists of a combination of independent living and residential or community care dwelling units, the units that are intended for independent adults shall be subject to park impact fee requirements; and

(e) All Commercial and industrial non-residential subdivisions development, with the exception of industrial development, which is not exempt.;

SEC. 10-16.15-20 - PLAN.

The park and recreational facilities for which ~~dedication of land and/or~~ payment of the fee ~~is~~are hereby required shall be in accordance with the principles and standards for local parks and recreation areas as established in the General Policies Plan of the City (hereinafter called Plan), which contains the City's park and recreation policies and standards.

~~SEC. 10-16.20 - STANDARD FOR LAND DEDICATION.~~

~~In accordance with the Plan, it is hereby found and determined that the public interest, convenience, health, welfare, and safety require 5.0 acres of property (exclusive of street areas abutting or providing access to said property and exclusive of any land made available by a school district) for each 1,000 persons residing within the City be devoted to local park and recreational purposes, and that such land shall be dedicated to the City as a condition of development.~~

~~SEC. 10-16.21 - FORMULA FOR LAND DEDICATION.~~

~~(a) The amount of parkland required for dedication shall be determined at the time a development plan is submitted for City approval. The formula for determining the amount of land to be dedicated is based on the probable occupancy level of each density or type of housing unit and shall be as follows:~~

LAND DEDICATION SCHEDULE		
Type of Dwelling	Assumed Persons	Area of Park Land Required Per Dwelling Unit
Single Family Detached	3.43	748 sq. ft.
Single Family Attached	3.27	713 sq. ft.
Multi-Family	2.77	604 sq. ft.

~~(b) A dwelling unit shall mean one or more rooms with a kitchen, arranged, designed, used, or intended to be used exclusively for living and sleeping purposes by one family or household~~

- ~~as an independent housekeeping unit. The number of dwelling units shall be indicated on the development plan for the property or, in the case of a single family subdivision, the number of residential lots indicated on the tentative map or parcel map. The number of dwelling units subject to land dedication or in-lieu fees shall equal the number of proposed dwelling units minus the number of existing dwelling units on the property.~~
- ~~(c) Single Family Detached Dwelling shall mean a detached building containing only one dwelling unit.~~
- ~~(d) Single Family Attached Dwelling shall mean any building, group of buildings, or portion thereof which includes two or more dwelling units, and which are intended as for sale units and are usually governed by a Homeowners Association (HOA) with Covenants, Codes and Restrictions (CC&Rs). This includes condominium and townhouse dwelling projects.~~
- ~~(e) Multi Family Dwelling shall mean any building, group of buildings, or portion thereof which includes two or more dwelling units, and which are intended as rental or lease units. Multi Family Dwelling shall include second units, such as "granny flats" and "in-law units" and senior housing projects established for independent elderly adults that do not require daily care and supervision, as well as assisted living facilities where the residents are able to enjoy local parklands or participate in senior oriented park facilities or centers.~~

~~Convalescent hospitals, nursing homes, and rest homes (as defined in Chapter 10, Article 1 of the Hayward Municipal Code), or similar residential or community care facilities, which provide personal care, supervision or regular medical services and require licensing by the State Department of Health Services or Social Services, shall not be subject to park dedication requirements.~~

~~But, when a project consists of a combination of independent living and residential or community care dwelling units, the number of units that are intended for independent adults shall be subject to park dedication requirements.~~

~~SEC. 10-16.25 PUBLIC IMPROVEMENTS.~~

~~In the event that the area to be dedicated is or will in the future be bounded or abutted by public street frontage, the developer shall, without credit, provide public improvements including, but not limited to, curbs, gutters, storm drains, lights, sidewalks, matching pavement, property line fencing, and street trees to City standards. However, in lieu of installation of such improvements, the City may determine, at the time of approval of the tentative subdivision map or development plan, that the subdivider or developer shall pay a fee equal to the cost of said improvements as a condition of the said map or plan. Costs of public works improvements shall be determined by the City. Payment of such fees shall occur prior to the date of final inspection or the date the first certificate of occupancy is issued for the development, whichever occurs first.~~

~~SEC. 10-16.30 - IMPACT FEES IN LIEU OF LAND DEDICATION.~~

- ~~(a) Amount of Fee. When the City determines that fees are to be paid in lieu of land dedication, such fees shall be in accordance with the following schedule: Park impact fees may be established by resolution of the City Council. Any such fees shall be part of the City's Master Fee Schedule. The fees shall not exceed the cost to the City of mitigating the impact of such~~

development on park and recreational facilities in the city. Developments shall be subject to the fee schedule in effect at the time a building permit is issued for the project.

Additions to residential dwelling units shall be assessed a park impact fee equal to the difference between the fee for the proposed project and the fee for the existing unit, according to the City's Master Fee Schedule at the time of building permit issuance. Additions to industrial development shall be assessed based on gross additional square footage.

(b) Reduced Fees. Park impact fees for the following project types and dwelling units shall be reduced 50 percent below the applicable fees set in the City's Master Fee Schedule:

1. Rental housing owned by a for-profit corporation with rents which on the average remain affordable, for a period of at least thirty (30) years, to households with incomes of no more than one hundred twenty (120) percent of area median income, adjusted for household size, as defined by the State of California Department of Housing and Community Development. Developers of such housing shall enter into a regulatory agreement with the City to be approved by the City Council, which shall guarantee the term of affordability.
2. Ownership housing developed by a private developer which is affordable to first-time homebuyers with incomes of no more than one hundred twenty (120) percent of area median income, adjusted for household size, as defined by the State of California Department of Housing and Community Development. Owners within such ownership developments shall be required to provide a right of first refusal to the City or its designee to purchase the units upon resale.
3. On-site affordable units, as defined and required by the Hayward Affordable Housing Ordinance, Chapter 10, Article 17 of the Hayward Municipal Code.

IN-LIEU FEE SCHEDULE	
Type of Dwelling	Minimum In-Lieu Fee Per Dwelling Unit
Single Family Detached	\$11,953
Single Family Attached	\$11,395
Multi-Family	\$9,653

~~(a) Periodic Adjustment of In-Lieu Fees. The in-lieu fee schedule shall be updated annually with new fees taking effect on July 1 of each year. The fees shall be based on current land values as determined by the Community and Economic Development/Planning Director. The number of persons per household shall also be re-assessed as necessary based on the latest~~

~~census figures. Developments shall be subject to the in-lieu fee schedule in effect at the time a building permit is issued for the project.~~

~~(b)(c)~~ (c) Payment of ~~In-Lieu~~ Fees. Fees shall be paid to the City prior to the date of the final inspection or the date the certificate of occupancy is issued for the development, whichever occurs first. Where occupancy of a development is phased, fees shall be paid on a pro_rata basis for each dwelling unit or building prior to final inspection or issuance of a certificate of occupancy for said unit, whichever occurs first.

~~1. Notwithstanding subsection (c)(1) of this Section, if the developer is eligible pursuant to subsection (c)(3) of this Section, the developer may elect to defer the payment of the fees until the earliest of the following to occur:~~

~~i. Close of any escrow for the sale of the property on which the building is located, or~~

~~ii. One year after issuance of the certificate of occupancy (or one year after final inspection should no occupancy permit be required);~~

~~Provided that the property owner enters into a contract with the City to pay the fees at the time specified and all associated administrative and other costs, which contract shall be secured by a recorded lien against the property.~~

~~2. The deferral of payment permitted by subsection (c)(2) may be permitted only for the following:~~

~~i. For any developer seeking a certificate of occupancy or final inspection until December 31, 2012;~~

~~ii. For any developer who elects to voluntarily comply with all provisions of Article 22, Chapter 10 of the Hayward Municipal Code, "Green Building Requirements for Private Developers," who is not otherwise required to do so.~~

~~The City may require the payment of fees at an earlier date when the City determines that the fees will be collected for park and recreational improvements or parkland acquisition for which an account has been established and funds have been authorized by the City, and for which a schedule or plan has been adopted that proposes construction or acquisition to occur prior to the date of final inspection or issuance of the certificate of occupancy. Under such circumstances, the City may require payment at the time of building permit issuance or final or parcel map approval.~~

~~(c)(d)~~ (d) Use of ~~In-lieu~~ Fees. The fees collected hereunder, including accrued interest, shall be used only for the purpose of acquiring necessary land and developing new or rehabilitating existing park or recreational facilities reasonably related to serving the ~~development~~city.

~~(d)(e)~~ (e) Disposition of Fees. Fees determined pursuant to this article shall be paid to the City and deposited into a special park and recreation trust fund, or successor fund.

Collected fees shall be committed by the City Council for a specific park or recreational project to serve residents of the development within five (5) years after payment of such fees or within five (5) years after the issuance of building permits on one-half of the dwelling units created by the development, whichever occurs later.

If such fees are not so committed, these fees, less an administrative charge, shall be distributed and paid to the then record owners of the development in the same proportion that the size of their lot bears to the total area of all lots in the development.

SEC. 10-16.31 - ~~DETERMINATION OF CREDIT FOR~~ DEDICATION OF LAND ~~AND/OR PAYMENT OF IN-LIEU FEES.~~

Where land is dedicated to the City, partial credit may be allowed against the total land park impact fees required under this article if the City finds that it is in the public interest to do so. To receive a credit, qualifying private park and recreational areas shall equal at least one-acre. The amount of credit may not exceed fifty percent (50%) of the impact fee.

~~Subject to the limitation set forth below, the City shall exercise its option to require the dedication of land or impose a requirement for the payment of fees in lieu thereof, or a combination of both in accordance with the following provisions:~~

- (a) Procedures. At the time of filing a development plan for approval, the ~~subdivider or~~ developer ~~shall~~may, as a part of such filing, indicate a preference to ~~either~~ dedicate land for park or recreation purposes, ~~pay an in-lieu fee, or do a combination of both in accordance with the standards of this section as a partial credit towards park impact fee requirements. - If the subdivider or developer prefers to dedicate land, the~~ dedicated land area shall be designated on the proposed development plan.

~~Subdivisions or other developments containing fifty (50) dwelling units or less: only the payment of an in-lieu fee shall be required; however, in lieu of the fee otherwise required in such cases, the subdivider or developer and the City, with consultation with Hayward Area Recreation and Park District, may mutually agree on land dedication or a combination of land dedication and in-lieu fees.~~

Prior to approval, the project shall be referred to the Hayward Area Recreation and Park District for a recommendation.

- (b) Determination of the Suitability of Parkland. If land is to be dedicated, the designation of the location and configuration thereof shall be at the sole option of the City. In determining the suitability of the land to be dedicated for park and recreational purposes, the City shall consider the following factors with consultation with the Hayward Area Recreation and Park District:
1. The topography, soils, soil stability, storm drainage, existing flora, access, location, and general utility of the land in the development available for dedication;
 2. The size and shape of development and land available for dedication;

3. The location of the land in relation to the surrounding street system, existing park and recreational facilities, and the surrounding residential population;
4. Local recreational facilities to be privately owned and maintained by future residents of the development;
5. Conformance of the land offered for dedication with the park and recreation policies and strategies established in the plan.

(c) Public Improvements. In the event that the area to be dedicated is or will in the future be bounded or abutted by public street frontage, the developer shall, without credit, provide public improvements including, but not limited to, curbs, gutters, storm drains, lights, sidewalks, matching pavement, property line fencing, and street trees to City standards. However, in lieu of installation of such improvements, the City may determine, at the time of approval of the development plan, that the developer shall pay a fee equal to the cost of said improvements as a condition of the plan. Costs of public works improvements shall be determined by the City. Payment of such fees shall occur prior to the date of final inspection or the date the first certificate of occupancy is issued for the development, whichever occurs first.

(d) When land is to be dedicated, it shall be dedicated free and clear of all liens, charges, and encumbrances, except and subject to the following provisions:

1. Where land is to be dedicated as a condition of approval of a tentative subdivision map, parcel map or other land division map, it shall be dedicated in accordance with provisions in the Subdivision Map Act of the State of California and in ordinances and regulations for land division of the City, and it may be dedicated subject to such interests as are permitted by said laws.

4.2. Where land is to be dedicated as a condition of approval of a planned development, use permit, site plan review, building permit, or other development plan not involving a land division, it shall be dedicated prior to issuance of a building permit for the development plan, unless otherwise agreed upon by the City. Land shall be dedicated by a duly executed and acknowledged appropriate conveyance capable of being recorded, and it may be dedicated subject to such interests as are permitted by said laws referred to above in this section.

(e) Developer Provided Park and Recreation Improvements. The value of park and recreation improvements provided by the developer to the dedicated land shall be credited against the fees or dedication of land required by this ordinance, excluding improvements required under Sec. 10-16.31(c) and 10-16.40. The City Council reserves the right to approve such improvements prior to agreeing to accept the dedication of land and to require in-lieu fee, additional land, or a combination thereof, should the improvements be unacceptable.

SEC. 10-16.32 - CREDIT FOR PRIVATE RECREATION IMPROVEMENTS.

Where a private park and recreational area is provided in a development and such space is to be privately owned and maintained by the owners of the development, partial credit may be allowed against the ~~total land dedication and/or in-lieu park impact~~ fees required under this article if the City finds that it is in the public interest to do so. To receive a credit, qualifying private park and recreational areas shall equal at least ~~twenty-five percent (25%) of the total parkland dedication requirement for the development or~~ 2400 square feet, ~~and may not include any open space, yards, or landscaping areas otherwise required by the Municipal Code, whichever is the greater amount.~~ The amount of credit ~~may be based on the percentage of the required parkland that is provided through private park and recreational areas, but~~ shall not exceed fifty percent (50%) of the ~~land dedication requirement or in-lieu park impact~~ fee. All of the following standards or regulations shall be complied with to receive a credit:

- (a) Private yards, setbacks, parking areas, and other open areas required under the City's zoning and building ordinances and regulations shall not be included in computing the amount of park and recreational areas available for credit.
- (b) Private park and recreation areas shall be ~~centrally located within the development, shall be~~ conveniently accessible to all residents, and, as much as possible, shall consist of one contiguous area.
- (c) Where private park and recreational areas will be owned by a homeowners' association, ownership and maintenance of such areas shall be adequately provided for by recorded written agreement, covenant, or restrictions, through which each owner within the development is automatically a member of the association and is subject to a proportionate share of maintenance expenses.
- (d) Developments with credit received for private park and recreational areas shall have a covenant recorded which shall run with the land that: (1) restricts such areas from being altered or eliminated without the prior consent of the City, ~~and~~ (2) requires such areas to be maintained in an attractive, usable, and safe condition at all times, ~~and (3) must be publicly accessible.~~ The covenant shall also stipulate that, if the City Manager determines that a violation of any of the above requirements has occurred, the current owner(s) shall be subject, at the City's option, to either the payment of park ~~dedication in-lieu impact~~ fees based on the amount of credit originally received for the development or any other remedy available at law or equity including but not limited to injunctive relief for specific performance. The amount of ~~in-lieu impact~~ fees shall be according to the fee schedule in effect at the time the violation is determined to have occurred.

~~For subdivisions, the covenant for private park and recreational land and improvements shall be submitted to the City prior to approval of the final subdivision map or parcel map and shall be recorded contemporaneously with such final documents.~~

~~For all other developments, t~~The covenant shall be submitted to the City for review and approval and then recorded with the County prior to issuance of a building permit for said developments.

- (e) Private park and recreational areas shall be reasonably adaptable for their intended purpose, taking into consideration such factors as size, shape, topography, geology, sun exposure, safety, and security.
- (f) Facilities for private park and recreational areas shall be in substantial accordance with the provisions of the Plan.
- (g) Facilities shall exhibit quality workmanship and design shall be constructed with durable materials, and shall conform to standards required for public park facilities.
- (h) All turf and planting areas offered for credit shall be completely irrigated by automatic irrigation systems.
- (i) Private park and recreational areas shall contain at least twoone or more of the local park elements listed below, ~~with the exception that a swimming pool shall be determined to provide the two required park elements:~~
 - 1. Children's play apparatus area shall comply with federal public playground safety guidelines
 - 2. Courtyard with decorative paving and seating (exclusive of general circulation areas and not exceeding 3 percent slope)
 - 3. Family picnic area and park-like areas with associated facilities (exclusive of general circulation areas and not exceeding 10 percent slope)
 - 4. Game court area
 - 5. Turf playfield
 - 6. Swimming pool
 - 7. Recreation center buildings
 - 8. Linear parks or trails
 - 9. Other facilities the City deems suitable

Criteria List	
Recreational/Park Facility	Minimum Required Area per Facility
1. Children's play apparatus area shall comply with federal public playground safety guidelines	1,200 sq. ft.

2.—Courtyard with decorative paving and seating (exclusive of general circulation areas and not exceeding 3 percent slope)	1,200 sq. ft.
3.—Family picnic area and park-like areas with associated facilities (exclusive of general circulation areas and not exceeding 10 percent slope)	2,400 sq. ft.
4.—Game court area	2,500 sq. ft.
5.—Turf playfield	10,800 sq. ft.
6.—Swimming pool(s) (800-square-foot minimum water surface area per pool together with adjacent deck and/or lawn area twice that of the pool)	2,400 sq. ft.
7.—Recreation center buildings (excluding offices, hallways, restrooms, and utility rooms)	1,200 sq. ft.
8.—Other facilities the City deems	As determined appropriate for private park and by the City, recreation purposes, including rooftop with consultation recreation areas with HARD

~~(All turf and planting areas offered for credit shall be completely irrigated by automatic irrigation systems.)~~

~~SEC. 10-16.45—LAND DEDICATION.~~

~~When land is to be dedicated, it shall be dedicated free and clear of all liens, charges, and encumbrances, except and subject to the following provisions:~~

- ~~(a) Where land is to be dedicated as a condition of approval of a tentative subdivision map, parcel map or other land division map, it shall be dedicated in accordance with provisions in the Subdivision Map Act of the State of California and in ordinances and regulations for land division of the City, and it may be dedicated subject to such interests as are permitted by said laws.~~
- ~~(b) Where land is to be dedicated as a condition of approval of a planned development, use permit, site plan review, building permit, or other development plan not involving a land division, it shall be dedicated prior to issuance of a building permit for the development~~

~~plan, unless otherwise agreed upon by the City. Land shall be dedicated by a duly executed and acknowledged appropriate conveyance capable of being recorded, and it may be dedicated subject to such interests as are permitted by said laws referred to above in this section.~~

SEC. 10-16.406 - ACCESS TO PARKLAND.

Land to ~~be dedicated for park purposes~~receive credit toward park impact fee requirements which is without frontage on a dedicated street shall, at the sole option of the City, be provided by the ~~subdivider, developer,~~ or owner with any necessary easements for public access to such land, together with such street improvements as may be necessary for the residents of the development to gain access to such land. Credit shall not be available for such easements or improvements.

~~SEC. 10-16.47 – DEVELOPER PROVIDED PARK AND RECREATION IMPROVEMENTS.~~

~~The value of park and recreation improvements provided by the developer to the dedicated land shall be credited against the fees or dedication of land required by this ordinance, excluding improvements required under Sec. 10-16.25 and 10-16.46. The City Council reserves the right to approve such improvements prior to agreeing to accept the dedication of land and to require in-lieu fee, additional land, or a combination thereof, should the improvements be unacceptable.~~

SEC. 10-16.4850 - REDETERMINATION OF REQUIRED ~~LAND DEDICATION~~IMPACT FEES.

Upon the renewal, extension, or modification by the City of a ~~tentative subdivision map, parcel map, or any other~~ development plan or permit, the City shall redetermine, based on the provisions of this article as then applicable, such new or additional requirements of ~~land dedication or fees in-lieu thereof~~impact fees as pertinent to the development.

SEC. 10-16.5060 - COMMENCEMENT OF DEVELOPMENT.

The City shall develop a schedule specifying how, when, and where it will use the ~~land or fees,~~ dedicated land, or both, to develop park and recreational facilities to serve the residents of the development and the city at large~~or subdivision~~. Said time schedule may be a part of the Capital Improvement Program approved by the City Council, or ~~be~~ a part of any other expression of policy by the City Council. Partial responsibility for said schedule may also be transferred to the Hayward Area Park and Recreation District for ~~dedicated~~ land which has been conveyed to the District for development and maintenance responsibility.

SEC. 10-16.6070 - ALTERNATE AGENCY FOR DEVELOPMENT AND MAINTENANCE.

At its option, the City Council may name Hayward Area Recreation and Park District, a public district of the State of California, to be responsible for the acquisition and development of parklands acquired as a result of this article in accordance with the policies and strategies for parks and recreation areas, as set forth in the plan. Any ~~in-lieu~~impact fees collected as a result of this article may also be transferred to said district, provided such monies are kept in a separate trust account and are used in accordance with the aforementioned ~~plan~~Plan.

SEC. 10-16.~~70~~80 - DEVELOPMENTS SUBJECT TO ARTICLE.

Subject to the following, this article shall to the maximum extent permitted by law, supercede Hayward Municipal Code Chapter 10, Article 16 as it previously existed. However, this article shall not affect the validity of any rights and obligations created pursuant to such prior article, and all such rights and obligations shall continue in full force and effect. Tentative map, parcel map, and the planning permit applications for a residential development that are filed prior to or within thirty (30) days after the operative date of this article shall be subject to the prior Chapter 10, Article 16. 'Filing' shall refer to the date such application has been determined or deemed complete by the City.

SEC. 10-16.~~80~~90 - OPERATIVE DATE.

The operative date of this article shall be thirty (30) days following its date of adoption.