

**PLANNING COMMISSION MEETING
THURSDAY, APRIL 9, 2026**

PRESENTATIONS

STAFF PRESENTATION

ITEM #1 PH 26-015

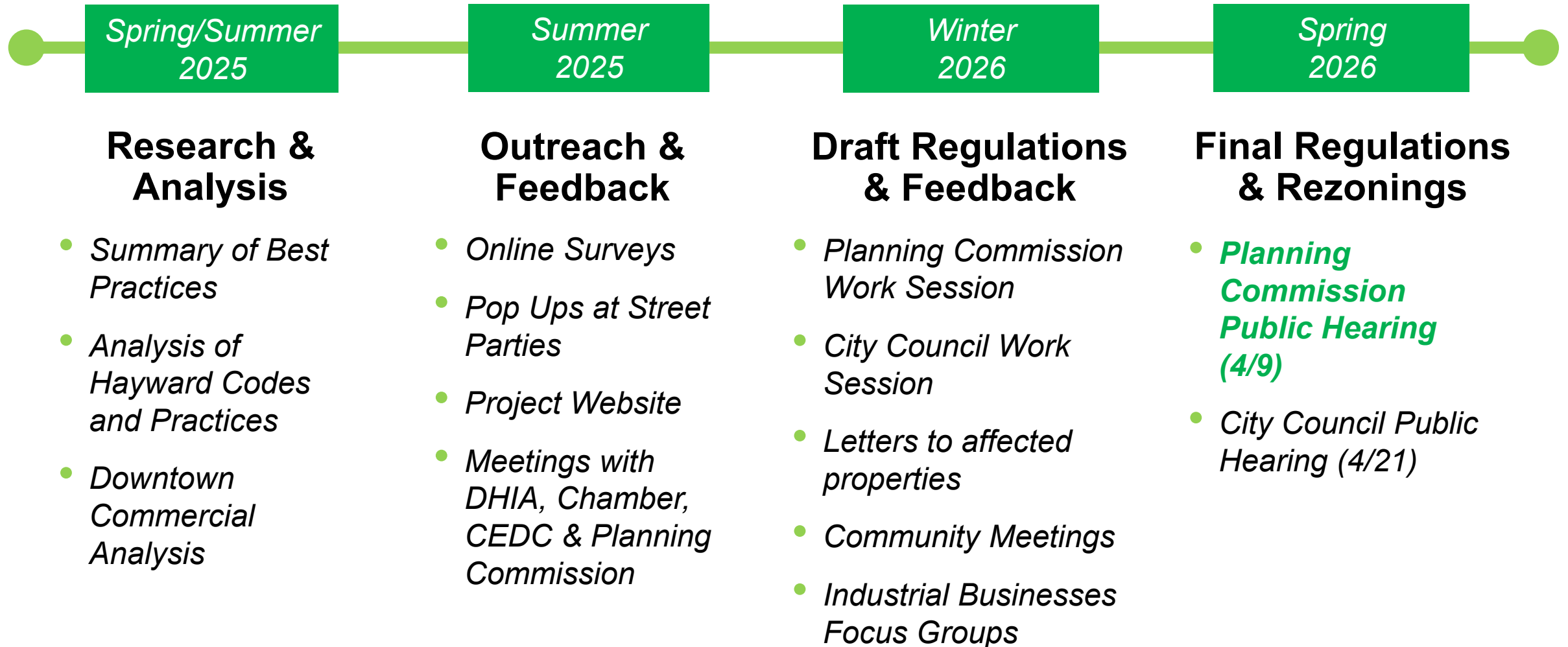
**Proposed Text Amendments to Municipal Code Chapter
10 Articles 1, 2, 24 and 28 and Chapter 6 Article 2;
Proposed Zoning Map Revisions; and Related Master
Fee Schedule Updates Related to the
Business-Friendly Hayward Project**



BUSINESS-FRIENDLY HAYWARD

Planning Commission Public Hearing • April 9, 2026

TIMELINE



ZONING ORDINANCE CHANGES

- Organization and Simplification
- Relaxed Permitted Requirements
- Updated Definitions
 - Refinement of **truck terminal** definition needs more input, so this will be tabled for a future effort.



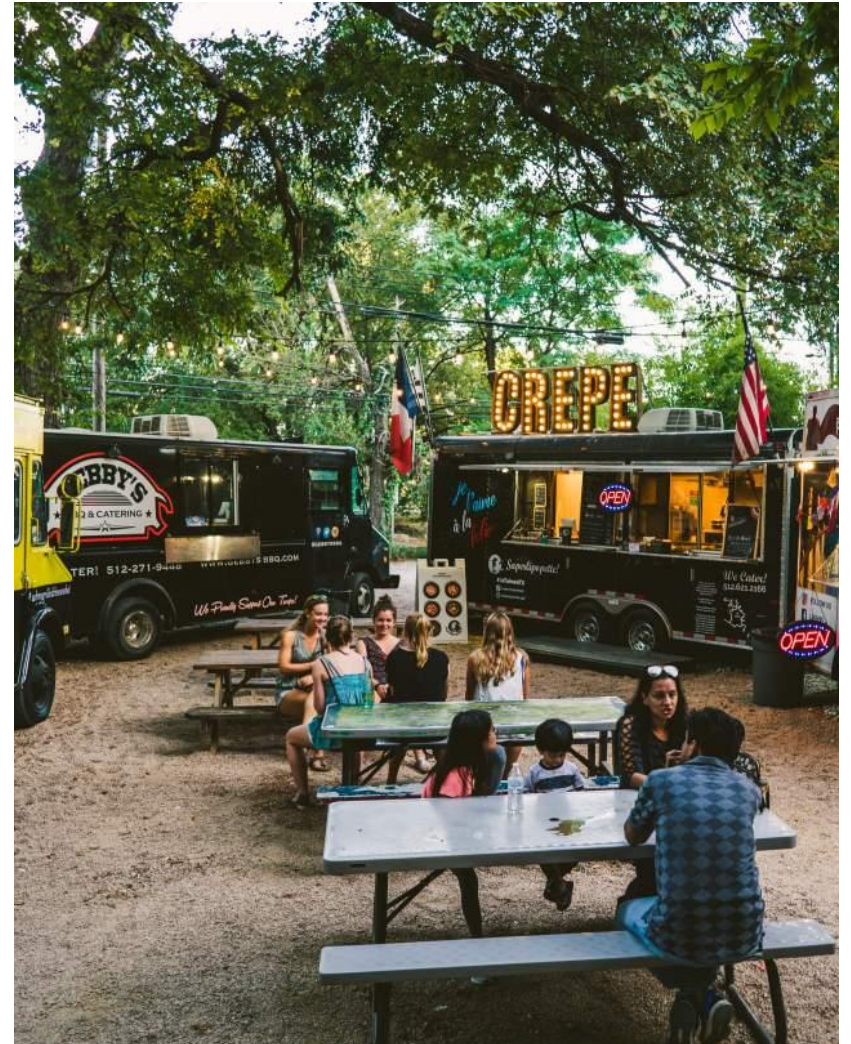
NEW LAND USE CONTROLS

- **Message Establishments**
- **Data Centers**
 - Restrict data centers to the **Industrial Park (IP)** and **General Industrial (IG)** zoning districts
 - Data centers that generate **<50 MW** of energy will be subject to approval of a **CUP**.
 - Data centers that generate **50+ MW** of energy will be subject to approval of a **MCUP**.



NEW PERMIT TYPES

- **Zoning Conformance Permit for Accessory Commercial Units (ACUs)**
 - **No restaurant** uses permitted
 - Pilot program: **South of Tennyson Road**
- **Limited Entertainment Permit**
 - Applies to live entertainment events involving **amplified sound** for **10 to 100 attendees**
- **Minor Temporary Use Permit**
 - Applies to **specified outdoor uses** for up to 1,000 people
- **Major Conditional Use Permit (MCUP)**
 - Requires **Council approval** following recommendation from Planning Commission
 - Applies to **Data Centers (50+ MW)**, **cannabis dispensaries**, and **gas stations**



RESIDENTIAL OFFICE (RO) DISTRICT



	Use	Existing RO	Proposed RO
RESIDENTIAL	Detached residential unit(s)	P	P
	Duplex/Triplex	P	P
	Multi-Unit Residential (4+ attached units)	P	P
	Residential development per AB 2011/SB 6	-	-
	Small Unlicensed Group Home	P	P
	Large Unlicensed Group Home	C	C
	Small Licensed Group Home	P	P
	Medium Licensed Group Home	A	A
	Large Licensed Group Home	C	C
	Accessory dwelling unit(s)	P	P
	Office	A/C	P
OFFICE & OTHER USES	Artisan/Craft Production	-	-
	Cultural facility	A	A
	Day care home	P	P
	Day care center	A	A
	Educational facility	A	A
	Home occupation	P	P
	Home occupation – expanded	A	A
	Low Barrier Navigation Center	-	-
	Nursery (plant)	-	-
	Parking lot	-	-
	Personal Services	-	-
	Public agencies facilities	P	P
	Recreation facility - Indoor	A	A
	Recreational facility - Outdoor	A	-
	Reverse vending machine(s)	-	-

STAFF RECOMMENDATION

That the Planning Commission recommend that the City Council approve the proposed text amendments to **Municipal Code Chapter 10 Articles 1, 2, 24, and 28 and Chapter 6 Article 2**; proposed **Zoning Map revisions**; and related **Master Fee Schedule updates** related to the Business-Friendly Hayward Project.



STAFF PRESENTATION

ITEM #2 PH 26-016

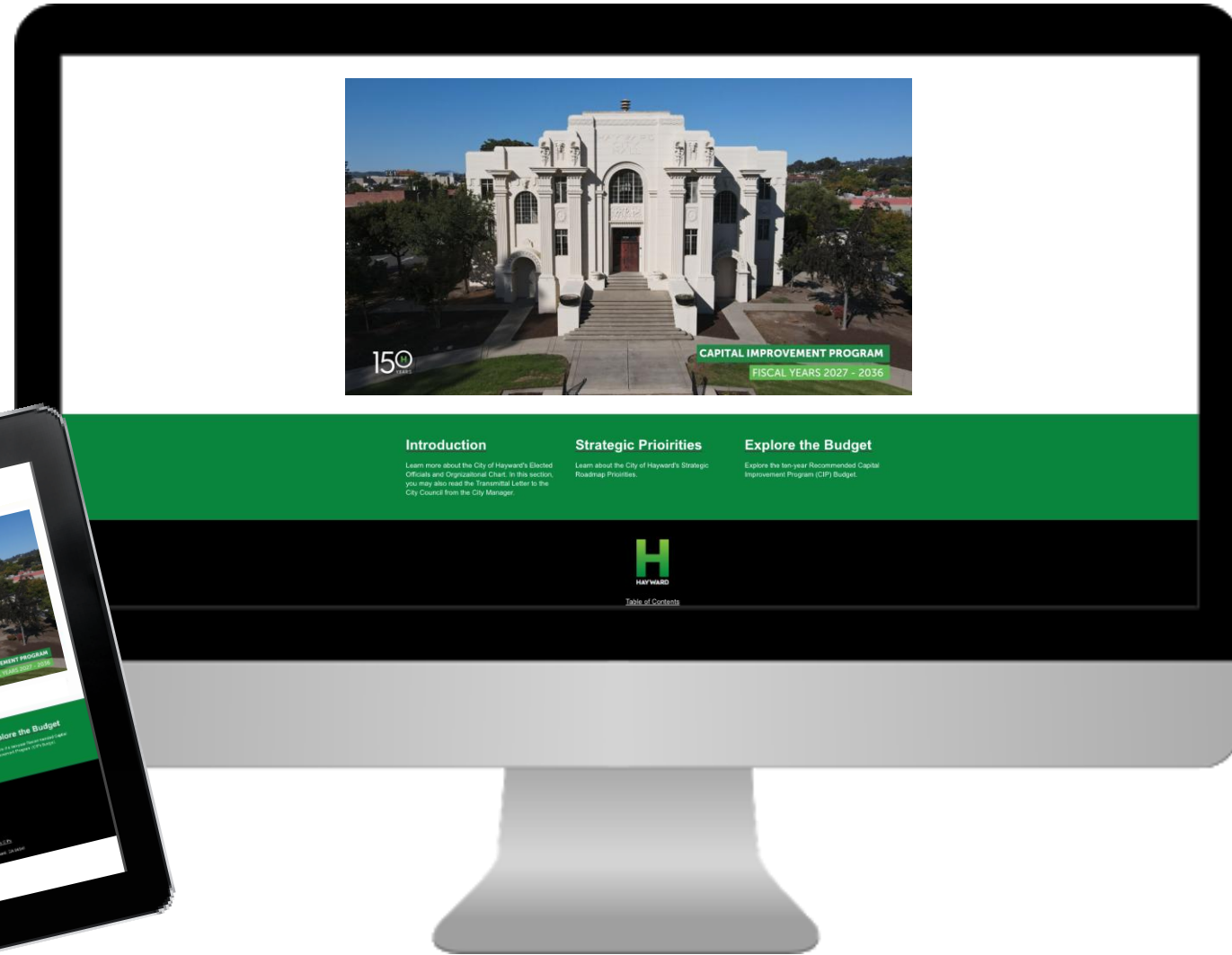
**Recommended FY 2027 – FY 2036 Capital
Improvement Program**



**FISCAL YEARS 2027 - 2036
RECOMMENDED CAPITAL
IMPROVEMENT PROGRAM**
Planning Commission Public Hearing

Alex Ameri, Director of Public Works
April 9, 2026

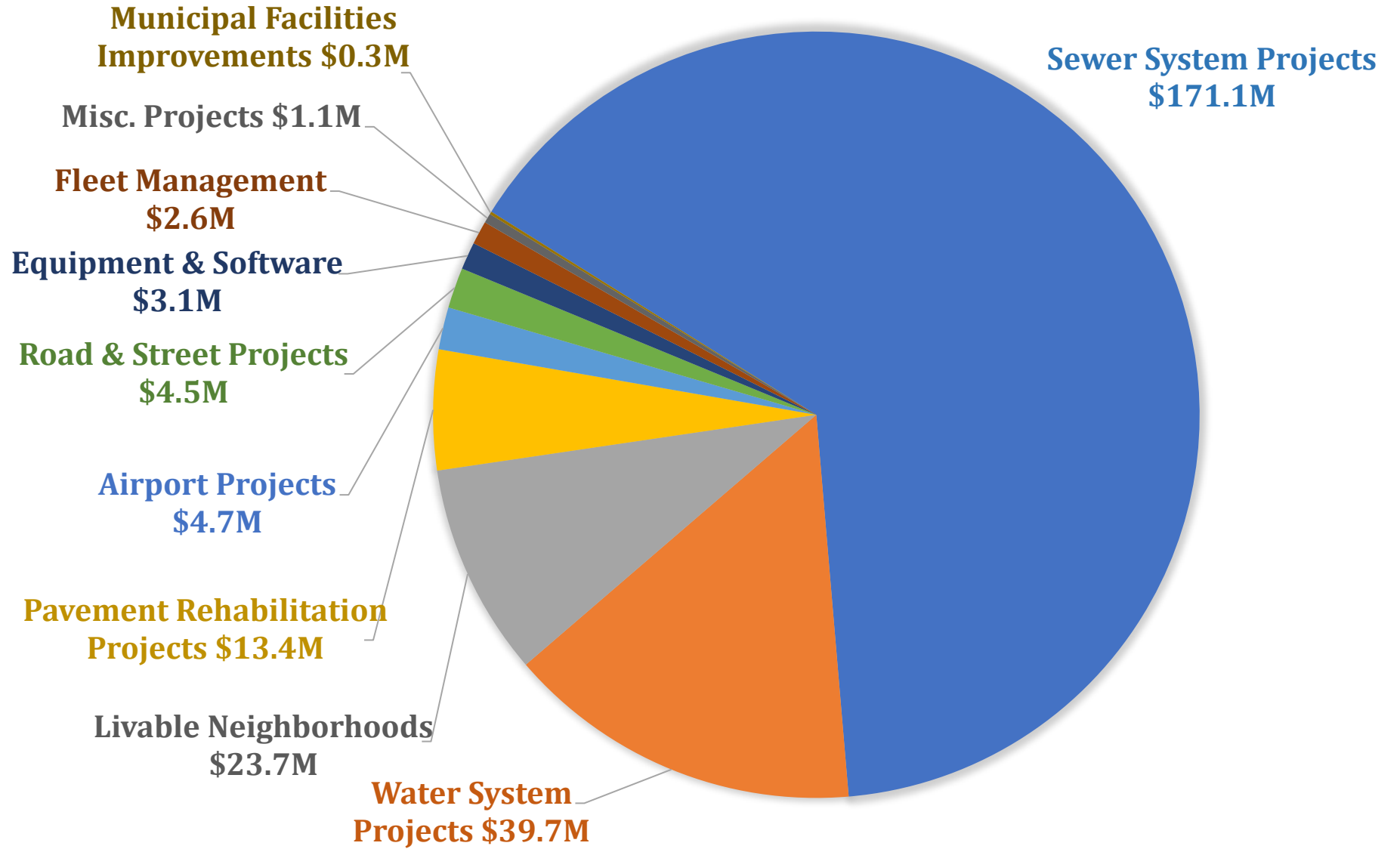
OPENGOV STORIES



www.hayward-ca.gov/CIP

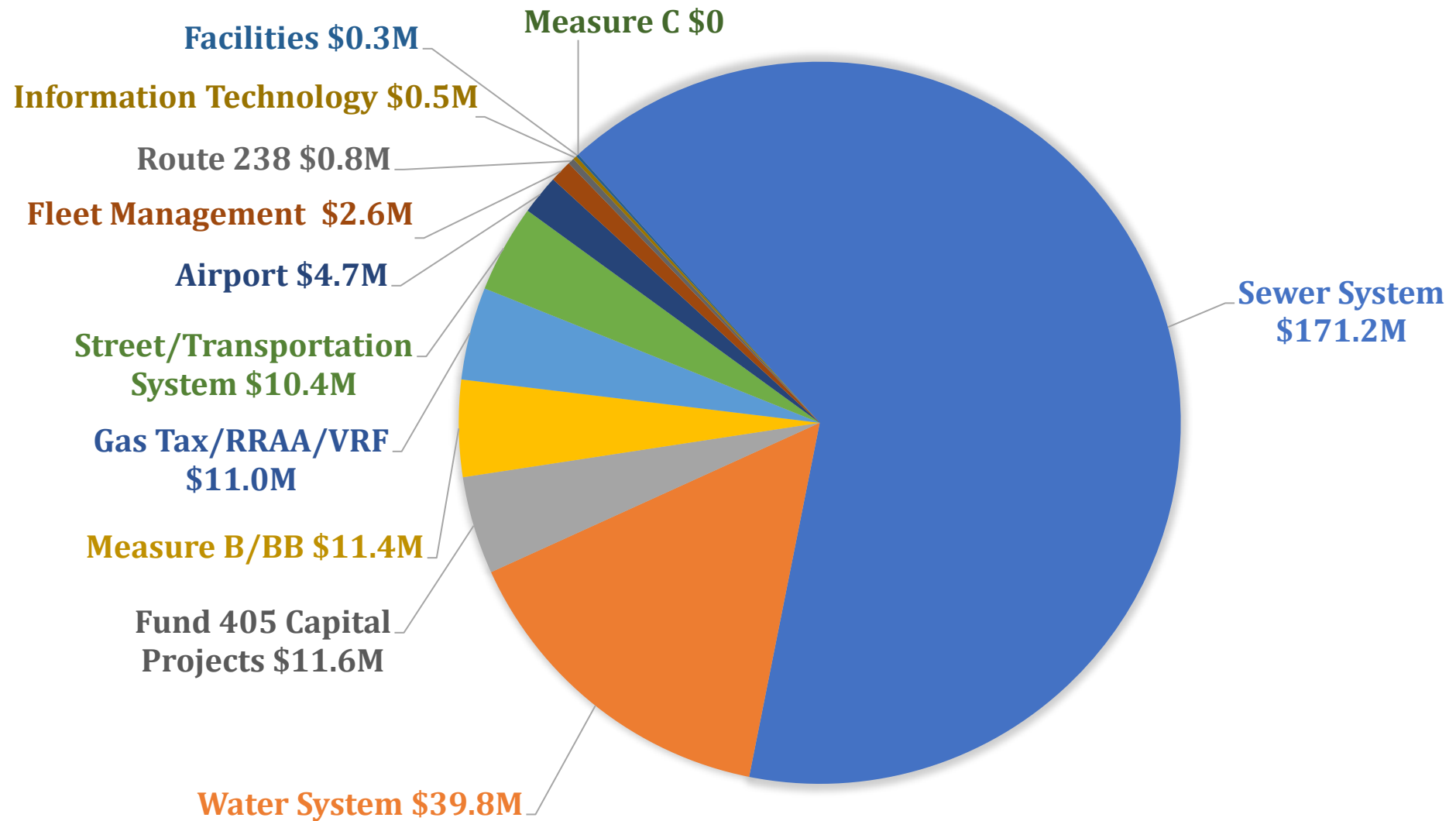
FY 2027 CIP Expenditures by Category

Total:
\$264M



FY 2027 CIP Expenditures by Fund

Total:
\$264M





2040 GENERAL PLAN

Welcome! This is the Hayward General Plan 2040, a community-based vision for the future of Hayward.

[2040 GENERAL PLAN OVERVIEW](#)



LAND USE & COMMUNITY CHARACTER ELEMENT

The Land Use and Community Character Element establishes goals and policies to strategically accommodate future growth while preserving and enhancing the qualities and characteristics that make Hayward a desirable place to live, work, learn, and play.

[LAND USE & COMMUNITY CHARACTER ELEMENT OVERVIEW](#) →

What is a General Plan?

California State law requires each city and county to prepare and adopt a comprehensive and long-range general plan ([California Government Code Section 65300](#)). A general plan is a comprehensive planning document that provides a city or county with a policy framework to guide decision-making related to land use, growth and development, safety, and open space conservation.

To emphasize its importance, the general plan has been called the "constitution" for land use and development. The general plan and its maps, diagrams, and development policies form the basis for

<https://www.hayward-ca.gov/2040-General-Plan>



General Plan Element: **Public Facilities & Services**

(Goal PFS-1, Policy PFS-1.1, 1.2, 1.6)

South Hayward Youth & Family Center
Public Safety Center

(Goal PFS-3, Goal PFS-4)

WRRF Switchgear Rehab Project

WRRF Phase II Improvements

Water/Sewer Annual Line Replacements





General Plan Element: **Mobility**

(Goal M-1, Policy M-1.2, M-1.6)

Campus Drive Improvement Project

Patrick/Gading Complete Street

Safe Routes to School Implementation





General Plan Element: **Mobility**

(Goal M-3, Policy M-3.1)

FY27 Pavement Rehabilitation Project

FY27 New Sidewalk Project

Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Pavement Conditions Index (PCI)	66	70	71	70	69	69	69	71	74	76	78





General Plan Element: **Natural Resources**

(Goal NR-2, Policy NR-2.10, NR-6.10)
Recycled Water Phase II Projects

(Policy NR-1.5)
La Vista Park

(Goal NR-4.1, Policy NR-4.10)
1.4MW Solar Project at WRRF

(Goal NR-2, Policy NR-2.10, NR-6.10)
Transition 15% of City Fleet to EV/Hybrid Models

Citywide EV Charging Upgrades



PUBLIC SAFETY CENTER PROJECT
PROPOSED SITE ALTERNATIVE A



General Plan Element:
Community Safety

(Goal CS-2, 2.5)

Public Safety Center





General Plan Element: Land Use

(Goal LU-4, Policy LU-4.11)

Public Art Crosswalk Project

Russell City Engagement & Art



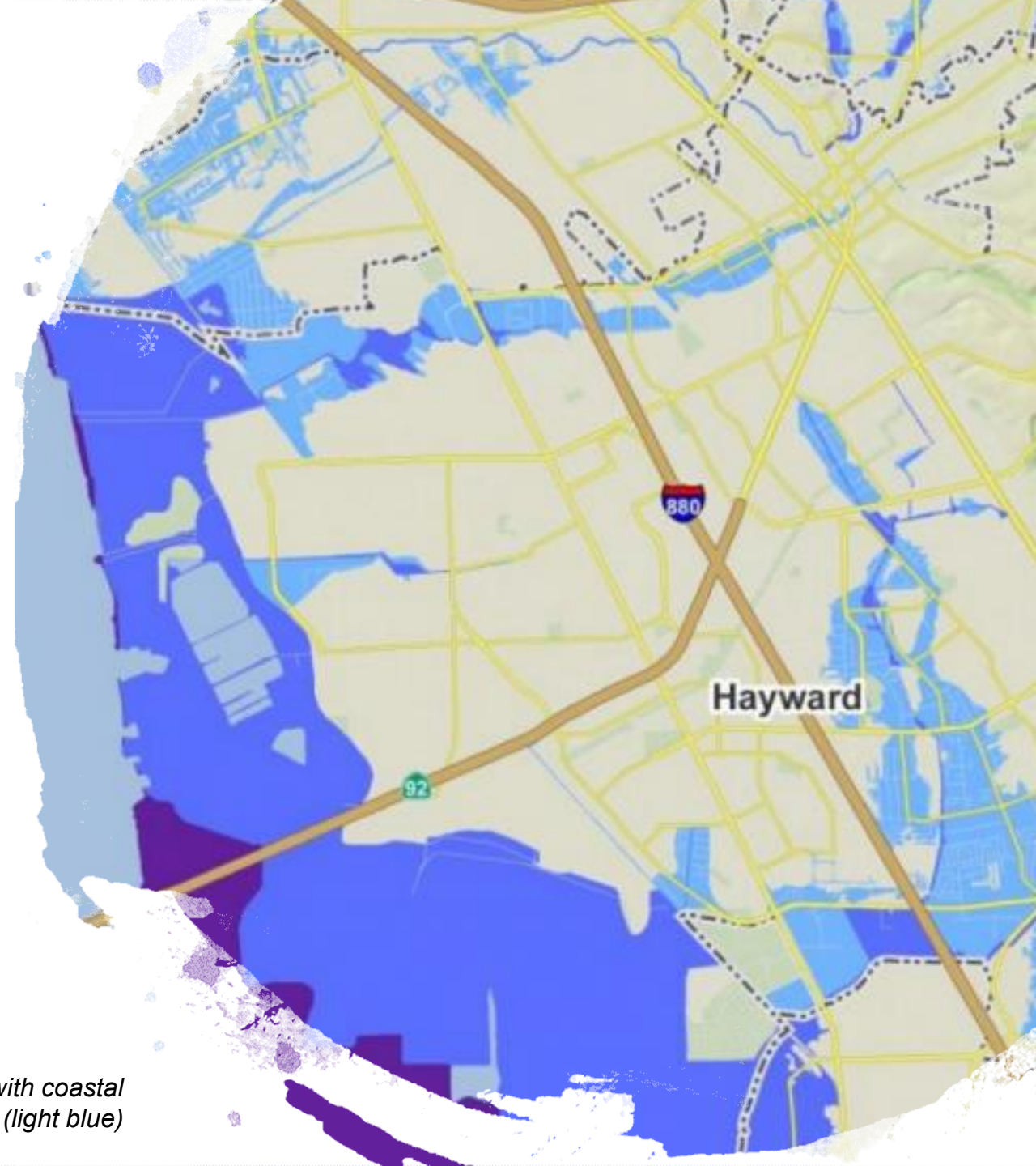


General Plan Element: Hazards

(Goal HAZ-2.6, HAZ-2.10 HAZ-3)

Water Improvement Fund – System Seismic
Improvements

Storm Drain Replacement at Kings Court Project



Pictured right: Areas of Hayward that are subject to flooding during a 100-year storm with coastal waves (purple), a 100 year storm (dark blue), and a 500-year storm (light blue)



General Plan Element: **Community Health and Quality of Life**

(Goal HQL-8)

Landscape Material/Median/Tree/Shrub
Replacements Project

Hazardous Tree Removal and
Replacement Project



General Plan Element: **Education and Lifelong Learning**

(Goal EDL-4, EDL-4.7)

Community Workforce Agreement
(CWA) with the Alameda County
Building Trades Council (BTC)



General Plan Element: **Economic Development**

(Goal ED-1)

Municipal Facility Improvement Projects

(Goal ED-1, ED-1.17)

Hayward Executive Airport Projects



Project FP13
RECYCLED WATER
PROJECTS

Project FP12
WATER POLLUTION
CONTROL FACILITY
PHASE II

Project FP7
LA VISTA PARK

Project FM1
TRAFFIC CALMING

Project FP6
STACK CENTER

Project FP10
NEW CORP YARD FEASIBILITY STUDY

Project FM3
PAVEMENT REHABILITATION



Project EP11
RTE 238 DISPOSITION
& DEVELOPMENT

Project SP1
PUBLIC SAFETY CENTER

Project RM10
IT GOVERNANCE
WORKGROUP

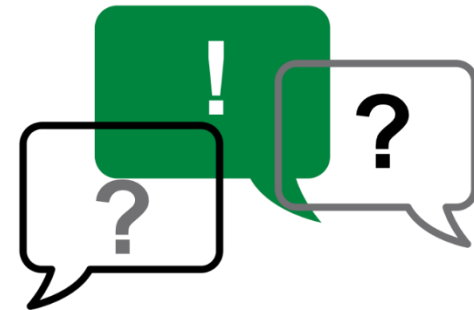
Project RP11
ENSURE UP TO DATE
TECHNOLOGIES

Project CM4
PLANT 1,500 TREES
ANNUALLY

Project CP2
EV CHARGING FACILITIES

Public Hearing Format:

- 1) Planning Commission Questions
- 2) Public Comments
- 3) Planning Commission Comments and Action



Recommended Action: That the Planning Commission finds that the Recommended FY 2027 – FY 2036 Capital Improvement Program (CIP) is consistent with the Hayward 2040 General Plan.