

**CITY COUNCIL MEETING
TUESDAY, JULY 24, 2018**

PRESENTATIONS

ITEM 12 – PH 18-064

APPLICATION TO AMEND CHAPTER 10, ARTICLE 1(ZONING ORDINANCE), SECTIONS 10-1.845.J (5) AND (6); AND 10-1.1045.J (5) AND (6) (MINIMUM DESIGN AND PERFORMANCE STANDARDS) OF THE HAYWARD MUNICIPAL CODE RELATED TO DRIVE-THROUGH RESTAURANTS AND DRIVE-THROUGH COFFEE/ESPRESSO SHOPS IN THE CITY OF HAYWARD BY UNITED GROWTH CAPITAL MANAGEMENT, LLC. (APPLICANT), REQUIRING THE INTRODUCTION OF AN ORDINANCE AND THE ADOPTION OF A RESOLUTION APPROVING ZONING TEXT AMENDMENT APPLICATION NO. 201802227

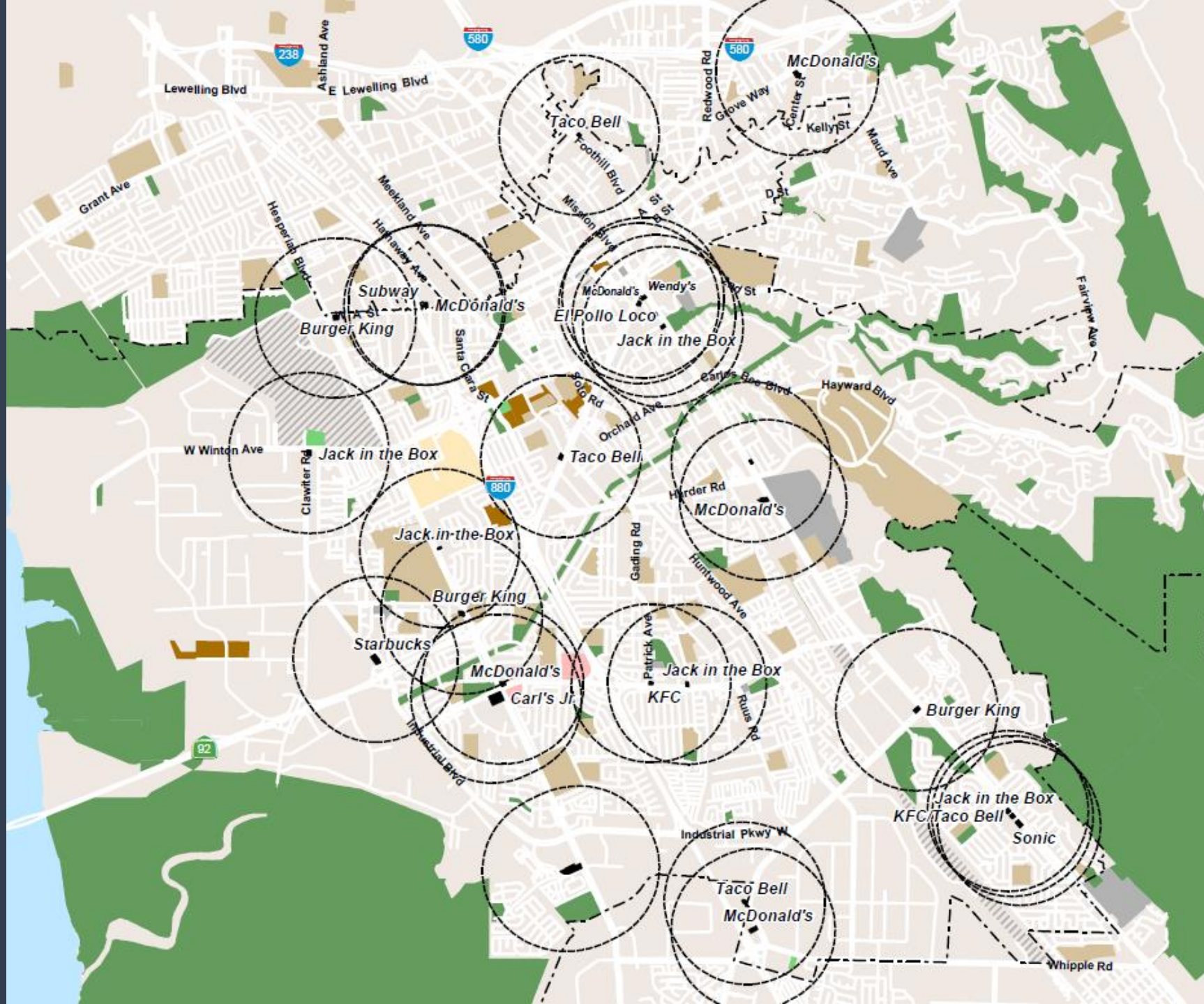


Zoning Text Amendment to Hayward Municipal Code related to Drive-Through Restaurants

City Council Meeting – July 24, 2018
Marcus Martinez, Assistant Planner

Existing Regulations

- Limited zoning districts conditionally permit drive-through restaurants.
- Minimum design and performance standards for drive-in establishments;
- Prohibition on the establishment of drive-in and drive-through restaurants within a 1/2 mile of each other;



Burger King	26251 Hesperian
Burger King	29671 Mission
Burger King	950 W A
Carl's Jr	27467 Hesperian
El Pollo Loco	24119 Mission
Jack in the Box	1075 W Tennyson
Jack in the Box	1490 W Winton
Jack in the Box	24175 Mission
Jack in the Box	25198 Hesperian
Jack in the Box	31005 Mission
KFC	1299 W Tennyson
KFC/Taco Bell	31077 Mission
McDonald's	2299 W Tennyson
McDonald's	23989 Watkins
McDonald's	26253 Mission
McDonald's	2905 Grove Way
McDonald's	30147 Industrial Parkway
McDonald's	355 W A
Sonic	31187 Mission
Starbucks	25945 Industrial
Subway	391 W A St
Taco Bell	215 W Jackson
Taco Bell	21600 Foothill
Taco Bell	30075 Industrial Pkwy
Wendy's	23969 Mission
	25890 Mission Blvd
	28899 Hesperian Blvd

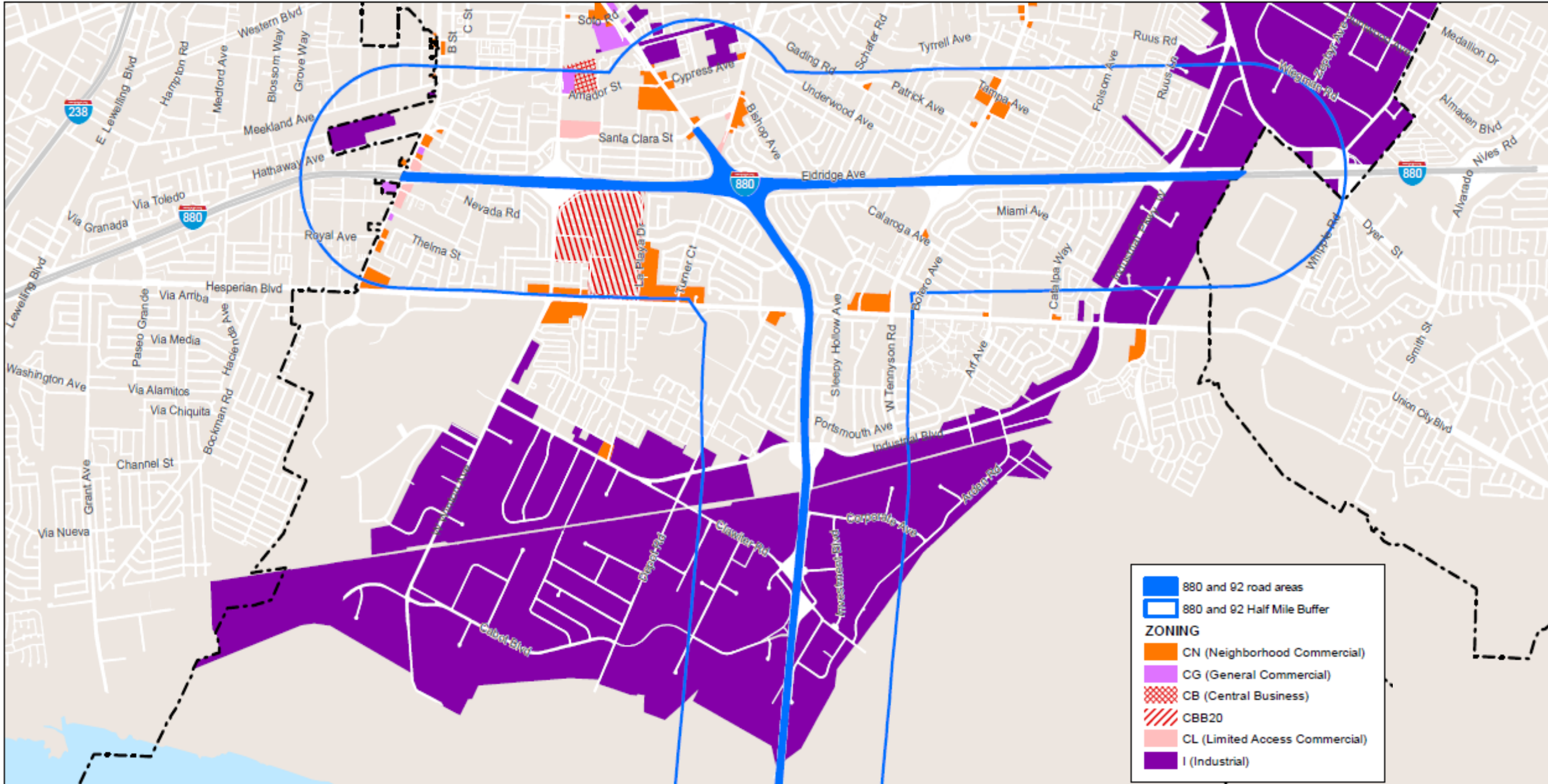
Proposed Amendments

Incorporate special findings that allow flexibility based on:

- Proximity to Interstate-880 or State Route-92;
- No adverse impact on vehicular, pedestrian, and bike circulation, safety, and transit accessibility;
- Consistency with the General Plan and Bicycle Master Plan; and
- Minimum separation from residential land uses.

HAYWARD 880 & 92 - Half Mile Buffer with Zoning

0 0.25 0.5



Recommendation

July 12th – Planning Commission voted 4-0-0 to recommend approval of the application and the City Council:

- ✓ Approve the Zoning Text Amendment to Chapter 10, Article 1 of the Hayward Municipal Code Incorporating Flexibility for the Locations for Drive-In and Drive-Through Establishments based on the Required Findings