



# CITY OF HAYWARD

Hayward City Hall  
777 B Street  
Hayward, CA 94541  
[www.Hayward-CA.gov](http://www.Hayward-CA.gov)

## Agenda Planning Commission

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**Thursday, January 22, 2026**

**7:00 PM**

**Council Chambers & Virtual  
Platform (Zoom)**

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### PLANNING COMMISSION MEETING

NOTICE: The Planning Commission will hold a hybrid meeting in the Council Chambers and virtually via Zoom.

*How to watch the meeting from home:*

1. Comcast TV Channel 15
2. Live stream <https://hayward.legistar.com/Calendar.aspx>
3. YouTube Live stream: <https://www.youtube.com/user/cityofhayward>

*How to submit written Public Comment:*

*Send an email to [cityclerk@hayward-ca.gov](mailto:cityclerk@hayward-ca.gov) by 3:00 p.m. the day of the meeting. Please identify the Agenda Item Number in the subject line of your email. Emails will be compiled into one file, distributed to the Planning Commission and staff, and published on the City's Meeting & Agenda Center under Documents Received After Published Agenda. Written comments received after 3:00 p.m. that address an item on the agenda will still be included as part of the record.*

*How to provide live Public Comment during the Planning Commission Meeting:*

*Please click the link below to join the webinar: <https://hayward.zoom.us/j/83946340386?pwd=mhLqoT5fFPNpy1krkaD1nEJxjr8oRo.1>*

*Webinar ID: 839 4634 0386*

*Password: PC1/22@7pm*

*Or Telephone:*

*Dial (for higher quality, dial a number based on your current location):  
1 669 900 6833 or +1 646 931 3860 (Toll Free)*

*Webinar ID: 839 4634 0386*

*Password: 8568652582*

**PLANNING COMMISSION MEETING**

**ROLL CALL**

**SB 707 TELECONFERENCE NOTIFICATIONS AND CONSIDERATION**

**CALL TO ORDER Pledge of Allegiance**

**PUBLIC COMMENTS**

*The PUBLIC COMMENTS section provides an opportunity to address the Planning Commission on items not listed on the agenda. The Commission welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits and focus on issues which directly affect the City or are within the jurisdiction of the City. As the Commission is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff for further action. Speakers shall not use threatening, profane, or abusive language which disrupts, disturbs, or otherwise impedes the orderly conduct of a Commission meeting. The City is committed to maintaining a workplace free of unlawful harassment and is mindful that City staff regularly attend Commission meetings. Discriminatory statements or conduct that is hostile, intimidating, oppressive, or abusive – are per se disruptive to a meeting and will not be tolerated.*

**ACTION ITEMS**

*The Commission will permit comment as each item is called for Public Hearing. Please submit a speaker card to the Secretary if you wish to speak on a public hearing item.*

**1 Nomination and Election of Officers**

**WORK SESSION**

*Work Session items are non-action items. Although the Council may discuss or direct staff to follow up on these items, no formal action will be taken. Any formal action will be placed on the agenda at a subsequent meeting in the action sections of the agenda.*

- 2 [WS 26-002](#) Business Friendly Hayward Project Update: Work Session to Review Proposed Municipal Code and Zoning Map Revisions Related to the Business-Friendly Hayward Project

- Attachments:**
- [Attachment I Staff Report](#)
  - [Attachment II Section 10-1.800 Commercial Districts Clean](#)
  - [Attachment III Section 10-1.800 Commercial Districts Redline Revisions](#)
  - [Attachment IV Section 10 24.2.3.010 Mission Boulevard Use Table Redline Revision](#)
  - [Attachment V 10-28.2.3.010 Downtown Development Code, Redline Revisions](#)
  - [Attachment VI Section 10-1.1603 Industrial Districts Use Table Redline Revisions](#)
  - [Attachment VII Section 10-1.2735\(a\) Accessory Commercial Units New Code Section](#)
  - [Attachment VIII Section 10-1.2735\(f\) Limited Entertainment Permit New Code Section](#)
  - [Attachment IX Section 10-1.2700 General Regulations Redline Revisions](#)
  - [Attachment X Section 10-1.3500 Definitions Redline Revision](#)
  - [Attachment XI Maps of Properties Proposed to be Rezoned](#)

**COMMISSION REPORTS**

Oral Report on Planning and Zoning Matters

Commissioners' Announcements, Referrals

**ADJOURNMENT**

**FEBRUARY 12, 2026 - MEETING CANCELED-**

**NEXT MEETING, FEBRUARY 26, 2026, 7:00PM**

**PLEASE TAKE NOTICE**

*That if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing.*

**PLEASE TAKE FURTHER NOTICE**

*That the City Council has adopted Resolution No. 87-181 C.S., which imposes the 90 day deadline set forth in Code of Civil Procedure section 1094.6 for filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.*

*\*\*\*Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Permit Center, first floor at the above address. Copies of staff reports for agenda items are available from the Commission Secretary and on the City's website the Friday before the meeting.\*\*\**

*Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least 48 hours in advance of the meeting by contacting the City Clerk at (510) 583-4400 or [cityclerk@hayward-ca.gov](mailto:cityclerk@hayward-ca.gov).*