

**PLANNING COMMISSION MEETING
THURSDAY, JANUARY 22, 2026**

PRESENTATIONS

STAFF PRESENTATION

ITEM #1 WS 26-0002

**Business Friendly Hayward Project Update: Work
Session to Review Proposed Municipal Code and Zoning
Map Revisions Related to the Business-Friendly
Hayward Project**



BUSINESS-FRIENDLY HAYWARD

Planning Commission Work Session • January 22, 2026

PROJECT OBJECTIVES



Streamline entitlement & permitting processes for desirable businesses across the City's commercial & mixed-use zoning districts.



Activate vacant and underutilized properties and storefronts
Downtown

TIMELINE

Spring/Summer 2025

Research & Analysis

- Summary of Best Practices
- Analysis of Hayward Codes and Practices
- Downtown Commercial Analysis

Summer 2025

Outreach & Feedback

- Online Surveys
- Pop Ups at Street Parties
- Project Website
- Meetings with DHIA, Chamber, CEDC & Planning Commission

Winter/Spring 2026

Updated Regulations

- Draft & Final Regulations

OUTREACH

Completed

- Council Economic Development Committee (CEDC) Meeting, *Feb 2025*
- Community Member and Business Owner Survey, *Jul 2025*
- Hayward Street Parties, *Jun/Jul/Aug 2025*
- Downtown Hayward Improvement Association (DHIA) Meeting, *Jul 2025*
- Planning Commission Work Session, *Aug 2025*
- City Council Work Session, *Sept 2025*

Upcoming

- City Council Work Session, *Jan 2026*
- Rezoned Property Owner Community Meeting, *Feb 2026*
- Industrial Business Owners Community Meeting, *Feb 2026*



ANALYSIS

- **Best Practices Report**

- Allow flexible land use regulations
- Streamline permitting for small live performances
- Promote pop-up and temporary uses

- **Analysis of Hayward Codes & Practices**

- Simplify permitting for temporary uses, outdoor dining, and small-scale live entertainment
- Reduce permitting for popular uses
- Limit the number of commercial zoning districts

- **Downtown Commercial Analysis**

- Downtown lacks balanced mix of entertainment, experiential businesses and local-serving retail
- Vacant storefronts and underutilized lots create opportunities



CHANGES TO CURRENT CODE

- **Organization and Simplification**

- Commercial code consolidated into one section
- Land uses summarized into simpler categories

- **Relaxed Permitted Requirements**

- Businesses selling/serving beer, wine, and cider
- Distilleries
- Animal care facilities
- Tattoo shops
- Daycares
- Recreational facilities
- Cultural facilities/community centers
 - *Allow event spaces that may be rented out until 11pm in cultural facilities/community centers, including in Downtown area*
 - *Banquet halls that may be rented out later require a CUP*



NEW LAND USE CONTROLS

- **Massage Establishments**

- Require CUP for massage establishments everywhere in Hayward, including Downtown core

- **Data Centers**

- Restrict data centers to General Industrial (IG) zoning district with approval of a CUP

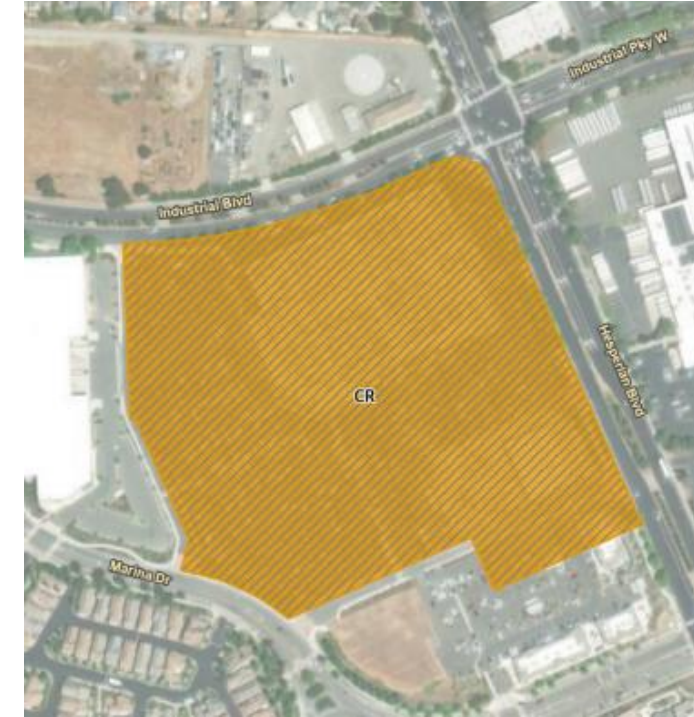


REZONING

- Consolidate three small zoning districts into larger, similar districts



Residential Office (RO) → Commercial Office Residential (CO-R)



Limited Commercial (CL)

Regional Commercial (CR)



General Commercial (CG)

NEW PERMIT TYPES

- **Zoning Conformance Permit for Accessory Commercial Units (ACUs)**
 - Allow ACUs in Downtown and Mission Blvd zoning districts that allow detached residential
 - Low impact uses permitted: Beauty salon, pet grooming, fitness studio, tutoring, coffee shops
- **Limited Entertainment Permit**
 - Permits small-scale entertainment activities such as open mic nights, karaoke, and live music
- **Temporary Use Permit**
 - Intended for smaller, low-impact activities that operate for a limited period of time.
 - Applicants would meet established standards
 - Simple, quick review process with flat fee



QUESTIONS FOR DISCUSSION

- Are the **draft Municipal Code Revisions**, **new permit types**, and **proposed rezonings** appropriate for Hayward?
- Are the Downtown and Mission Boulevard Corridor the suitable areas to pilot **Accessory Commercial Units** (ACUs) in Hayward and does the Commission support the list of proposed uses allowed (barber/beauty shop, nail salon, pet grooming, fitness studio, retail, take-out coffee shop, neighborhood-serving grocery shop)?
- Does the Commission support the types of entertainment uses in the **Limited Entertainment Permit** program, which includes live band/musicians, open mic, and karaoke? Are there other entertainment activities the Commission believes should be allowed via this streamlined process?
- Is the Commission supportive of adding "**event space**" into our definition of cultural facility/community center, this allowing event spaces in more zoning districts through a simpler process, including Downtown, as long as the events end by 11:00 p.m.?