

**PLANNING COMMISSION MEETING
THURSDAY, DECEMBER 12, 2024**

PRESENTATIONS

STAFF (& APPLICANT) PRESENTATION

ITEM #1 PH 24-049

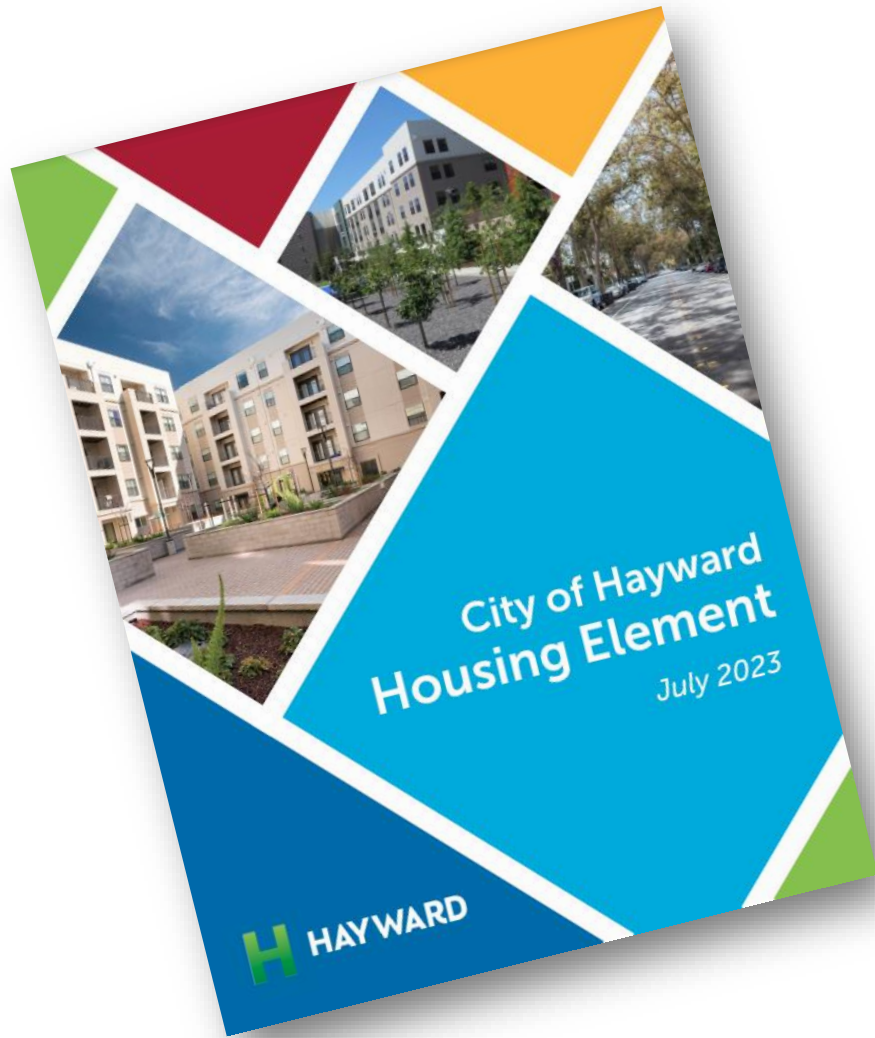
**Proposed Zoning Text Amendments to Chapter 10
(Planning, Zoning and Subdivisions) of the Hayward
Municipal Code and Finding that no Further
Environmental Review is Required Pursuant to the
California Environmental Quality Act Associated with
Implementation of the
Hayward 2023-2031 Housing Element**

2023-2031 Housing Element Implementation

Zoning Text Amendments for Supportive Housing

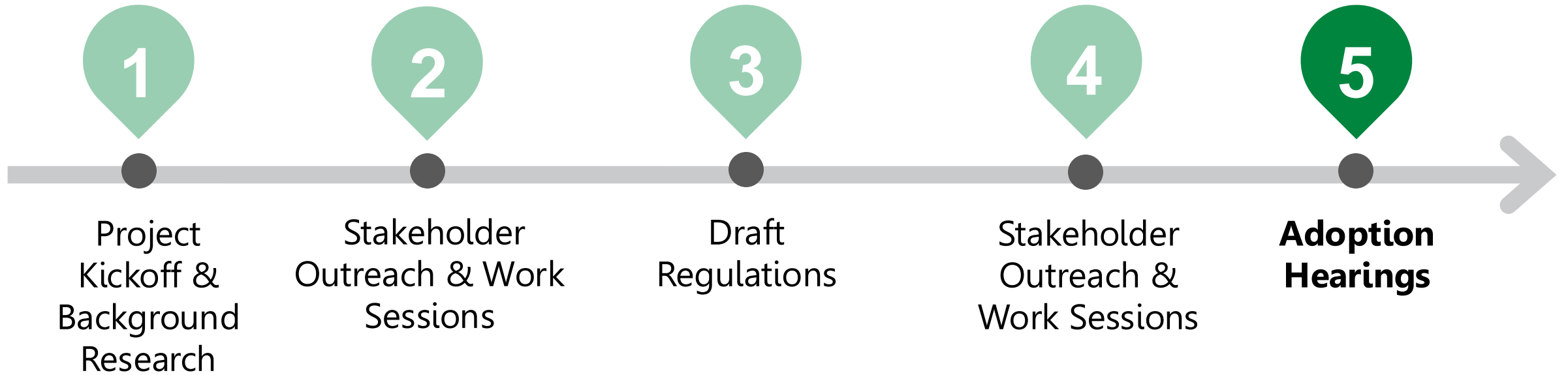
Planning Commission Public Hearing
December 12, 2024
Taylor Richard, Associate Planner





- ✓ California Housing & Shelter Crisis
- ✓ City of Hayward 2023-2031 Housing Element
 - Action 13.1: Explore Innovative and Alternative Housing Options
 - Action 13.3: Allow Supportive Housing by Right
 - Action 13.4: Evaluate Group Home Permit Process
 - Action 13.5: Amend Parking Regulations for Emergency Shelter and Low Barrier Navigation Centers
 - Action 13.6: Allow Low Barrier Navigation Centers
 - Action 13.7: Allow Tiny Homes/Shelters on Public Owned Property
 - Action 19.11: Explore Safe Parking

Project Background & Scope



Project Schedule



- ✓ City Council, Planning Commission & Stakeholders Generally Supported Draft Zoning Amendments
- ✓ Require Bicycling Parking for the Proposed Uses
- ✓ Allow Temporary Restroom Facilities for Safe Parking

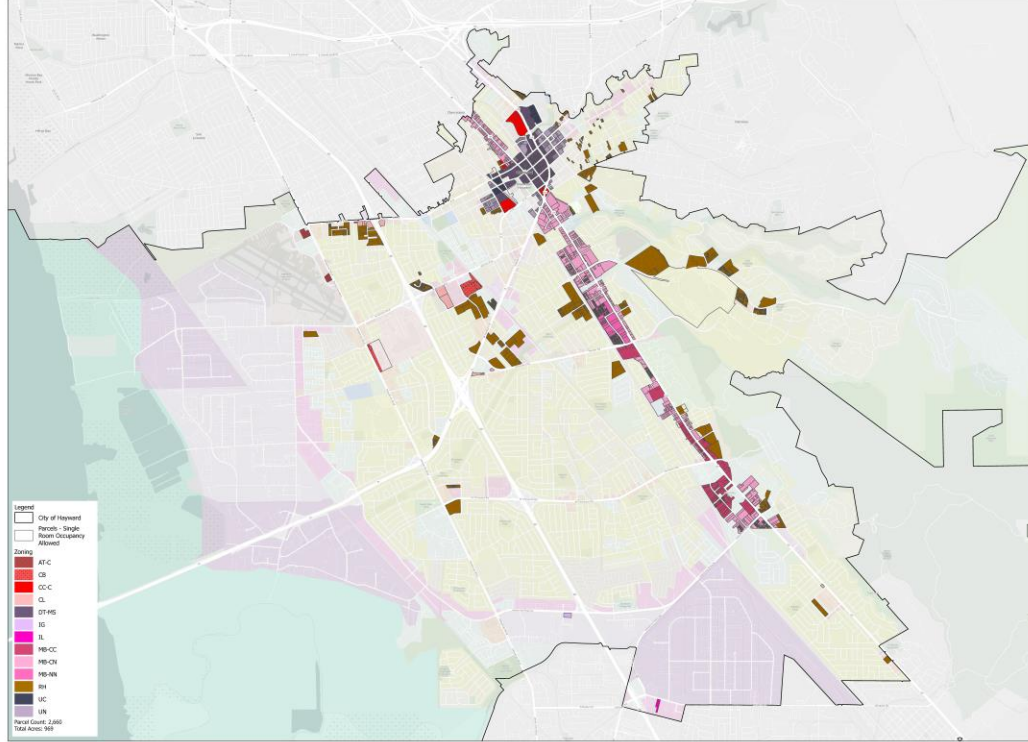
October Work Session Feedback

- ✓ Add, Clarified & Revised Definitions
- ✓ Allow Dormitory Use in Additional Mixed-Use Zoning Districts
- ✓ Amend Off-Street Parking Code to be Consistency with Zoning Ordinance
- ✓ Allow Low Barrier Navigation Centers in Certain Zoning Districts
- ✓ **Revise "Permitted Use" Definition to Include "By-Right"**
- ✓ **Revise "Dwelling Unit" Definition to Clarify Units are Permanent**



General Clean Up

City of Hayward: Single-Room Occupancy Allowed



✓ Allow SROs in Certain Commercial, Mixed-Use and High-Density Residential Zoning Districts with an Administrative Use Permit

✓ Development Standards

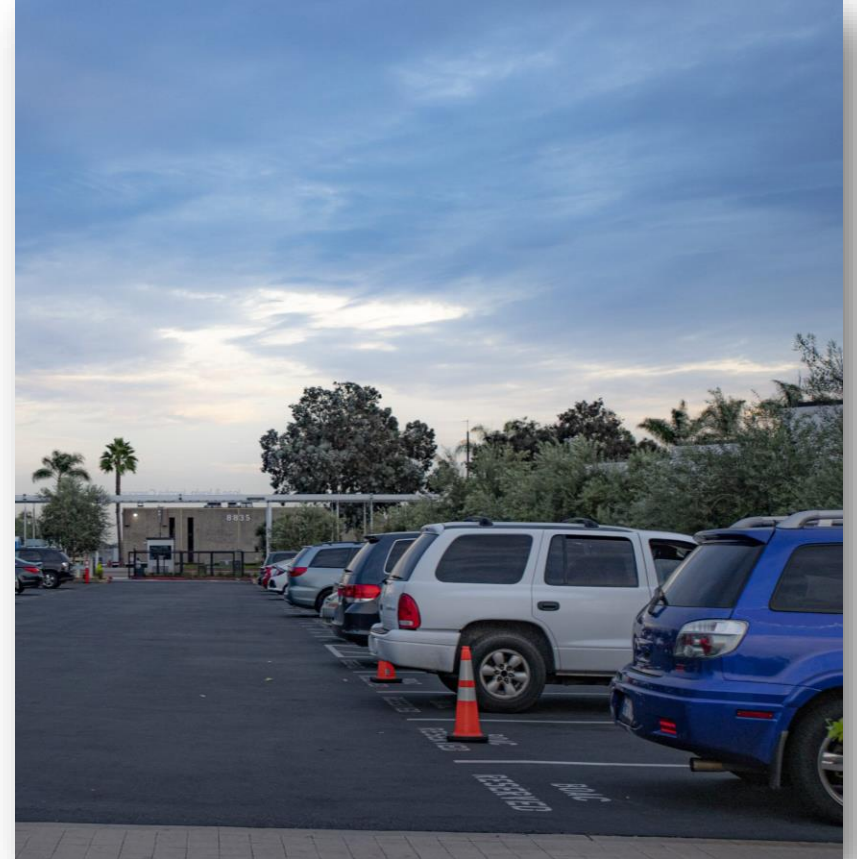
- Max. 400 sq. ft. unit
- Min. 90 cu. ft. storage/unit
- Min. 1 parking space/unit
- Common laundry facilities & open space
- Shared or private bathroom & cooking facilities
- Management Plan
- **1 short-term bicycle parking space/10 units**
- **1 long-term bicycle parking space/ 4 units**

Single Residence Occupancy (SROs)

- ✓ Allow Safe Parking on large developed properties owned by a non-profit organizations with an Administrative Use Permit

- ✓ Development & Performance Standards
 - Vehicles shall be operable and parked **within striped parking spaces**
 - Permanent or temporary bathing & laundry facilities
 - Operate between 5:00 p.m. to 10:00 a.m.
 - Management Plan
 - **Permanent or temporary bathroom facilities**

- ✓ **Clarify Safe Parking Definition that individuals can sleep within their vehicles.**



Safe Parking



- ✓ Allow Group Homes in Additional Mixed-Use Zoning Districts
- ✓ Distinguish Between Unlicensed and Licensed Group Homes
- ✓ Create New Permit Procedure for Licensed Group Homes
 - Allowed by right: Up to 8 residents
 - Administrative Use Permit: Between 9 & 14 residents
 - Conditional Use Permit: 15 or more residents

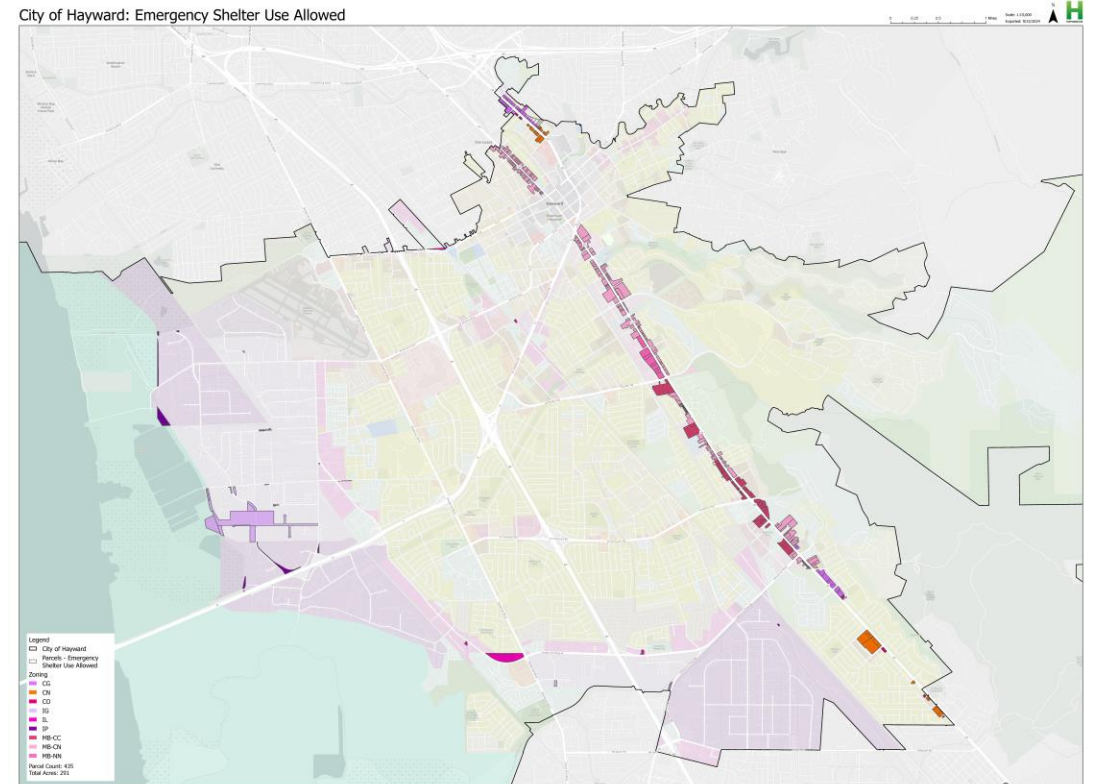
Group Homes

✓ Allow Emergency Shelters on additional properties along Mission and Foothill Boulevard

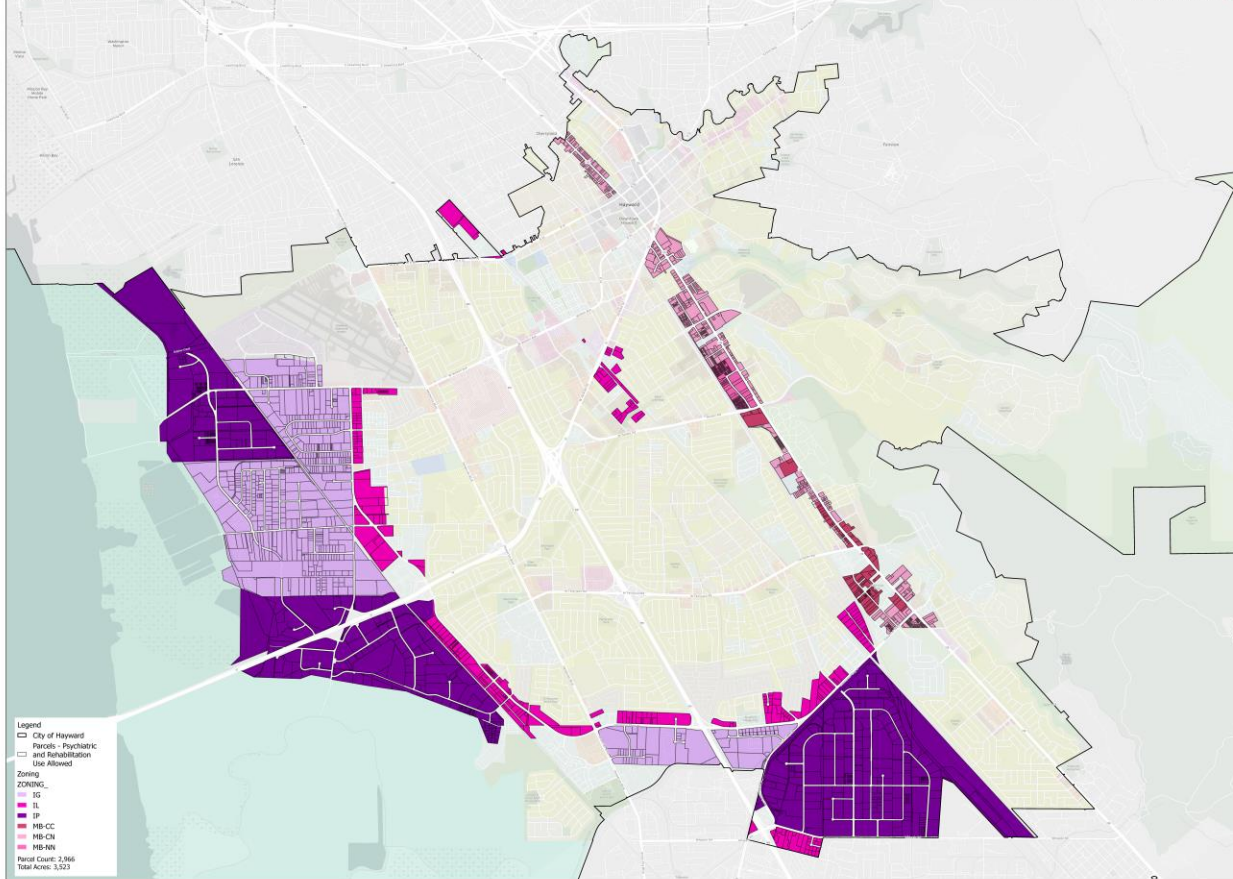
✓ Development Standards

- Max. 45 beds
- 1 parking space/3 employees plus 1 parking space/facility vehicle
- Enclosed or screen intake area
- On-site management & security 24/7
- **Located 300 ft. or more from another emergency shelter**

✓ Clarify Definition that these are for Individuals Experiencing Homelessness

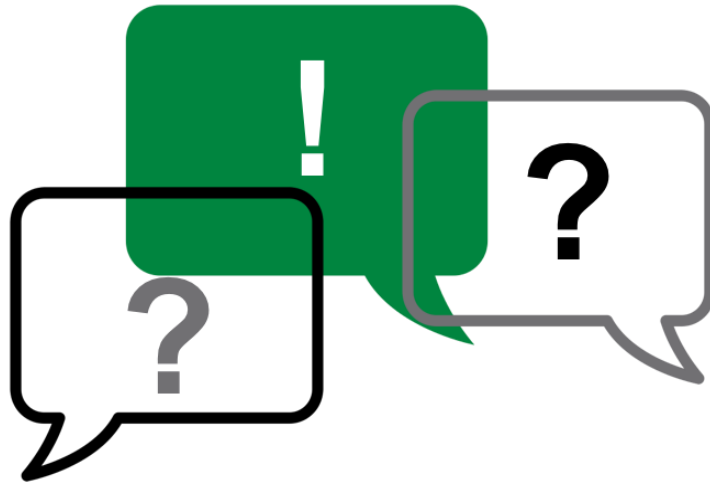


Emergency Shelters



- ✓ Allow Psychiatric and Rehabilitation Care Facilities in Industrial and Mission Boulevard Zoning District with an AUP
- ✓ Require Licensing with State Dept. Of Health Care Services

Psychiatric and Rehabilitation Care Facility



Questions