

**PLANNING COMMISSION MEETING
THURSDAY, FEBRUARY 27, 2025**

PRESENTATIONS

STAFF PRESENTATION

ITEM #1 RPT 25-019

2024 General Plan Annual Progress Report

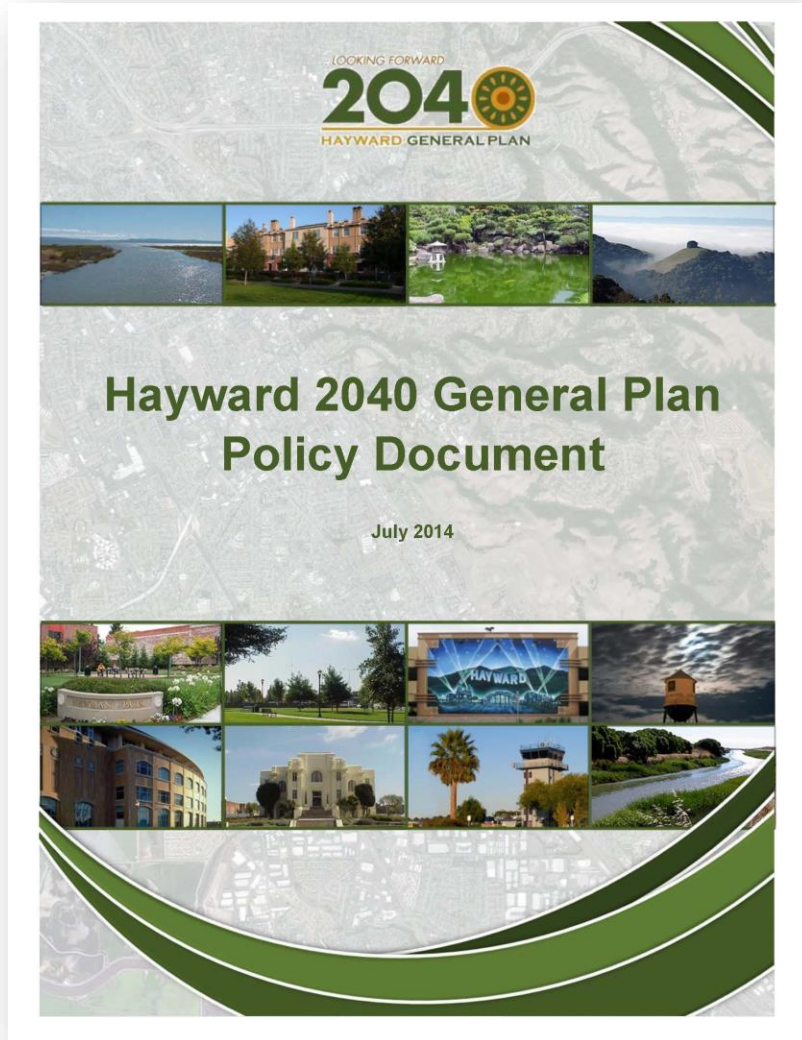
Hayward 2040 General Plan 2024 Annual Progress Report

Planning Commission
February 26, 2025



Background

- **Hayward 2040 General Plan** was adopted in 2014.
- Updated **Housing Element** was adopted in 2023.
- Update to the **Climate Action Plan & Hazards Element** and a new **Environmental Justice Element** were adopted in 2024.
- Programs within the **Mobility, Natural Resources & Public Facilities and Services Elements** were updated to align with the **Climate Action Plan**.



General Plan Program Status

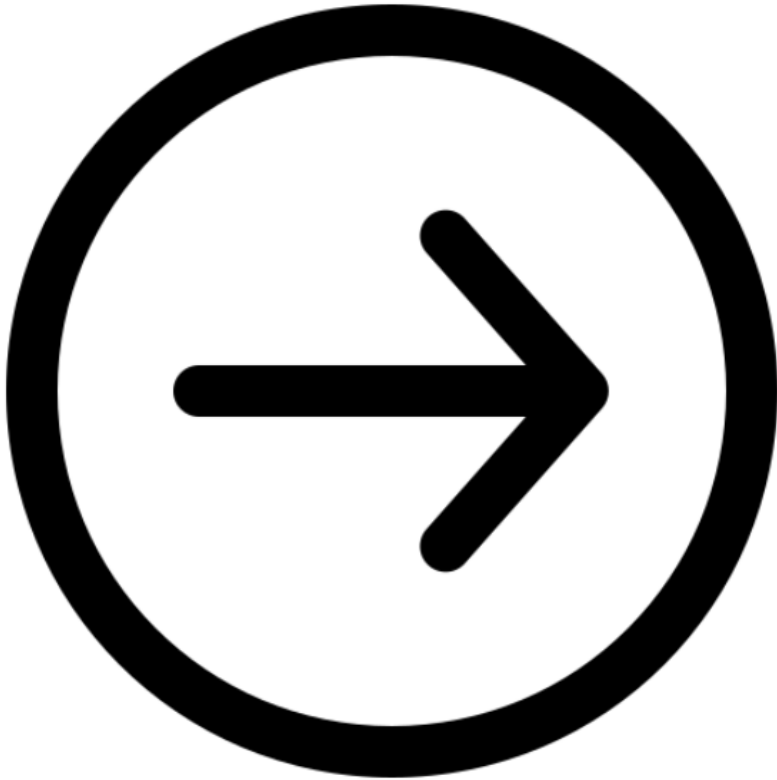
General Plan Element	Total	Complete	Partially Complete	Ongoing	Not Started	Strategic Roadmap
Administration	3	0	0	3	0	2
Land Use	18	5	6	1	6	4
Mobility	72	2	18	26	26	27
Economic Development	15	1	0	13	1	6
Community Safety	14	1	2	10	1	4
Education	8	3	0	3	2	4
Hazards	14	1	2	7	4	2
Natural Resources	83	0	25	20	38	31
Community Health	8	3	0	2	3	0
Environmental Justice	30	2	3	10	15	15
Public Facilities & Services	48	2	6	30	10	30
Housing	120	23	7	90	0	25
Total	433	43	69	215	106	150
Total %	100%	10%	50%	24%	35%	35%

Strategic Roadmap Alignment



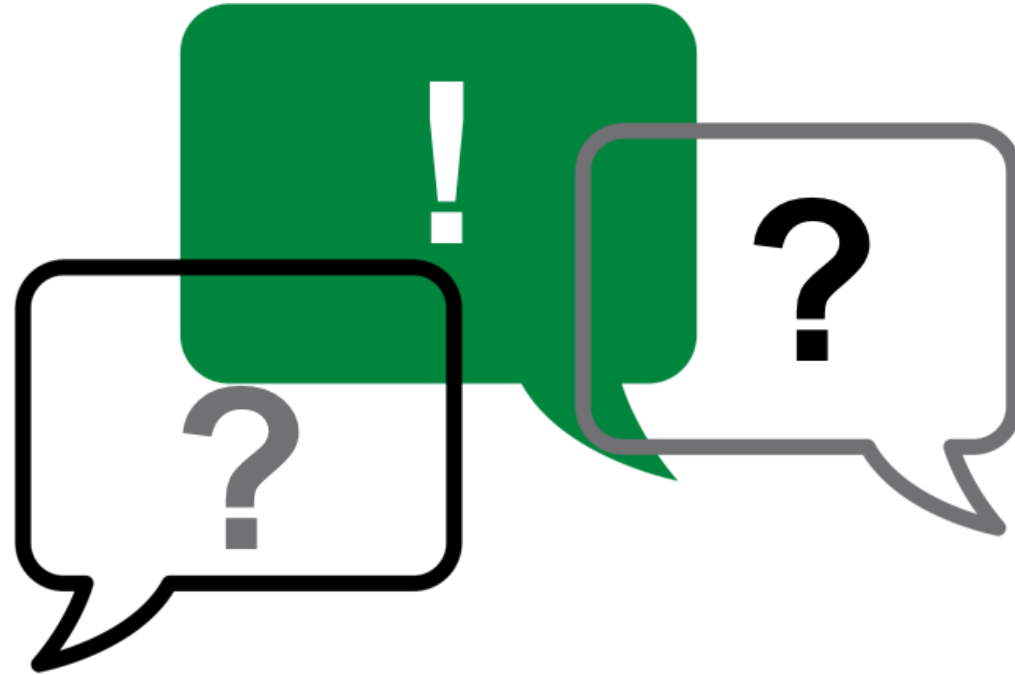
- The Strategic Roadmap is a work plan that is updated annually by the City Council.
- Contains specific metrics to measure outcomes.
- General Plan Programs primarily intersect with the following Strategic Plan categories:
 - Confront Climate Change & Champion Environmental Justice
 - Invest in Infrastructure
 - Preserve, Produce & Protect Housing For All
 - Grow the Economy

Next Steps



- 2024 Annual Report will go to the City Council on March 25, 2025
- Submitted to the Office of Planning & Research and the Department of Housing & Community Development by April 1.
- Strategic Roadmap will be evaluated and updated in March 2025.
- Staff will continue to monitor General Plan progress and return next year with the 2025 Annual Update.

Questions



STAFF PRESENTATION

ITEM #2 WS 25-005

**Work Session on Proposed Text Amendments to the
Hayward Municipal Code for the Adoption of an
Updated Tree Preservation Ordinance**

Tree Preservation Ordinance Update

Work Session with the Planning Commission
February 27, 2025
Jeremy Lochirco, Planning Manager



✓ **Tree Protection Ordinance**

- Sets policies and guidelines to preserve and expand tree canopy
- Last updated in 2002

✓ **City Strategic Roadmap**

- Fulfill Goal C11 to Update Ordinance

✓ **Align with Climate Action Plan and General Plan**

✓ **Update the Ordinance**

- Simplify policies and procedures
- Align with City environmental goals
- Provide flexibility to developers and staff

Background & Scope





Planning Commission Expressed Support:

- Addition of Heritage Trees
- Addition of an In-lieu Fee Mitigation Option
- A sliding Scale for Tree Removal Permit Fee
- Mitigation Based on Canopy Coverage

Requested More Information:

- Protection of Native Trees on Private
- Reducing permit period

Previous Planning Commission Work Session



✓ **Preservation of Native Trees on Private Property**

- Reduce replacement tree costs with 2:1 ratio for 2 or fewer trees
- Create sliding scale to reduce permit fees base on number of tree removed
- Add exemptions to waive permit fees for dead/dying or hazardous tree (would still require replacement at 2:1 ratio)
- Reduce tree care/pruning permit fee



✓ **Heritage Tree Designation**

- Designation of a Heritage Tree (Meet 2 or more criteria): Native, Habitat, Horticulture, Historical or Cultural Significance – size being considered
- Require Site Review Process for removal – allowing public comment but no public hearing unless appealed
- The addition of factors to consider for removal of a Heritage Tree

Recommended Updates

✓ Mitigation for Development Projects (Appraisal/Canopy)

- Maintain existing appraised value mitigation process
- Incorporate canopy replacement as part of development plan review process

✓ In Lieu Fees

- 125% of the appraised amount if unable to mitigate on site
 - Proposed rate would cover purchasing, planting, care and maintenance of new trees
- Expands city ability to plant trees around the city and not just at a specific location
- Applied to all mitigation types: Tree removal permits, native tree removals and development projects
- In lieu fees could be used for planting and maintenance of trees in Hayward
 - New tree planting in areas of need
 - Maintenance of trees in areas of need



Recommended Updates

✓ **Tree Removal Penalty**

- Double the amount of a tree removal permit (Current permit \$587)
- Mitigation based on the appraised value of the tree

✓ **Permit Duration**

- Reduce permit period to a 3-month duration with the opportunity to extend another 3-months with no further fee required

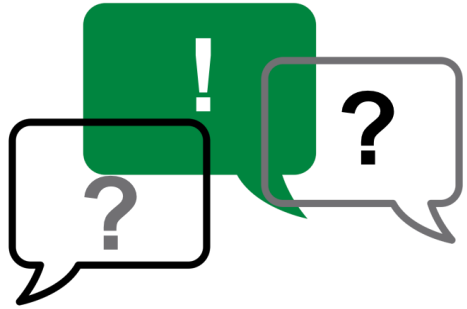


Recommended Updates

- ✓ City Council Work Session March 18
- ✓ Finalize the draft Ordinance
- ✓ Release for Public Review and Comment
- ✓ Staff expects the final Ordinance to be ready for Planning Commission recommendation and City Council consideration in late Spring 2025

Next Steps





Questions?

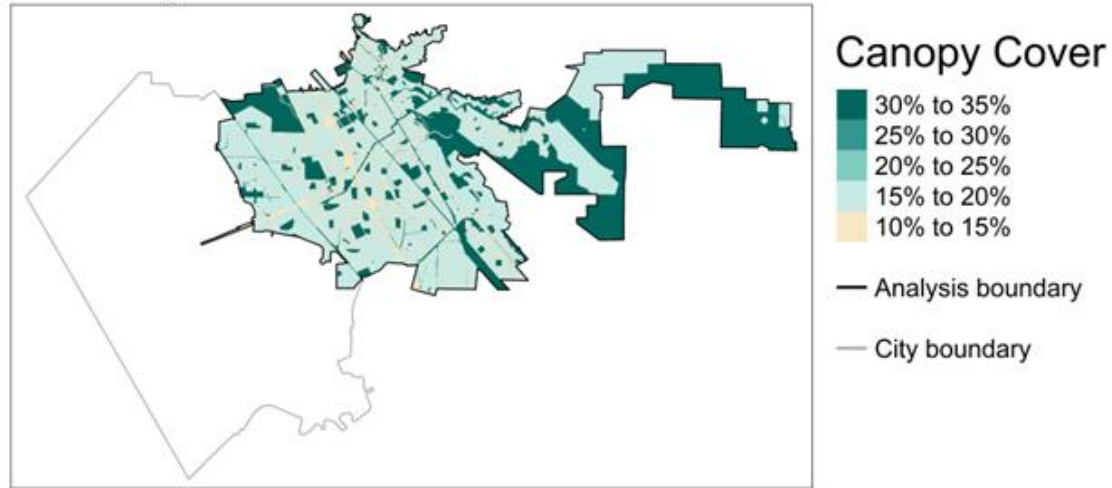
Extra Slides

Canopy Coverage Analysis

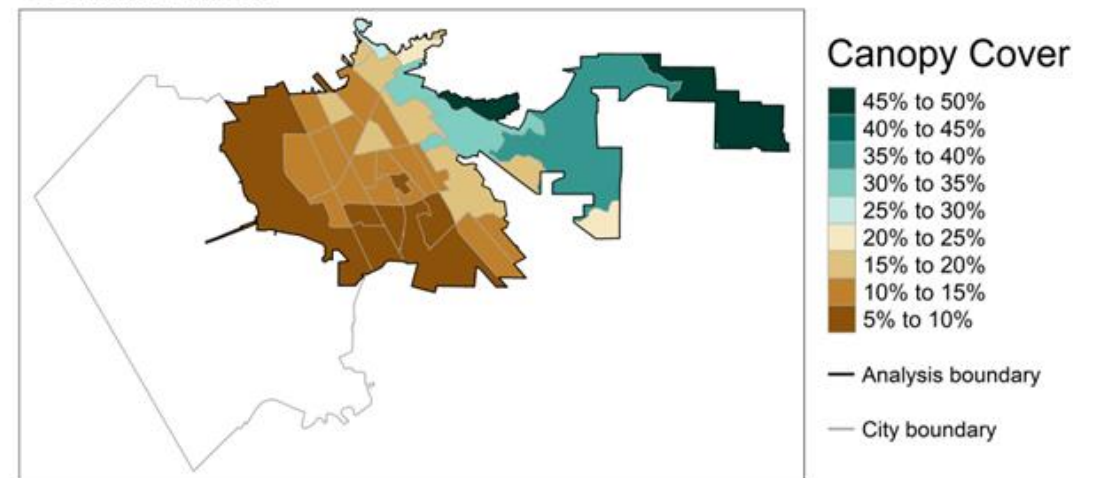
What is a Canopy Coverage Analysis?

A Canopy coverage Analysis is an aerial review of the tree canopy coverage over the city. The Analysis is conducted every 5-10 years and provides insight into the expansion or reduction of the tree canopy city wide.

City of Hayward - 2020 Canopy Cover
Parcel Type



City of Hayward - 2020 Canopy Cover
Census Tracts



Tree Preservation Ordinance – Canopy Analysis