

**PLANNING COMMISSION MEETING
THURSDAY, APRIL 25, 2019**

PRESENTATIONS

STAFF PRESENTATION

**ITEM #1 PUBLIC HEARING
Ph#19-026**

**INDUSTRIAL DISTRICT REGULATIONS
ADOPTION OF INDUSTRIAL
DISTRICT DESIGN GUIDELINES**



CITY OF HAYWARD

INDUSTRIAL DISTRICT REGULATIONS UPDATE



PLANNING COMMISSION PUBLIC HEARING



APRIL 25, 2019

AGENDA

- 1** Project Overview
- 2** Summary of Draft Regulations & Recommended Revisions
- 3** CEQA
- 4** Recommendation

1. Project Overview

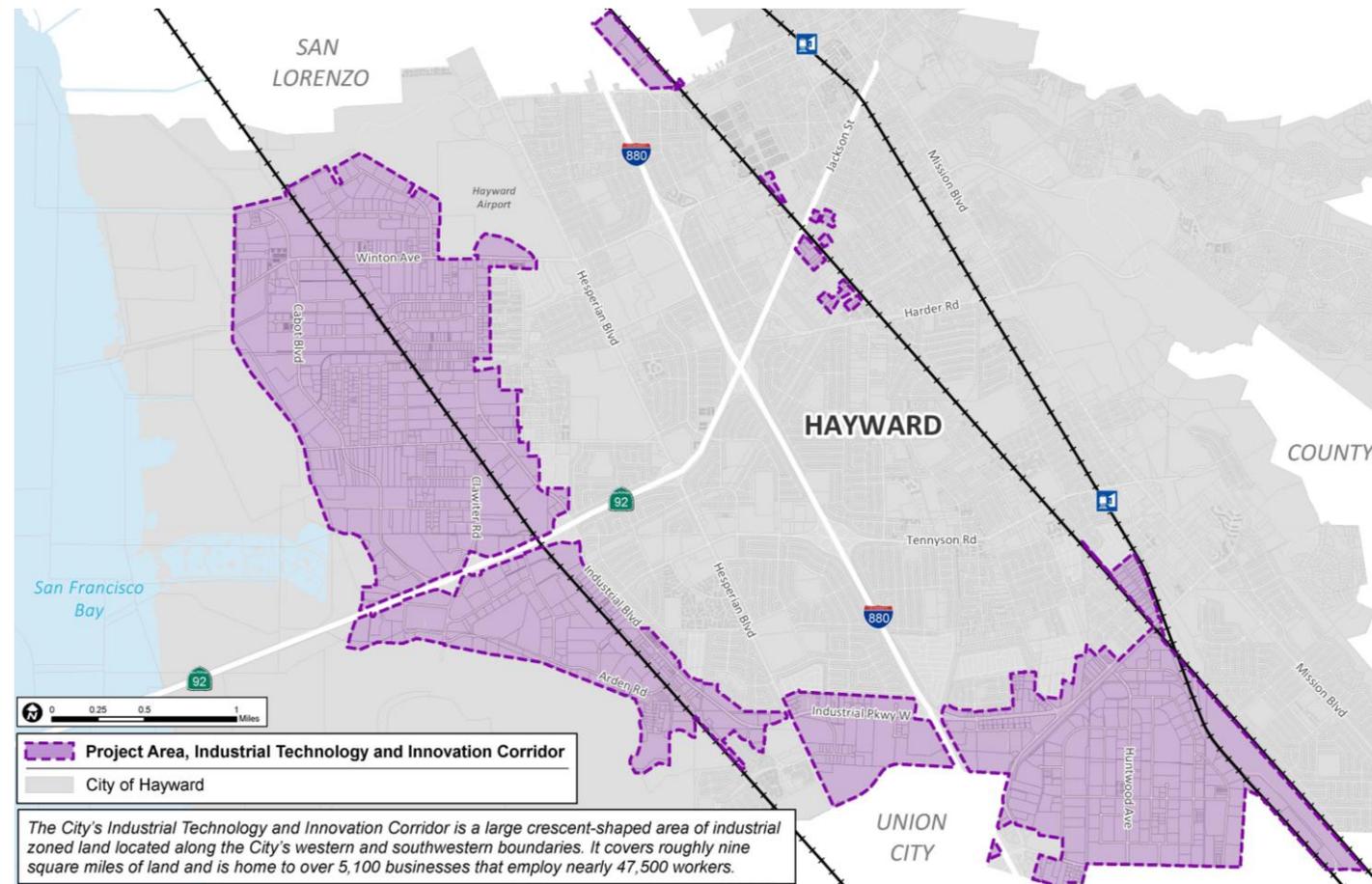
Purpose and Objectives

Update the Industrial District Regulations

- Implement General Plan policies
- Encourage advanced technology industries
- Attract well-designed, high amenity development
- Address compatibility between uses
- Discourage low-employment intensity, high-impact uses
- Be easy to use and understand

"Enhance the Industrial Technology and Innovation Corridor to expand the economic and employment base of Hayward and achieve a healthy balance between a manufacturing-based economy and an information- and technology-based economy"

-General Plan Land Use Goal 6



Public & Stakeholder Outreach

- July & August 2017 – Stakeholder interviews & Business Survey
- December 12, 2017 – Council Economic Development Committee
- January 25, 2018 – Chamber of Commerce Board of Directors
- January 25, 2018 – Community Meeting
- October 11, 2018 – Planning Commission Work Session on Draft Regulations
- October 11, 2018 – Hayward Area Shoreline Planning Agency
- December 7, 2018 – Chamber of Commerce Government Relations Committee
- December 18, 2018 – City Council Work Session



Project Overview

- ✓ **Project Initiation**
- ✓ **Research and assessment**
 - ✓ *Stakeholder interviews*
 - ✓ *Online survey*
- ✓ **Research and Recommendations Report**
- ✓ **Evaluation of issues and options**
 - ✓ *Community workshop*
 - ✓ *Key group meetings*
- ✓ **Draft Regulations Released for Public Review**
- ✓ **Work Sessions with Planning Commission, City Council & Stakeholder Groups**
- Public Hearings and Adoption**



2. Summary of Draft Regulations & Revisions

Proposed Zoning Map

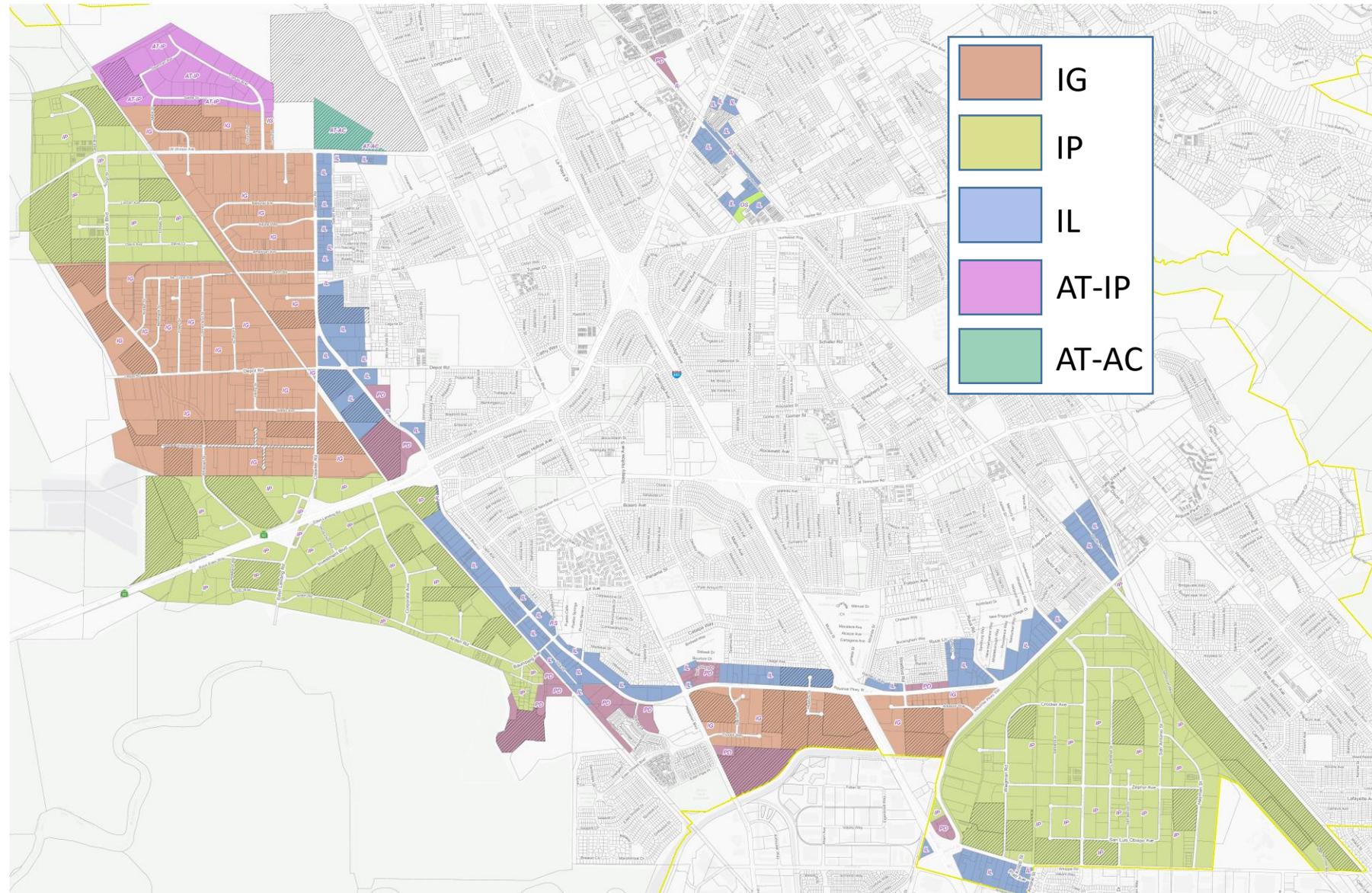
Proposed subdistricts have purpose statements reflecting character and intent

IG: Allow widest variety of industrial uses

IP: Create or maintain an industrial park or campus-like atmosphere

IL: Most restrictive on heavy industrial uses, most permissive on non-industrial uses. Address compatibility

AT-IP, AT-AC: Minor modifications to use regulations and development standards



Revisions to Draft Industrial Regulations

Zoning Map

- Gillig Site – split between IP District along Route 92 & IG District, and
- Shasta Site – split between IL District abutting residential & IP District along Route 92.

Industrial District Zoning Regulations - Uses

- Updated to include various automobile uses & industrial equipment sales;
- Differentiate between micro-brewery which allows retail sales and brewery;
- Differentiate between contractor services and storage yard;
- Allow daycare and educational uses under certain limitations, and
- Allow homeless shelters on City-owned property.

Revisions to Draft Industrial Regulations

Industrial District Zoning Regulations – Standards

- Allow **Bonus Floor Area Ratio (FAR)** for office and research and development uses in IP District, subject to finding that collective FAR across Industrial District will not exceed 0.8;
- Provide tiered allowances for **Outdoor Storage** by sub-district;
- Added provisions for **Bicycle Parking** & locations; and
- Allow various site requirements such as minimum landscaping, employee amenities, and stormwater retention to count toward **Open Space** requirement provided it is designed appropriately.

Design Guidelines

Revisions to Design Guidelines

Design Guidelines were updated to include:

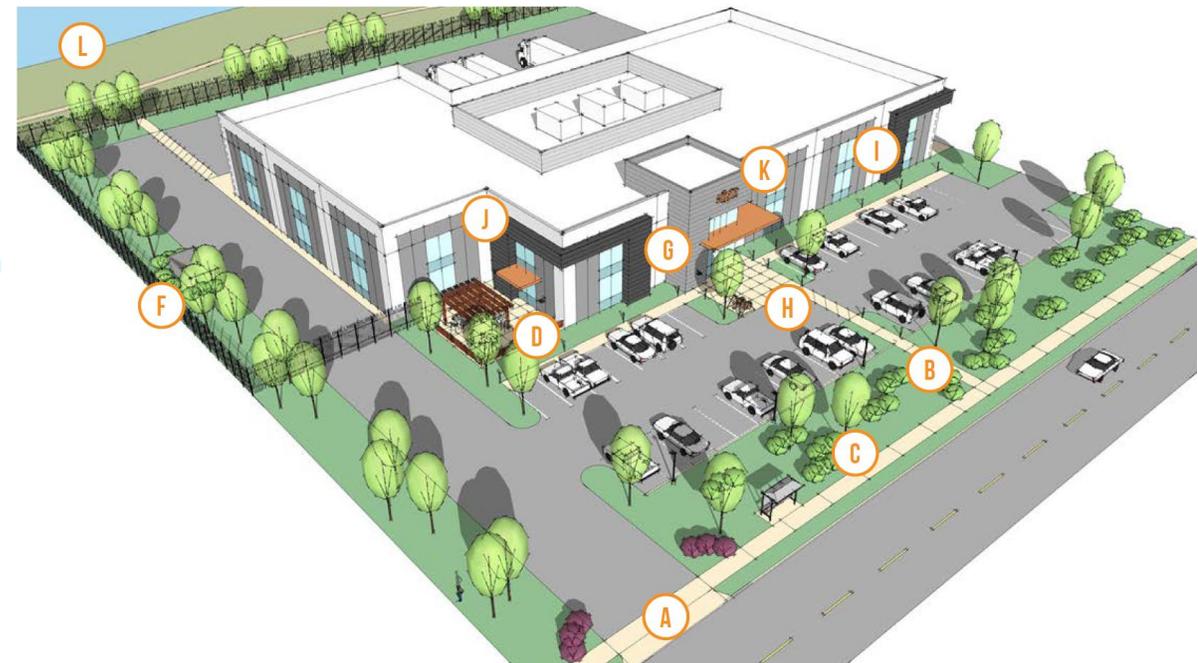
- Additional standards for shoreline fronting elevations and to minimize outdoor storage and truck bays along shoreline, and
- Minimum building plane off-sets occurring at regular intervals to ensure building articulation.

SITE ELEMENTS

- A** Site Planning
- B** Pedestrian Connections
- C** Landscaping, Walls, and Fencing
- D** Employee Amenities and Open Space
- E** Lighting
- F** Utilitarian

BUILDING DESIGN

- G** Massing and Articulation
- H** Entries
- I** Windows and Doors
- J** Colors and Materials
- K** Signage
- L** Shoreline Development



Other Associated Updates

Revisions to Associated Updates

HMC Section 10-1.3500 - Definitions

- Updated for internal consistency with new regulations and other sections of the Municipal Code

HMC Section 10-2735(m) - Food Vendor Permit

- Allow multiple food truck vendors per site with approved Food Vendors Permit

HMC Section 10-1.3075 – Major Site Plan Review

- Removed specific references to Industrial District development to allow City to use this section for other zoning districts and large scale developments.

No Updates to Small Recycling Collection Facilities, Air Terminal District & Parking Regulations Sections.

Tiering off the General Plan Program EIR

- July 1, 2014, City Council adopted Resolution No. 14-108 approving the Hayward 2040 General Plan Update and Related Program Environmental Impact Report.
- Proposed Amendments are consistent with General Plan Goals and Policies & specifically called for in General Plan Implementation Program.
- Bonus FAR for certain uses within IP sub-district subject to finding that the collective FAR across all sub-districts does not exceed 0.8 FAR.
- No new or unanticipated levels of development not identified in the General Plan Program EIR would occur as a result of the proposed Zoning Map or Text Amendments.
- No further environmental review is necessary.

Recommendation

Planning Commission Recommends that the City Council:

Approve the Proposed Zoning Map and Zoning Text Amendments, Related Design Guidelines and Environmental Analysis for the Industrial District Regulations Update.

QUESTIONS & COMMENTS