

**PLANNING COMMISSION MEETING
THURSDAY, MARCH 12, 2026**

PRESENTATIONS

STAFF PRESENTATION

ITEM #1 PH 26-010

**Proposed Demolition of an Existing Community Center
to allow the Development of 83 Residential
Condominium Units and Related Site Improvements on
4.83 Acre Site at 1101 and 1103 Walpert Street,
Requiring Approval of a Vesting Tentative Tract Map
and Site Plan Review, Application No. TM-24-0007.
Applicant: Caden Proctor, Waymark Development.
Owners: Arc of the East Bay**

Vesting Tentative Tract Map (8750) & Site Plan Review at 1103 & 1103 Walpert Street

Planning Commission Hearing
March 12, 2026
Taylor Richard, Associate Planner





Project Site



Project Site



- 1101 & 1103 Walpert Street
- 4.83 net-acre site (5.49 gross-acre)
- **Current Zoning:** Medium Density Residential (RM)
- **Current General Plan Land Use Designation:** Medium Density Residential (MDR)

Existing Conditions



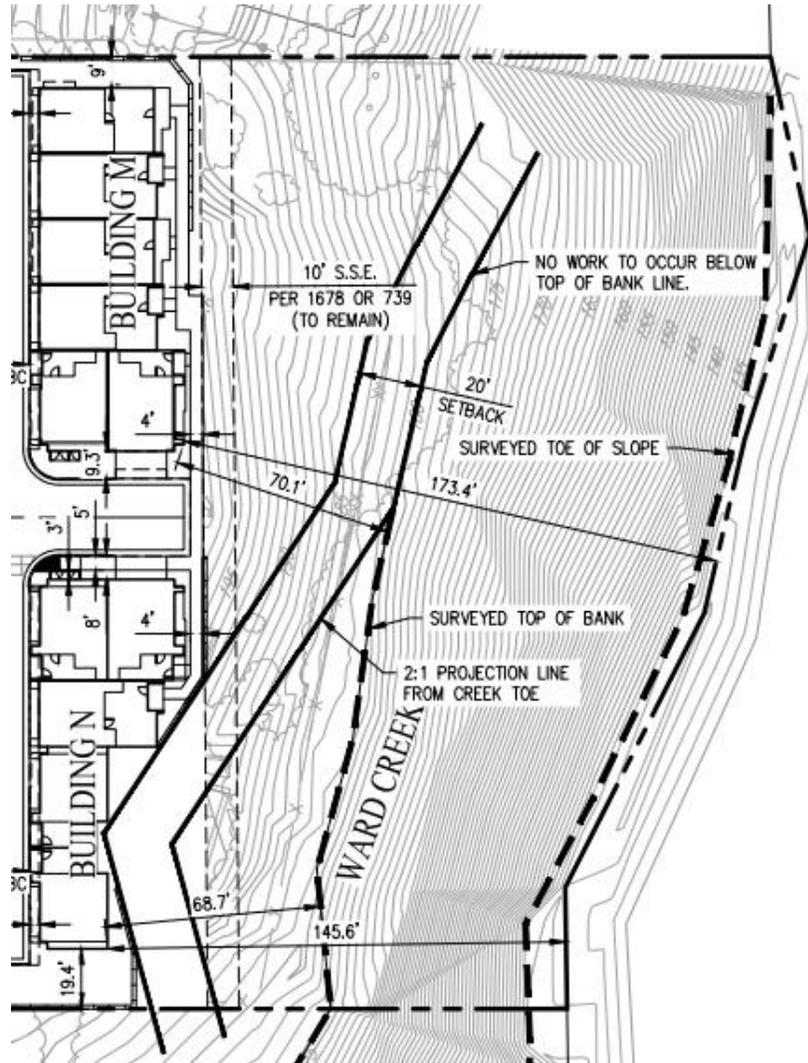
Proposed Development



Proposed Development



Ward Creek Protection and Setback



- ✓ Project fully **complies** with the Alameda County **Watercourse Protection Ordinance**
- ✓ Project fully **complies** with the City of Hayward **Creek Setback**
- ✓ **No impact to habitat** for special status species

Zoning Consistency

Standard	Requirements	Proposed	Consistent
Min. Lot Size	5000 sf	239,144.4 sf	Yes
Min. Lot Frontage	35 ft	277.76 ft	Yes
Min. Average Lot Width	60 ft	300.53 ft	Yes
Min. Average Lot Depth	80 ft	763ft	Yes
Min. Front Setback	10 ft	10.5 ft	Yes
Min. Side Setback	5 ft	5 to 19.4 ft	Yes
Min. Rear Setback	10 ft	42 ft	Yes
Height	50 ft	42ft	Yes
Parking	0 parking space	175 parking spaces	Yes
Open Space Area	150 sf/unit	228.6 sf/unit	Yes
Open Space Amenities	200 points	210 points	Yes
Façade Design Elements	125 points	205 points	Yes

General Plan Conformance



- ✓ **Land Use Policy LU-1.3:** City shall direct local population and employment growth toward infill development sites within the city, especially the catalyst and opportunity sites identified in the Economic Development Strategic Plan.
- ✓ **Housing Policy H-3.1:** City shall implement land use policies that allow for range of residential densities and housing types, prices, ownership and size, including low-density single-family uses, moderate-density townhomes and higher-density apartments, condominiums.
- ✓ **Housing Policy H-3.4:** City shall encourage development of residential uses close to employment, recreational facilities, schools, neighborhood commercial areas and transportation routes.

Housing Accountability Act (SB 330)



A City **must approve** a housing development project that complies with the “objective”, **unless** the City is able to make written findings based on the **preponderance of the evidence** in the record that either:

- (1) The City has already met its Regional Housing Needs Assessment (RHNA) requirement
- (2) There is an impact to the public health and safety and this impact cannot be mitigated
- (3) The property is agricultural land
- (4) Approval of the project would violate State or Federal law and this violation cannot be mitigated
- (5) The project is inconsistent with the zoning and land use designation and not identified in the General Plan Housing Element RHNA inventory.

A nighttime photograph of a city and a bridge over water. The city lights are visible in the foreground and middle ground, with a large bridge spanning across the water in the background. The sky is dark blue, and the water reflects the city lights.

STAFF RECOMMENDATION:

That the Planning Commission approve the proposed Vesting Tentative Tract Map (8750) & Site Plan Review application based on the draft findings in Attachment II and subject to the recommended conditions of approval in Attachment III.

STAFF PRESENTATION

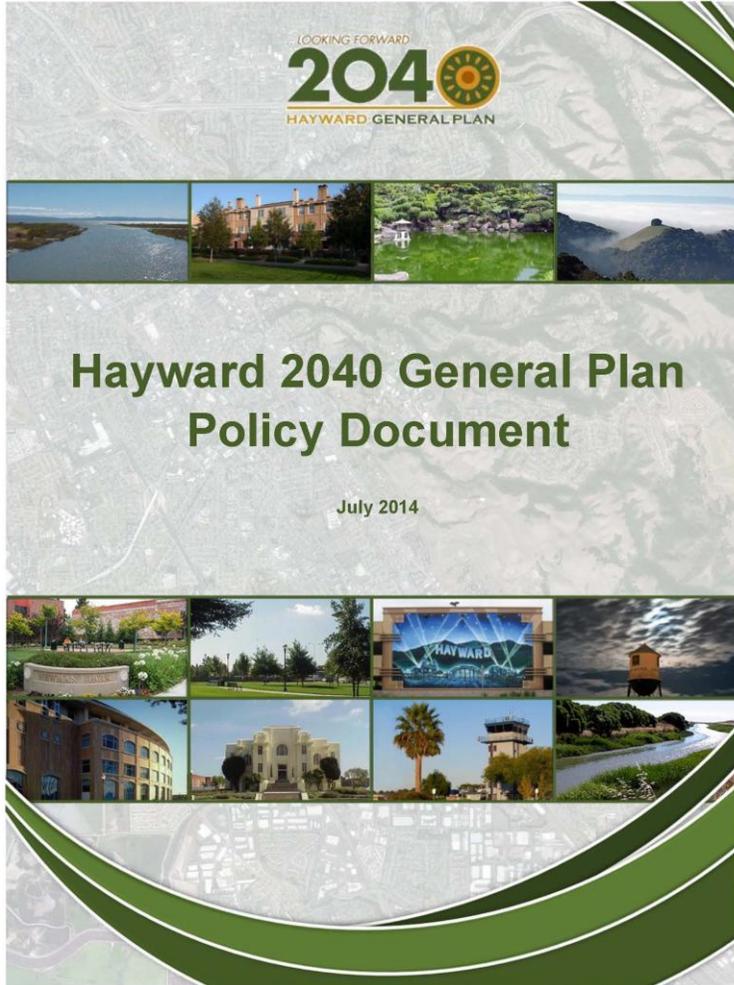
ITEM #2 RPT 26-023

2025 General Plan Annual Progress Report

Hayward 2040 General Plan 2025 Annual Progress Report

Planning Commission
March 12, 2026

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

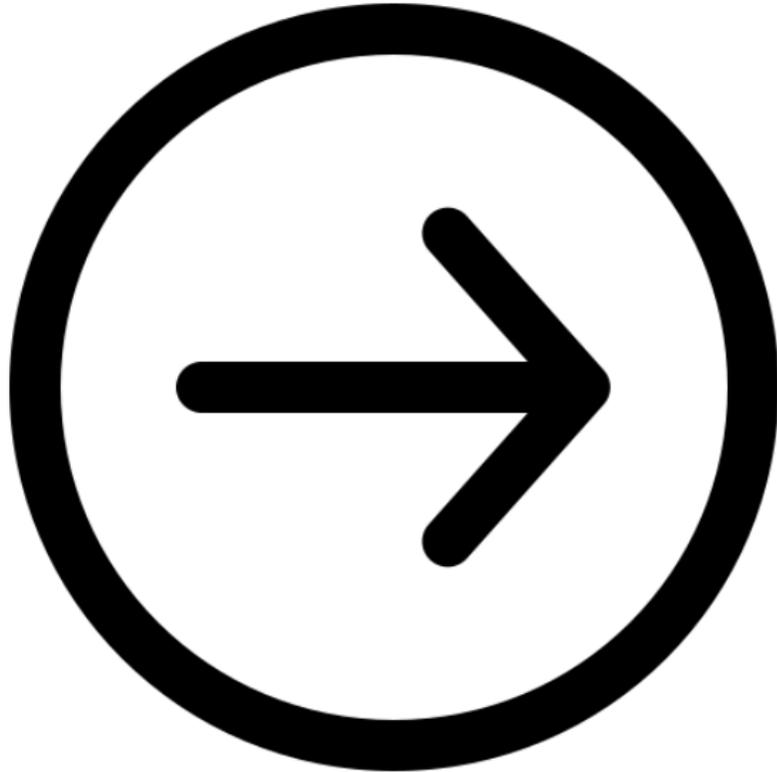
General Plan Element	Total	Complete	Partially Complete	Ongoing	Not Started	Strategic Roadmap
Administration	3	0	0	3	0	2
Land Use	18	5	6	1	6	5
Mobility	72	2	16	36	18	27
Economic Development	15	1	0	13	1	6
Community Safety	14	1	1	11	1	4
Education	8	1	0	5	2	4
Hazards	14	2	1	7	4	2
Natural Resources	82	2	25	21	34	31
Community Health	8	2	0	3	3	0
Environmental Justice	30	2	2	11	15	15
Public Facilities & Services	48	3	6	29	10	30
Housing	120	26	12	80	2	25
Total	431	47	69	220	96	151
Total % (2025)	100%	11%	16%	51%	22%	35%
Total % (2024)	100%	10%	16%	50%	24%	35%

Strategic Roadmap Alignment



- The Strategic Roadmap is a work plan development by the City Council.
- Contains specific metrics & outcomes.
- General Plan Programs 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
 - Enhance Community Safety
 - Cultivate Vibrant Neighborhoods

Next Steps



- 2025 Annual Report will go to the City Council on March 24, 2025
- Submitted to the Office of Planning & Research and the Department of Housing & Community Development by April 1.
- Staff will continue to monitor General Plan progress and return next year with the 2026 Annual Update.

Questions

