



CITY OF  
**HAYWARD**  
HEART OF THE BAY

# Livestock Regulations in Residential Zones

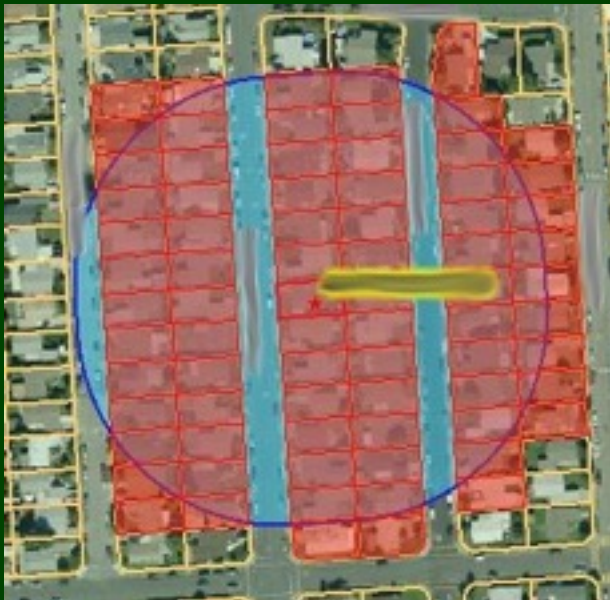
**Michael Christensen, *Assistant Planner***

Planning Division  
Development Services Department



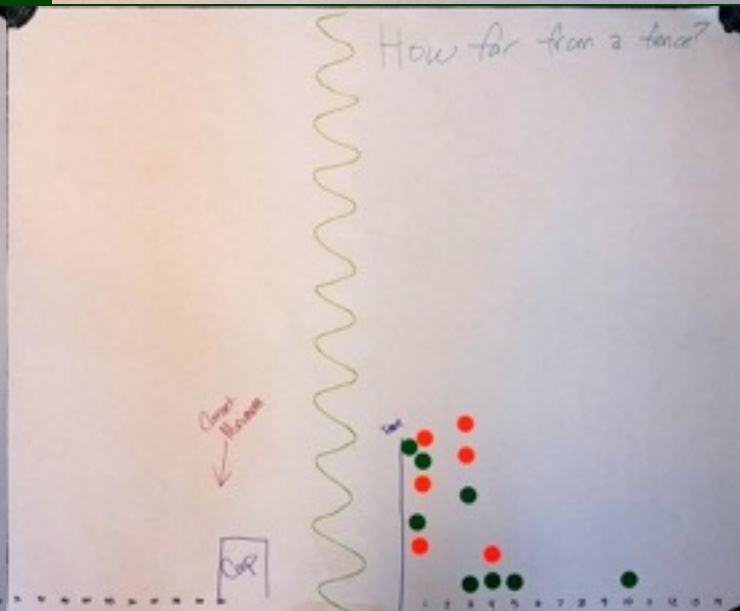
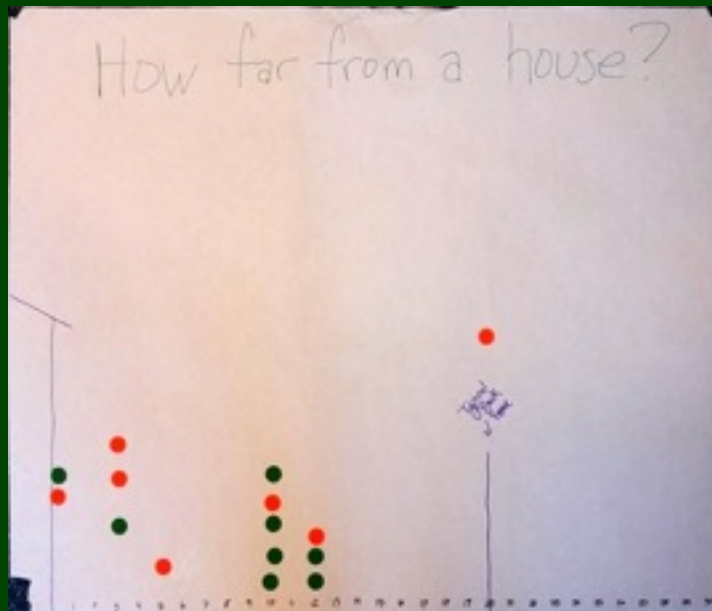
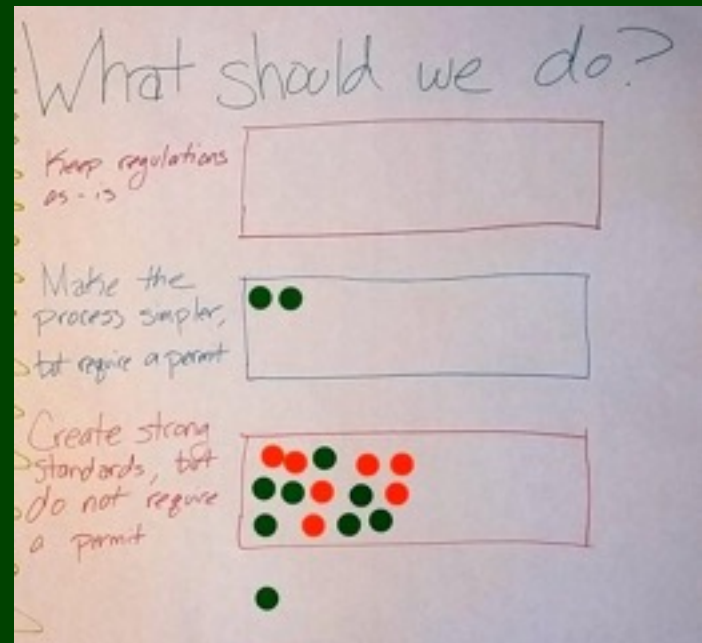
# Introduction

Current Ordinance	
<i>Permit Required</i>	<i>Administrative Use Permit</i>
<i>Cost of Permit</i>	<i>\$500</i>
<i>Noticing Required</i>	<i>All properties within 300 feet</i>
<i>Minimum Setback from Property</i>	<i>20 feet</i>
<i>Minimum Setback from Home</i>	<i>40 feet</i>



# Outreach

A public meeting was held on August 18<sup>th</sup>, 2015 with 17 members of the public in attendance.



# Outreach

An article was run in local newspapers which included staff contact information to facilitate public comment.

## Hayward seeks residents' ideas about backyard chickens

By Rebecca Parr [rparr@bayareanewsgroup.com](mailto:rparr@bayareanewsgroup.com)

0 COMMENTS

HAYWARD -- Residents can weigh in Tuesday on whether the city should change its rules on raising backyard chickens, currently prohibited on most residential lots.

The urban agricultural movement has spurred several people to approach the city about keeping chickens in their backyards, said Michael Christensen, a Hayward planner. But Hayward's ordinance only has one definition for livestock.

"The city's separation requirement doesn't distinguish between a chicken coop and a horse stable," he said. "The 40-foot setback makes it difficult, if not impossible, for most people in the city to have any livestock."

The community meeting is at 6 p.m. Tuesday in Hayward City Hall, Room 1C, 777 B St. Those interested also may contact Christensen at 510-583-4231 or [michael.christensen@hayward-ca.gov](mailto:michael.christensen@hayward-ca.gov).

While Tuesday's meeting is focused on chickens, residents are welcome to discuss related topics, such as beekeeping or raising other fowl, Christensen said.

-- Rebecca Parr, Staff



# Outreach

Research was conducted on the ordinances of other local jurisdictions.

Berkeley	No permit required.
Concord	Discretionary permit issued by Planning Division.
Fremont	Ministerial permit issued by Animal Control.
Hayward	Discretionary permit issued by Planning Division.
Livermore	Ministerial permit issued by Animal Control.
Pleasanton	No permit required.
San Carlos	No permit required.
San Jose	No permit required.
San Mateo	Ministerial permit issued by Building Division.
San Francisco	No permit required.



# Alternative One

- Allowed on Single-Family Residential properties.
- Zoning Conformance Permit required.
- Maximum of four hens.
- Reduced setback from home and property lines.
- If revoked, cannot be reissued within six months.
- Roosters prohibited.



## Alternative Two

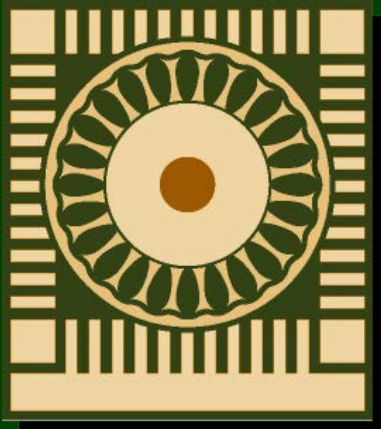
- Allowed on Single-Family Residential properties.
- Allowed without needing a permit.
- Maximum of 4 hens.
- Reduced setback from home and property lines.
- Roosters prohibited.

# Discussion

- Should a permit be required to keep chickens in residential areas?
- If yes, should the city continue to require an AUP, or should a ministerial permit, such as a Zoning Conformance Permit, be required instead?
- Should standards be revised to create reduced setbacks for coops?
- Should this ordinance be expanded to include other activities, such as beekeeping?







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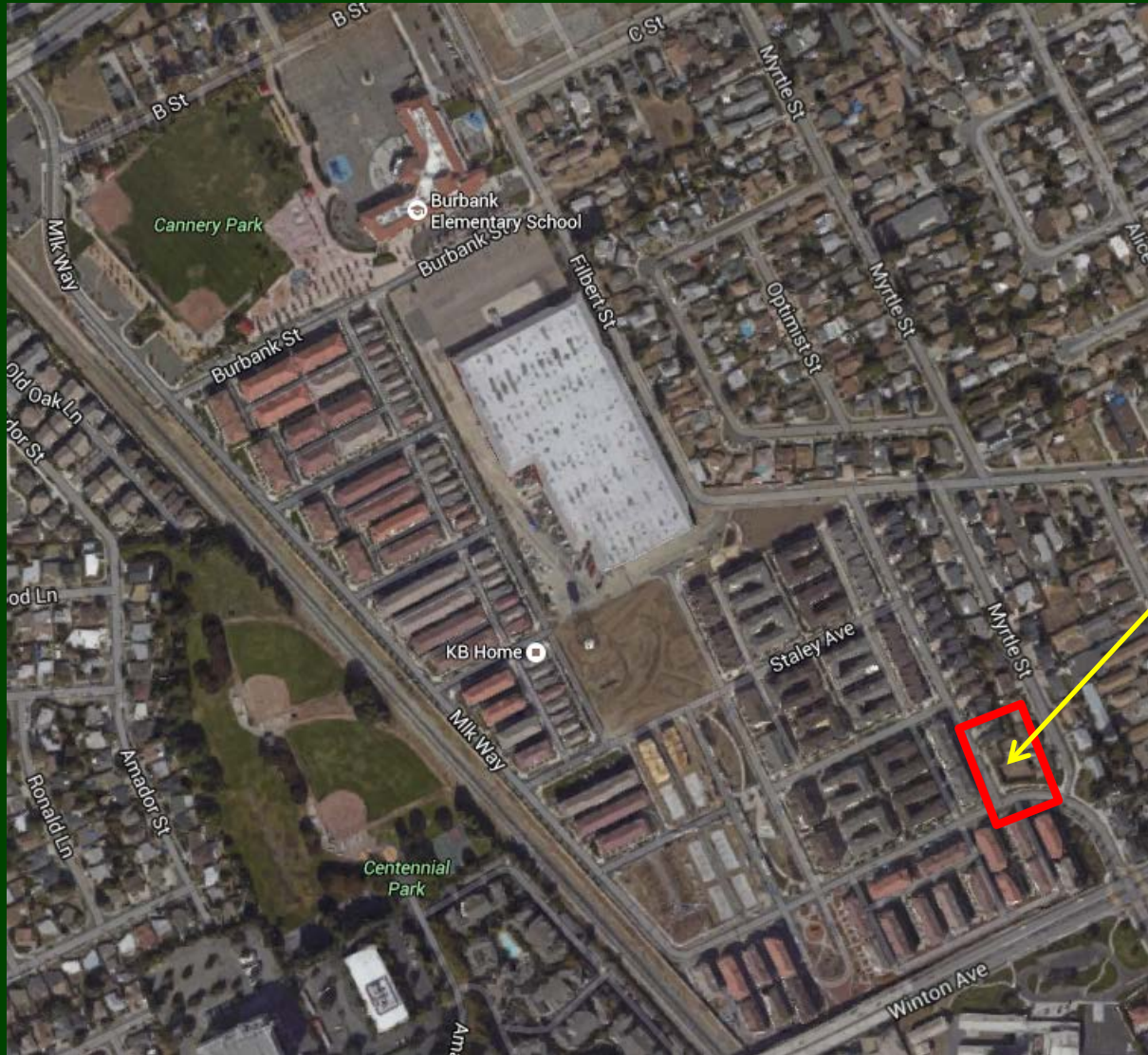
**Cannery Place**  
**September 17, 2015**  
**Planning Commission Meeting**

Sara Buizer, AICP, Planning Manager  
Planning Division  
Development Services Department



# Cannery Place

Location



Project Site



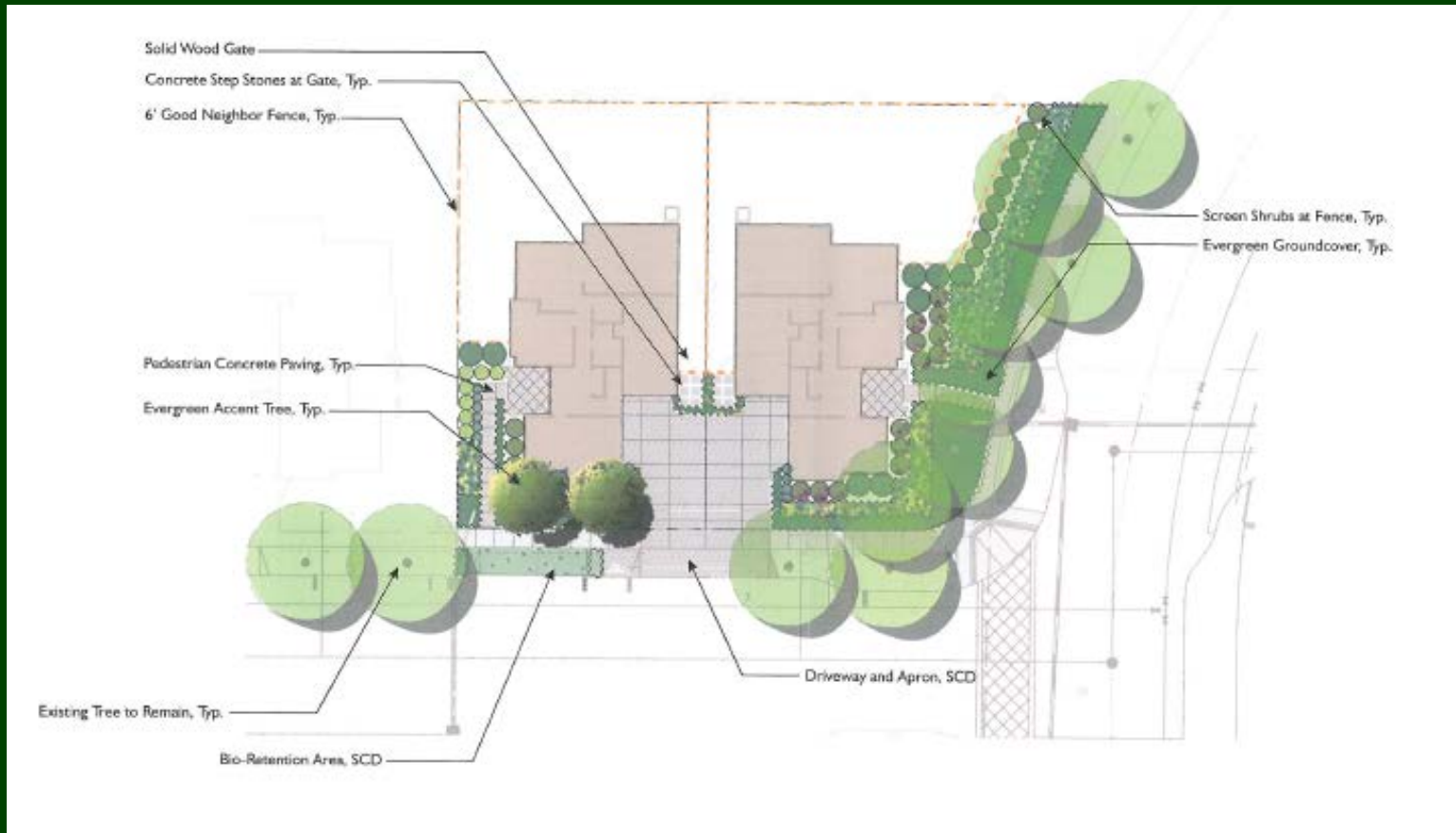
# Cannery Place

*Original Precise Plan Approval*



# Cannery Place

## Proposed Revisions to Precise Plan - Site Plan



# Cannery Place

*Proposed Elevations (match existing duet units)*



### Retail Challenges

- Limited Visibility from Winton Avenue
- Challenging vehicular circulation

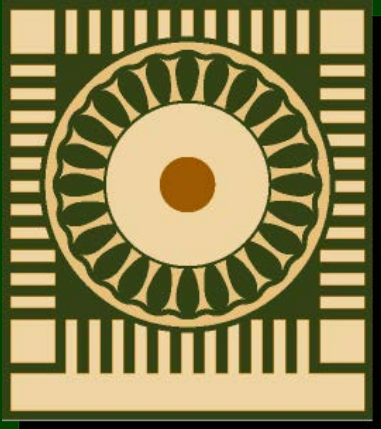
### Density

	Original Approval	2008-2010 Amendments	Proposal
	612 multi-family units	598 multi-family units	598 multi-family units
	16 duet units	16 duet units	18 duet units
	1 commercial site	1 commercial site	No commercial
<b>TOTAL # Residential Units</b>	628	614	616



The Planning Commission recommend approval to the City Council, including:

Approval of the proposed Precise Plan Modification and the Vesting Tentative Parcel Map.



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**Cannery Place**  
**September 17, 2015**  
**Planning Commission Meeting**

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Planning Division  
Development Services Department







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**Greenwood Homes  
Westlake Urban**

**September 17, 2015  
Planning Commission Meeting**

Arlynn J. Camire, AICP, Associate Planner  
Planning Division  
Development Services Department



# Greenwood Homes

Location





- SHEET NOTES:**
1. BUILDING MOUNTED EXTERIOR GREENWOOD CIRCLE, TYP. LIGHT DAYLIGHT SENSOR CONTROLLER.
  2. SEE LANDSCAPE PLANS FOR PATHWAYS, SITE LIGHTING, SITE AREAS & IRRIGATION DESIGN.
  3. SEE CIVIL DRAWINGS FOR BOX STEPS TO BUILDING PADS, STORM WATER MANAGEMENT CONTROLS.



# Greenwood Homes

## *Neighborhood Architecture*



HAYWARD





**Farmhouse**



**Craftsman**



**Tuscan**





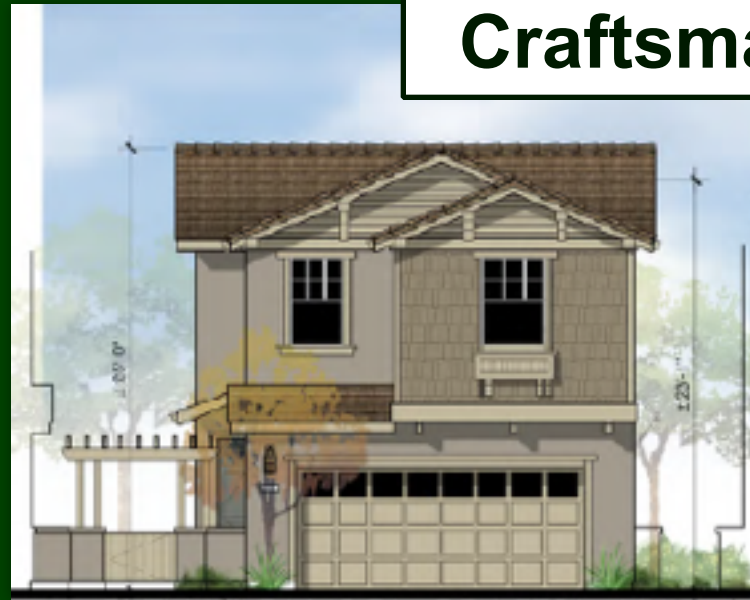
**Tuscan**



## Farmhouse



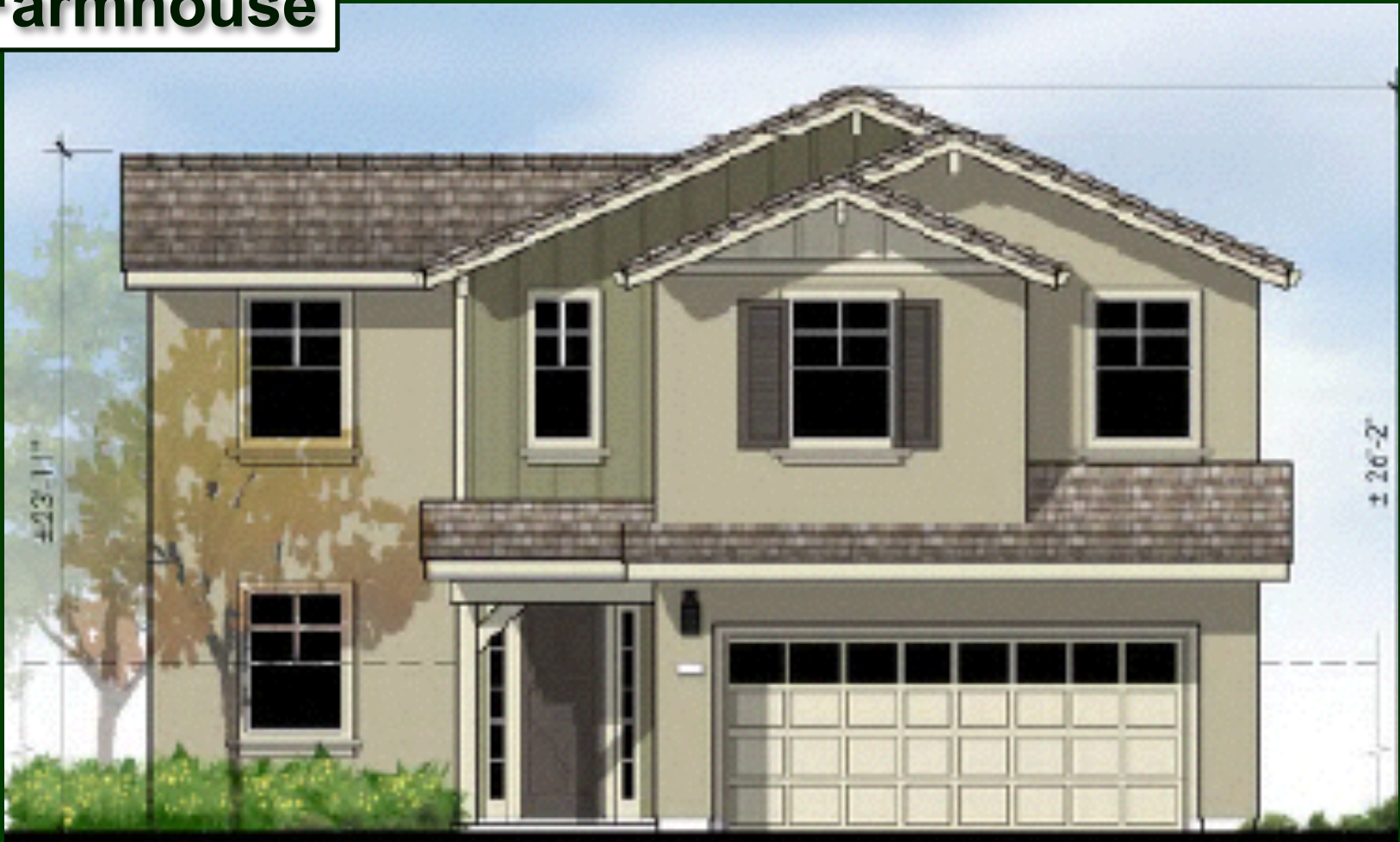
## Craftsman



## Tuscan



## Farmhouse







**Playground Components**  
 This concept features an "exploded" playground with individual play zones radiating from a central picnic area. This encourages greater movement and exploration as kids travel from one play zone to another. Each play zone offers a different type of activity to stimulate imaginations, improve strength and agility, and engage the senses.

**The Play Zones:**

1. SLIDE! - Synthetic turf mound, ideal for children of all ages to slide and play on.
2. TWIRL! - Free-standing twirling play feature for children ages 2-5 yrs.
3. DANCE! - Musical play features to inspire musical minds.
4. BUILD! - Sandbox area with sand tables for 2-5 year olds to explore and play.
5. SPIN! - Spinning play feature for children ages 3-12 yrs.
6. CLIMB! - Strength-building climbing elements for children ages 5-12 yrs.
7. BOUNCE! - Free-standing play elements with bounce-able parts and netting for endless fun.
8. SWING! - Swinging elements for children of all ages.



**GREENWOOD PARK** | Master Plan





# Greenwood Homes

*Elevations Facing Greenwood Park*



HAYWARD



**Recommend that the Planning Commission approval including:**

**Approval of the Proposed  
Precise Plan, Site Plan Review  
and Vesting Tentative Tract Map.**



HAYWARD





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