

# **CITY COUNCIL MEETING**

**MAY 20, 2025**

**PRESENTATIONS**

**Item #9**

**PH 25-019**

**Universal  
Residential Design**

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# Universal Residential Design Ordinance

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May 20, 2025  
City Council Meeting  
Jeremy Lochirco, Planning Manager

# Background

- AB 2787 and AB 1400 adopted by State
- Model Ordinance or “substantially similar”
- Priority project of:
  - Hayward 2040 General Plan;
  - City Council’s Strategic Roadmap; and
  - 6<sup>th</sup> Cycle of Housing Element
- HPRC Meeting on September 19, 2024
- Reviewed Ordinances from 10 Cities
- Targeted outreach to the building industry and community advocates
- Meeting with State’s Department of Housing and Community Development

## UNIVERSAL DESIGN FEATURES

- 1 Wider Hallways
- 2 Raised Wall Outlets
- 3 Lowered Light Switches
- 4 Wider Door Openings
- 5 Circulation Space
- 6 Easy Operable Windows
- 7 Backing for Future Grab Bars
- 8 Zero-Threshold Shower  
option available
- 9 Easy to Access Utilities

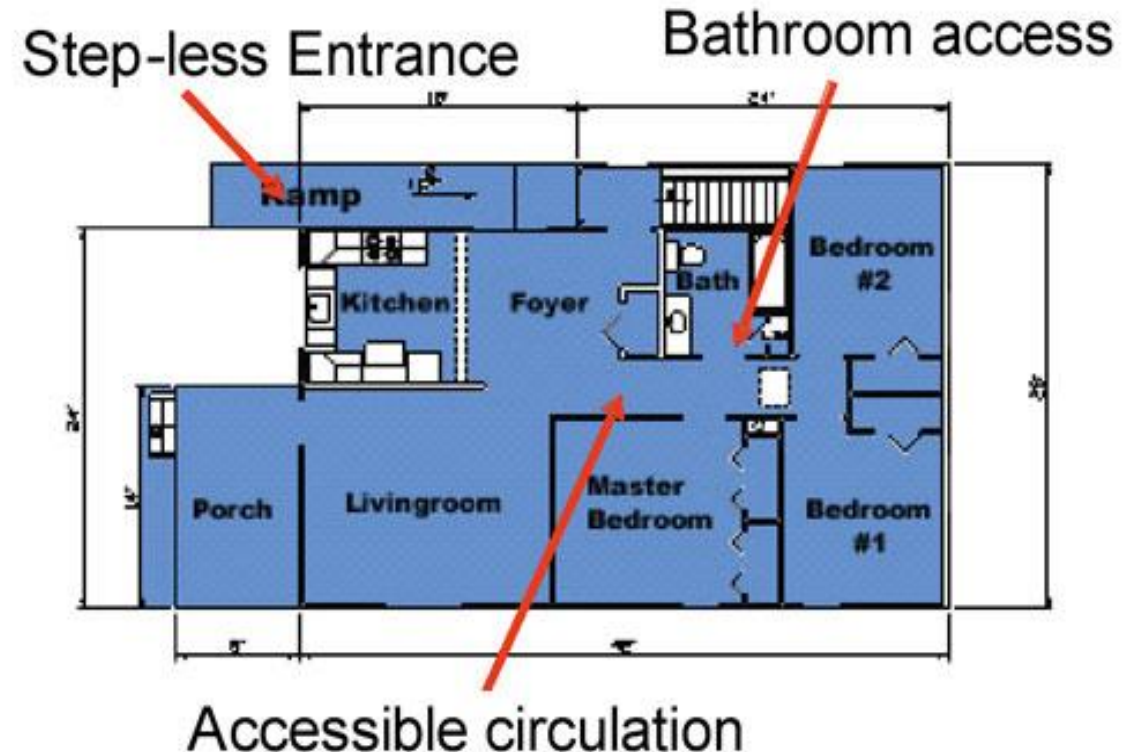


# Ordinance Summary

- All new single-family, duplex, and townhome developments shall be designed to accommodate Universal Design features
  - Cost of Installation paid by future homeowner
  - Checklist required for developments with on-site sales office
- Projects proposing five (5) or more units must meet Visitability requirements in at least 50% of units
- Projects receiving City funding assistance for affordable housing
  - 50% of Units install Universal Design features
  - 100% of Units be Visitable
- Includes Waivers and Exceptions
- Administration and Enforcement by Development Services Department
- Annual reporting with Annual Progress Report

# Visitability

- The concept of “visitability” in new residential construction has been a growing trend nationwide for the past three decades.
- A house is visitable when it meets these basic requirements:
  - One zero-step entrance;
  - Doors with 32” of clear passage; and
  - One bathroom on the main floor which is wheelchair accessible.
  - Raised electrical outlets and lowered
  - Levered door handles and single-lever kitchen and bathroom faucets





# Exceptions, Waivers and Enforcement

## **Exceptions Proposed By Staff:**

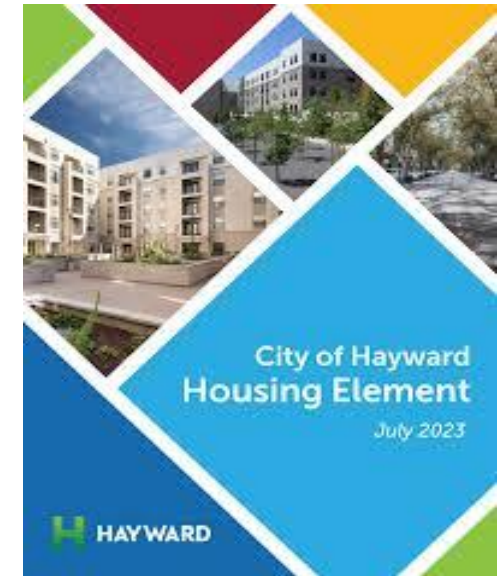
- Rehab or expansion of an existing residential unit; reconstruction due to fire or natural disaster; ADUs and JADUs; Four or fewer units within an existing structure; and residential structure constructed with entry above grade, such as when the entrance is located over a lower-level dwelling, subterranean parking, or floodplain

## **Waivers Proposed By Staff:**

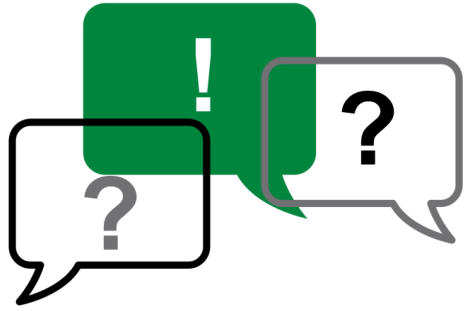
- Necessary to make the required findings for project approval; to support the provision of affordable housing units; to avoid undue and substantial financial hardship caused by topographical conditions or other site constraint or to avoid a conflict with adopted local, regional, state, or federal regulations.
- Administration and Enforcement will be conducted by DSD staff as part of the development review process and building permit review

# Code Compliance and CEQA

- The proposed Ordinance aligns with the *Hayward 2040 General Plan* and is listed as a priority and program for implementation in 2025 within the certified Housing Element
- The proposed Ordinance is listed as priority in the City Council Strategic Roadmap
- Supports recently updated Density Bonus Ordinance
- Supports Anti-Displacement Strategies in Displacement Study
- Exempt from CEQA per Section 15061(b)(3), also known as the “general rule” exemption.







# Questions?

**Item #10**

**PH 25-021**

**Harris Road  
Condos**

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# **477 Harris Road Zone Change, Vesting Tentative Map (11187) & Site Plan Review**

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City Council Public Hearing  
May 20, 2025  
Taylor Richard, Associate Planner



# Project Site

Zoning

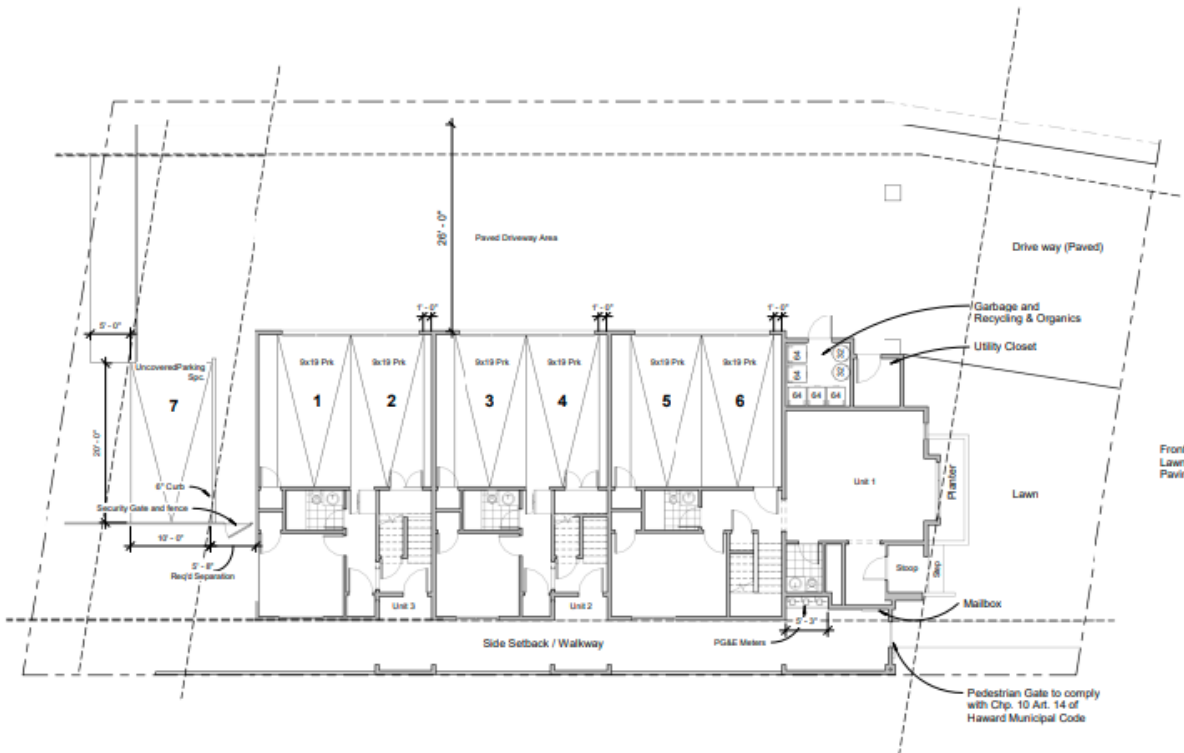


General Plan



- 477 Harris Road
- 0.22-acre site
- **Current Zoning:** Low Density Residential (RL)
- **Proposed Zoning:** Medium Density Residential (RM)
- **Current General Plan Land Use Designation:** Medium Density Residential (MDR)

# Proposed Development



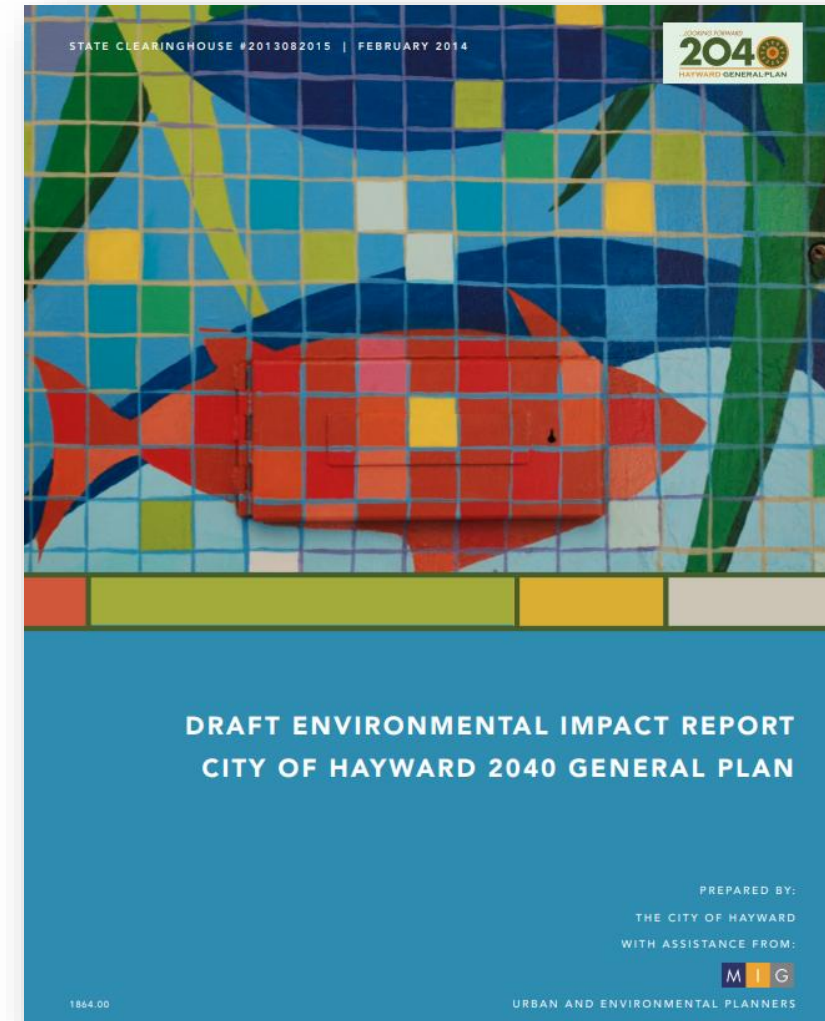
# General Plan & Zoning Consistency

Development Standard	RL Requirement	RM Requirement	Proposed	Consistent
Min. Lot Size	5000 sf	5000 sf	9398 sf	Yes
Min. Lot Frontage	35 ft	35 ft	68.12 ft	Yes
Min. Average Lot Width	50 ft	60 ft	70.51 ft	Yes
Max. Rear Lot Coverage	40%	-	0%	Yes
Min. Average Lot Depth	80 ft	80 ft	131.37 ft	Yes
Min. Front Setback	15 ft	10 ft	20 ft	Yes
Min. Side Yard Setback	5 ft	5 ft	6.81 ft	Yes
Min. Rear Yard Setback	20 ft	10 ft	20 ft	Yes
Height	30 ft	40 ft	28 ft	Yes
Stories	2 Stories	3 Stories	3 Stories	Only with RM



# California Environmental Quality Act (CEQA)

- ✓ Zone Change consistent with the Hayward 2040 General Plan Environmental Impact Report (EIR)
- ✓ Development exempt in accordance with Section 15303 (New Construction or Conversions of Small Structures) and Section 15315 (Minor Land Divisions) of the CEQA Guidelines



A nighttime aerial photograph of a city, likely Hayward, California. A large bridge with red lights spans a body of water in the upper left. The city below is illuminated with numerous yellow and white lights, and long light trails from vehicles are visible on the roads. The sky is a deep blue with some light clouds.

# **STAFF RECOMMENDATION:**

That the City Council consider the Planning Commission's recommendation and introduce the Ordinance (Attachment II) approving the Zone Change, Site Plan Review and Vesting Tentative Map 11187 and adopts the Resolution (Attachment III) and Findings that the Zone Change is Consistent with the Hayward 2040 General Plan Environmental Impact Report (EIR) and the Proposed Development is Exempt Pursuant to the California Environmental Quality Act (CEQA), based on the analysis set forth in the Staff Report (Attachment I) and based on the Findings and subject to the Conditions of Approval contained in the resolution.