

Summary of Downtown Specific Plan and Code Changes

References below are to both Plan and Code page numbers and to PDF page numbers in Hayward Downtown Specific Plan and Code, Adopted April 30, 2019:

Page 2-10; PDF Page Number 38 (PLAN):

- 4. New buildings take advantage of the sloping topography to locate parking below street level by tucking into the hillside and avoiding exposed parking garages by lining them with buildings.

Revised Language:

New buildings take advantage of the sloping topography to locate parking below street level by tucking into the hillside and avoiding exposed parking spaces garages by lining them with buildings.

Page 2-14; PDF Page Number 42 (PLAN):

- 4. Surface parking lots are replaced with consolidated, space-efficient parking facilities and structures. Parking facilities are located in the interior of the block so they are screened from street view.

Delete.

Page 2-18; PDF Page Number 46 (PLAN):

- Parking for new buildings is located at the rear of the lot so that garages do not dominate street-facing building facades.

Revised Language:

Replace “garages do” with “parking does.”

Page 2-33; PDF Page Number 199 (CODE):

Table 2.3.010.A Allowed Uses in Downtown Zones							
Land Use Type	Specific to Use Regulations	Permit Required by Zone					
		NE	NG	UN	UN-L	DT-MS	UC
Auto Uses							
Automobile Sales and Rental		-	-	CUP	-	CUP	-
Automobile Repair and Service Station		-	-	CUP	-	CUP	-
Parking Structure		-	-	CUP	-	AUP	AUP
Passenger Transportation		-	-	AUP	-	AUP	AUP
Other Uses							
Accessory Uses	3.5.030	P	P	P	P	P	P
Temporary Uses	3.5.060	TUP	TUP	TUP	TUP	TUP	TUP

Remove "Parking Structure" line (under "Auto Uses") of "Allowed Uses" Table

Page 6-6; PDF Page Number 316 (under 6.1.020 Land Uses) (CODE):

Parking Structure. Facilities for the temporary parking of motor vehicles within a privately or publicly owned off-street parking facility. This use includes commercial parking lots and garages.