

**SPECIAL CITY COUNCIL MEETING
TUESDAY, JULY 7, 2020**

PRESENTATIONS

ITEM 9 – PH 20-057

Adopt a Resolution Approving Addenda Nos. 1 through 6, Authorizing the Substitution of Subcontractors, Waiving Errors Related to Subcontractor's DIR/Contractor's Numbers and Awarding a Contract to S. J. Amoroso Construction for the Fire Station 6 and Fire Training Center Project, Project Nos. 07481 and 07482 in the Amount of \$52,397,000



FIRE STATION 6 AND FIRE TRAINING CENTER PROJECT

WAIVING ERRORS RELATED TO SUBCONTRACTOR'S LISTING
AND
AWARD OF CONSTRUCTION CONTRACT TO S.J. AMOROSO

ALEX AMERI
DIRECTOR OF PUBLIC WORKS

7/7/2020

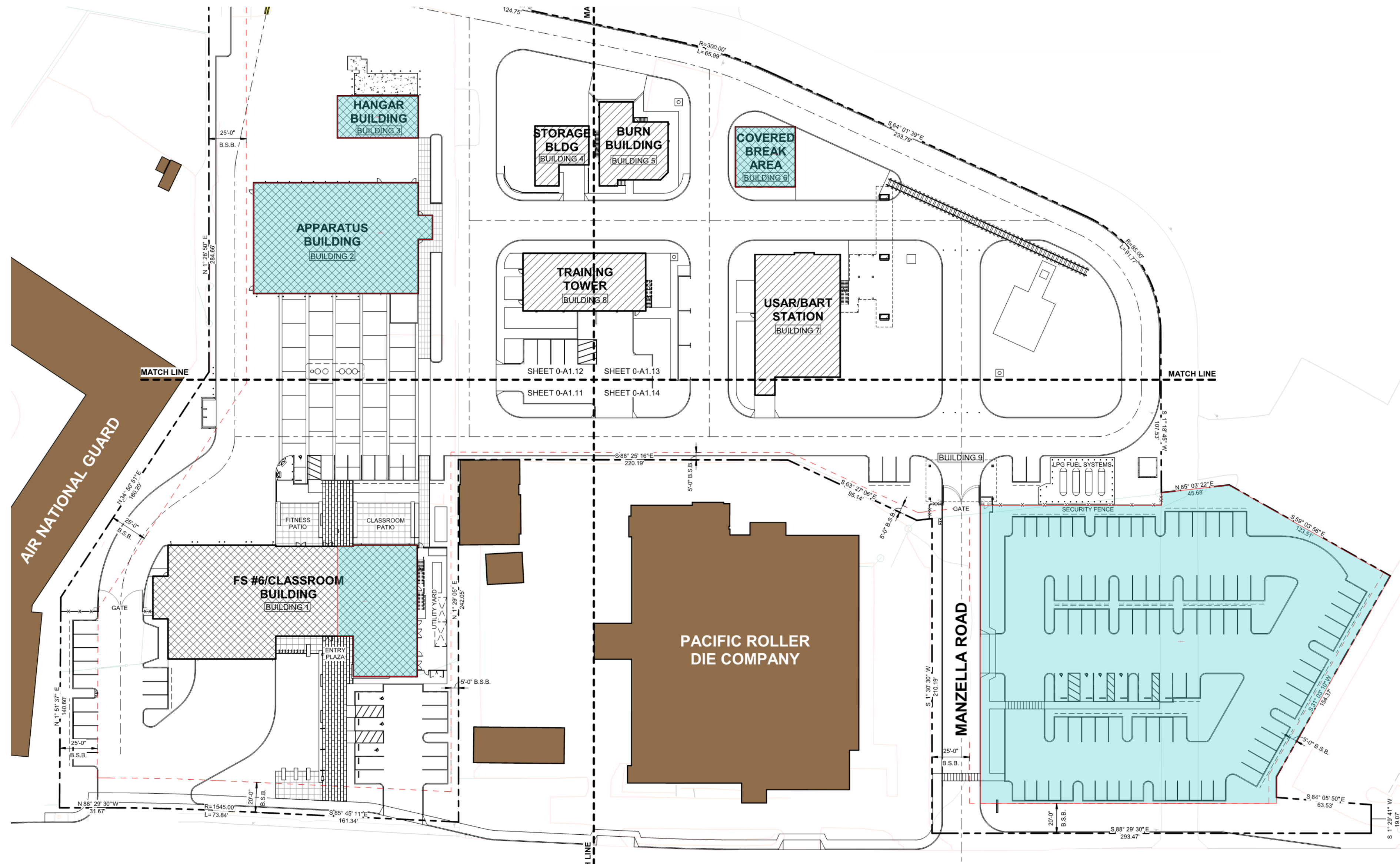




- June 2014 Voters approved Measure C
- October 2014 Facilities needs assessment
- May 2015 Design start for Fire Stations 1-5 & Fire Station 6/FTC
- October 2016 Design update to Council
- October 2017 MOU between District and City
- June 2018 Request for Land Release with FAA
- September 2019 Demolition of old Fire Station 6/FTC
- October 2019 Prequalification of General Contractors
- November 2019 Approval of Plans & Call for bids
- April 2020 Call for bids
- June 2020 Bid opening



- Bid Proposals Received
- S. J. Amoroso's subcontractor's listing
- Substitution of subcontractors DaSilva Concrete Construction and IBS USA
- List of subcontractor Fireblast Global's DIR/Contractor's license





Project Cost

	Estimated Cost
Construction Contract	\$52,397,000
Construction Contingency	\$5,239,700
Consultant Design	\$5,000,000
Construction Management Admin	\$4,000,000
IOR Services and Special Testing	\$1,500,000
Demolition of old Fire Station and FTC	\$425,000
Temporary Housing	\$500,000
Permit & Utility Fees	\$940,000
Fixtures, Furniture & Equipment	\$600,000
Staff Construction Admin	\$300,000
Project Total	\$70,901,000

FUNDING SOURCE
Measure C Fund \$60.4 M



- Begin Construction July/August 2020
- Complete Construction Fall 2022



- Approving Addenda Nos. 1 through 6
- Authorizing the substitution of DaSilva Concrete Construction & IBS USA
- Waiving errors to Fireblast Global's DIR & contractor's license number
- Awarding construction contract to S.J. Amoroso in the amount of \$52,397,000
- Authorizing City Manager to spend up to \$70,901,700 for the total project cost



QUESTIONS?

ITEM 10 – PH 20-054

Zoning Text Amendment for Tobacco Retail Sales Establishments: Introduction of an Ordinance and Adoption of a Resolution for a Zoning Text Amendment to Chapter 10, Article 1, Section 10-1.2780, Tobacco Retail Sales Establishments, of the Hayward Municipal Code Relating to Tobacco Retail Sales Establishments

DEVELOPMENT SERVICES DEPARTMENT:

Introduction of an Ordinance and Adoption of a Resolution for a Zoning Text Amendment to Chapter 10, Article 1, Section 10-1.2780, Tobacco Retail Sales Establishments, of the Hayward Municipal Code Relating to Tobacco Retail Sales Establishments

TOBACCO ORDINANCE UPDATE

Overview



- Background (Ordinance, Retailers, Inspections)
- City Council Memorandum Referral
- National, State, Local Data
- Staff Analysis – City Council Areas of Consideration, Current Ordinance and Proposed Revisions
- Public Outreach and Comments
- Next Steps
- Findings and Recommendation

September 2019

Purpose



City Council issued a referral memorandum for a review of the City's Tobacco Retail License Ordinance (TRL) as it relates to recent trends in the rise of youth smoking and vaping.

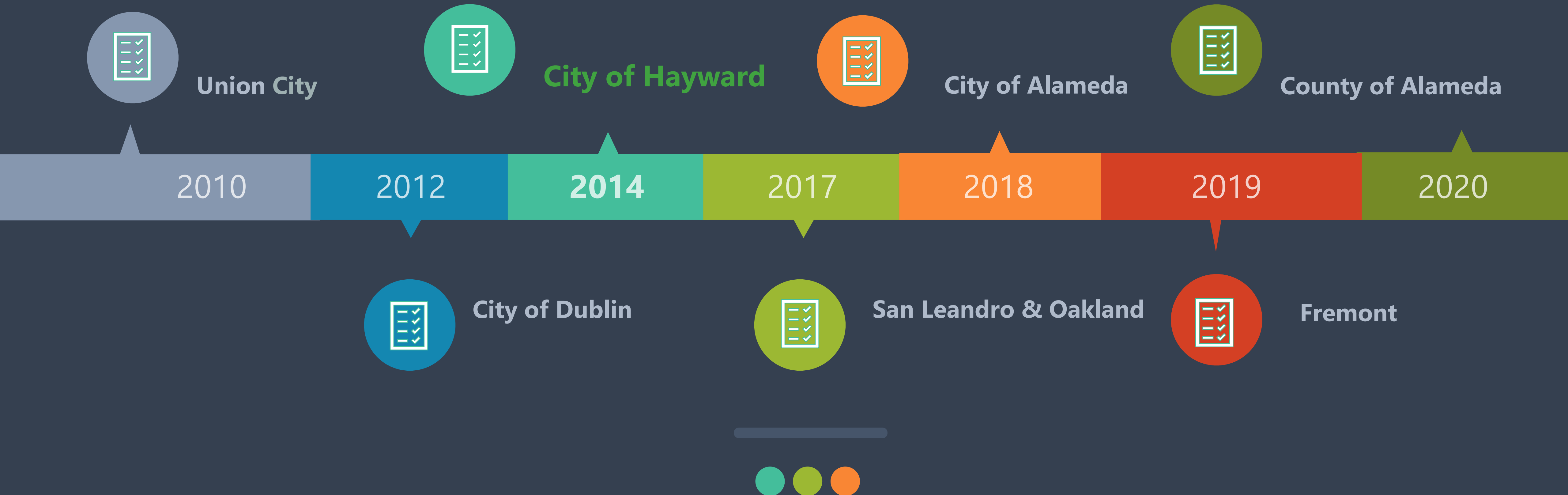
In December 2019

Tobacco Policy Meeting – City, Alameda County Department of Public Health, Tobacco Control Coalition and Change LabSolutions (tobacco policy experts); with discussion of:

- Regional and national data of growing trend of youth tobacco use; and
- Local and state best practices measures to reduce local access of tobacco and vaping products to youth.

REGIONAL TOBACCO CONTROL EFFORTS

Ordinance and Program Adoption Timeline





Tobacco Retail Sales Establishments Ordinance Adoption

A

July 1, 2014, the City adopted the Tobacco Retail Sales Ordinance HMC Section 10-1.2780 to 10-1.2797

- Reduce the sales of tobacco products to youth in Hayward.
- Establish retail sales regulations for retailers.
- Banned the sale of flavored tobacco products and Hookah bars/lounges.

B

Tobacco Retail Sales Locations

Fiscal Year 2014-2015: 144

Fiscal Year 2019-2020: 119

C

Vapor/Hookah Lounges Locations

Fiscal Year 2014-2015: 3

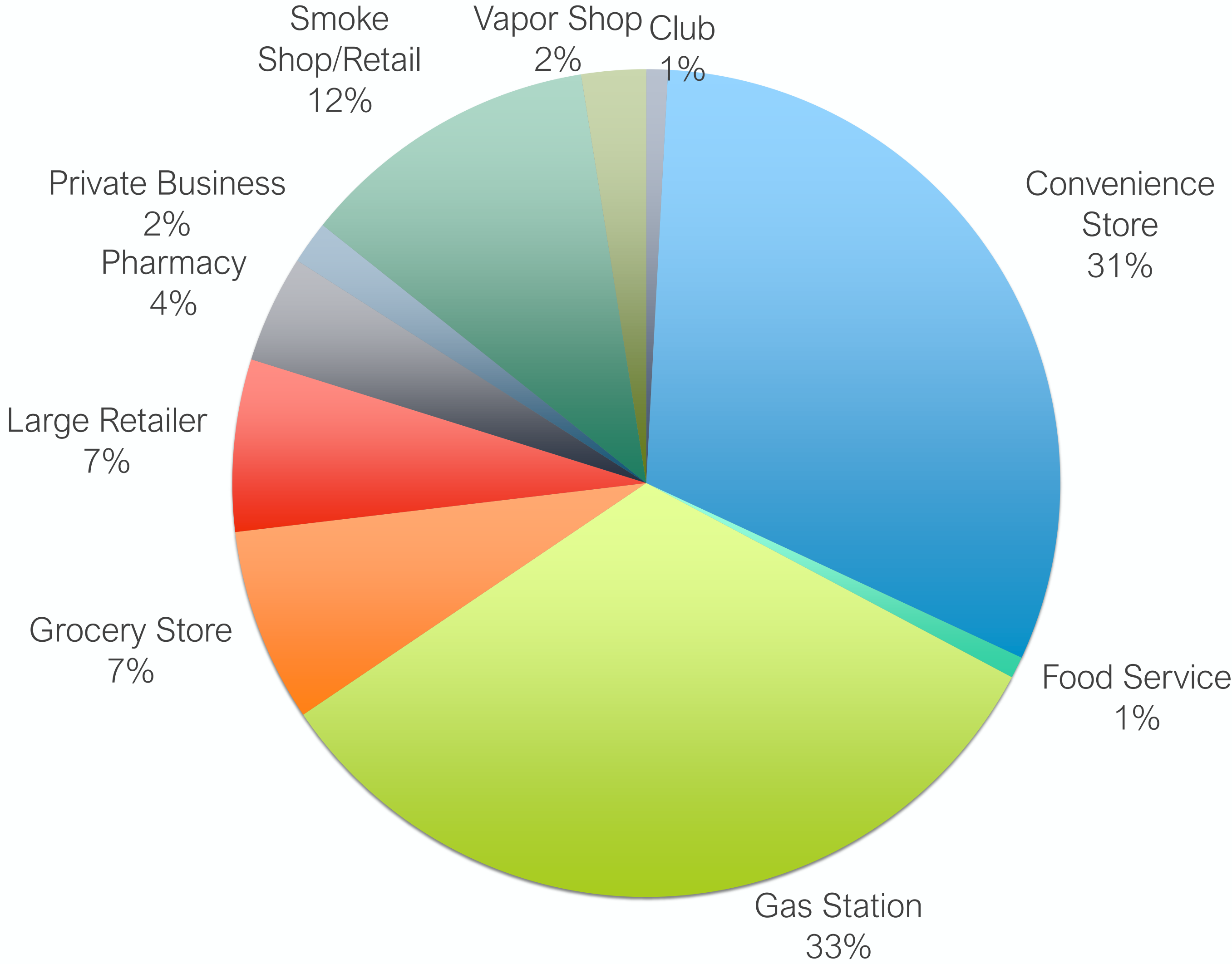
Fiscal Year 2019-2020: 0

Tobacco Retailers by Business Type



BUSINESS TYPE

Club	1
Convenience Store	37
Food Service	1
Gas Station	39
Grocery Store	9
Large Retailer	8
Pharmacy	5
Private Business	2
Smoke Shop/Retail	14
Vapor Shop	3
TOTAL FY 2020:	119





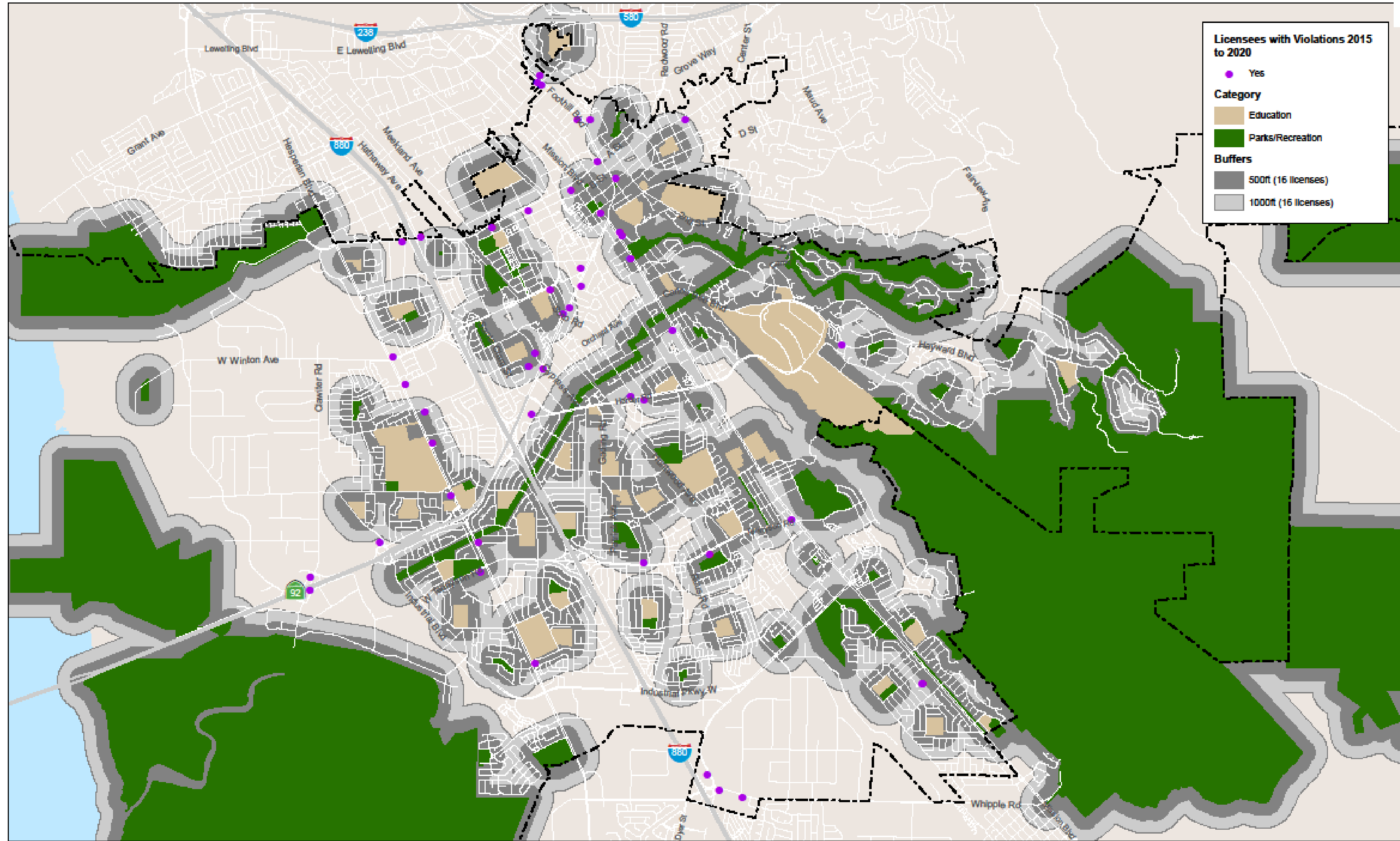
Tobacco Retail Enforcement Inspections

Fiscal Years 2014-2015 through 2019-2020

Hayward Police Department

- 589 Police Decoy Operations
- 78 Administrative Citations for selling to minors
 - *Card Club:* 1
 - *Convenience Store:* 5
 - *Gas Station:* 31
 - *Grocery Store:* 5
 - *Liquor Store:* 10
 - *Tobacco Store:* 26
- 53 Repeat Offenders
 - *35 businesses sold to minors once*
 - *12 sold twice*
 - *5 sold 3 times*
 - *1 sold 4 times*

H Tobacco Licenses with Violations 2015 to 2020



June 2020



Tobacco Retail Enforcement Inspections

Fiscal Years 2014-2015 through 2019-2020



Code Enforcement Division

- 339 Code Inspections
- 100 Regulatory Violation Notices for non-payment of renewal license, single cigarettes sales, minimum tobacco package requirement, etc.
- Suspended or revoked tobacco license
 - None to date
 - Six retailers under current review for repeat violations
- No applications for a new location have been received to date.

CITY COUNCIL MEMORANDUM REFERRAL

Areas of Consideration for Tobacco Ordinance Improvement



REVIEW

- 01 The sale of tobacco and vaping products, flavored tobacco products, small or inexpensive tobacco products.
- 02 Location of tobacco retailers as it relates to youth sensitive areas.
- 03 Changes that will help reduce the teen use of tobacco and vaping products in Hayward.

NATIONAL DATA ●●●

FDA 2019 National Youth Tobacco Survey

E-Cigarettes Use

- Over 5 Million youth using E-cigarettes
- Nearly 1 million use daily
- Upward trend E-cigarette youth users to 27.5% since 2011
- >81% of current youth e-cigarette users cite the availability of appealing flavors as the primary reason for use.

2019 NATIONAL YOUTH TOBACCO SURVEY

SHOWS YOUTH e-cigarette use at ALARMING LEVELS

OVER 5 Million youth are currently using e-cigarettes

MORE THAN
3.6 M
2018

MORE THAN
5 M
2019

NEARLY 1 Million used the product daily

ABOUT
1.6 MILLION youth used the product frequently (on 20 or more days per month)

MAJORITY of the current e-cigarette users reported

JUUL ⚡

as their usual brand

Current e-cigarette use has **INCREASED DRAMATICALLY**, while current cigarette use has dropped, **UNDERMINING PROGRESS** toward reducing overall tobacco use

School Level	E-cigarette Use (%)	Cigarette Use (%)
High School	27.5%	5.8%
Middle School	10.5%	2.3%

Why is this concerning?
 The use of e-cigarettes, particularly those with high levels of nicotine, places youth at risk for developing nicotine addiction. Nicotine exposure during adolescence could harm brain development. Additionally, youth who use e-cigarettes are more likely to start smoking cigarettes. Further, e-cigarette aerosol may expose users to other harmful substances such as heavy metals, volatile organic compounds, and ultrafine particles that could harm the lungs.

CENTER FOR TOBACCO PRODUCTS
Source: 1) Cullen KA, Gentone AS, Sawley MD, et al. E-cigarette Use Among Youth in the United States, 2019. JAMA. 2019; 2) Gentone AS, Creamer M, Cullen KA, et al. Vital Signs: Tobacco Product Use Among Middle and High School Students—United States, 2011–2018. MMWR Morb Mortal Wkly Rep 2019.

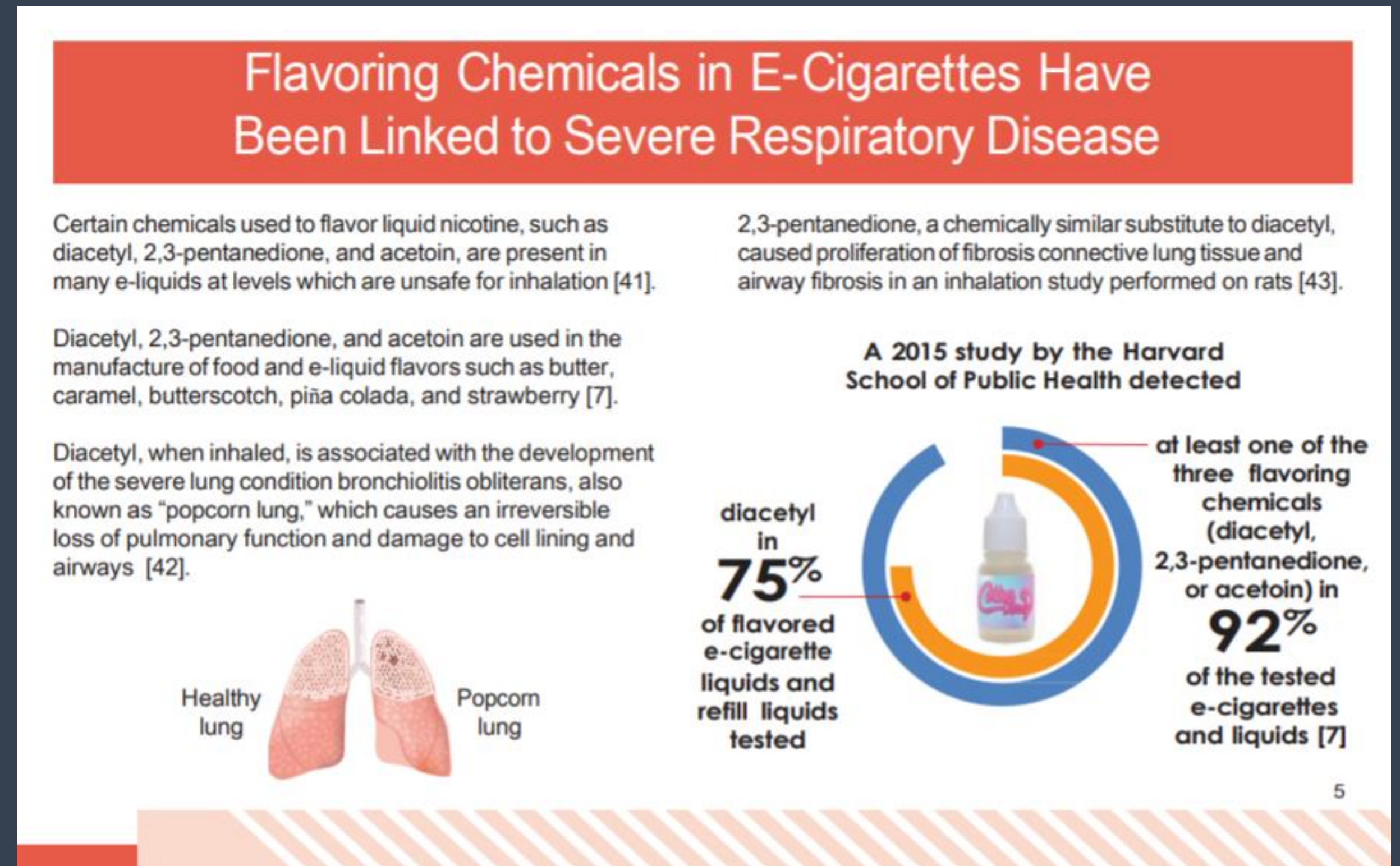
Note: All numbers presented here are estimates.

CTP-136
www.fda.gov/tobacco
[@FDATobacco](#)
facebook.com/fda

STATE DATA ●●●

California Department of Public Health Tobacco Control

- >50% of Californians are exposed to secondhand tobacco smoke and vapor.
- Nicotine exposure harms youth brain and cognitive development; is addictive with serious health issues risks.
- Flavored E-Cigarettes contain toxic chemicals, i.e. diacetyl, toluene, nickel, lead, formaldehyde.
- A single E-cigarette pod = 1 cigarette package or 200 puffs.
- Inhaling a hookah for 45-60 min. can equal to smoking 100 or more cigarettes.



(SOURCE: CDPH, Flavored Tobacco Fact Sheet)

LOCAL DATA ●●●

Alameda County (ALCO) Public Health Department

ALCO/La Familia Survey Unincorporated and City of Hayward

- 99% retailers sell flavored tobacco products
- 50% stores sell flavored smoking devices

Unincorporated Alameda County Tobacco Retailer Store Observation Survey Results

In September 2019, La Familia and the Alameda County Public Health Department conducted observation surveys in 72 stores within Alameda County Unincorporated that sell tobacco products.



FLAVORED TOBACCO PRODUCTS ...

99%

of stores surveyed
sell flavored tobacco
products including
fruit, candy, alcohol,
and **mint/menthol**
flavors

97%

of stores
surveyed sell
menthol
cigarettes

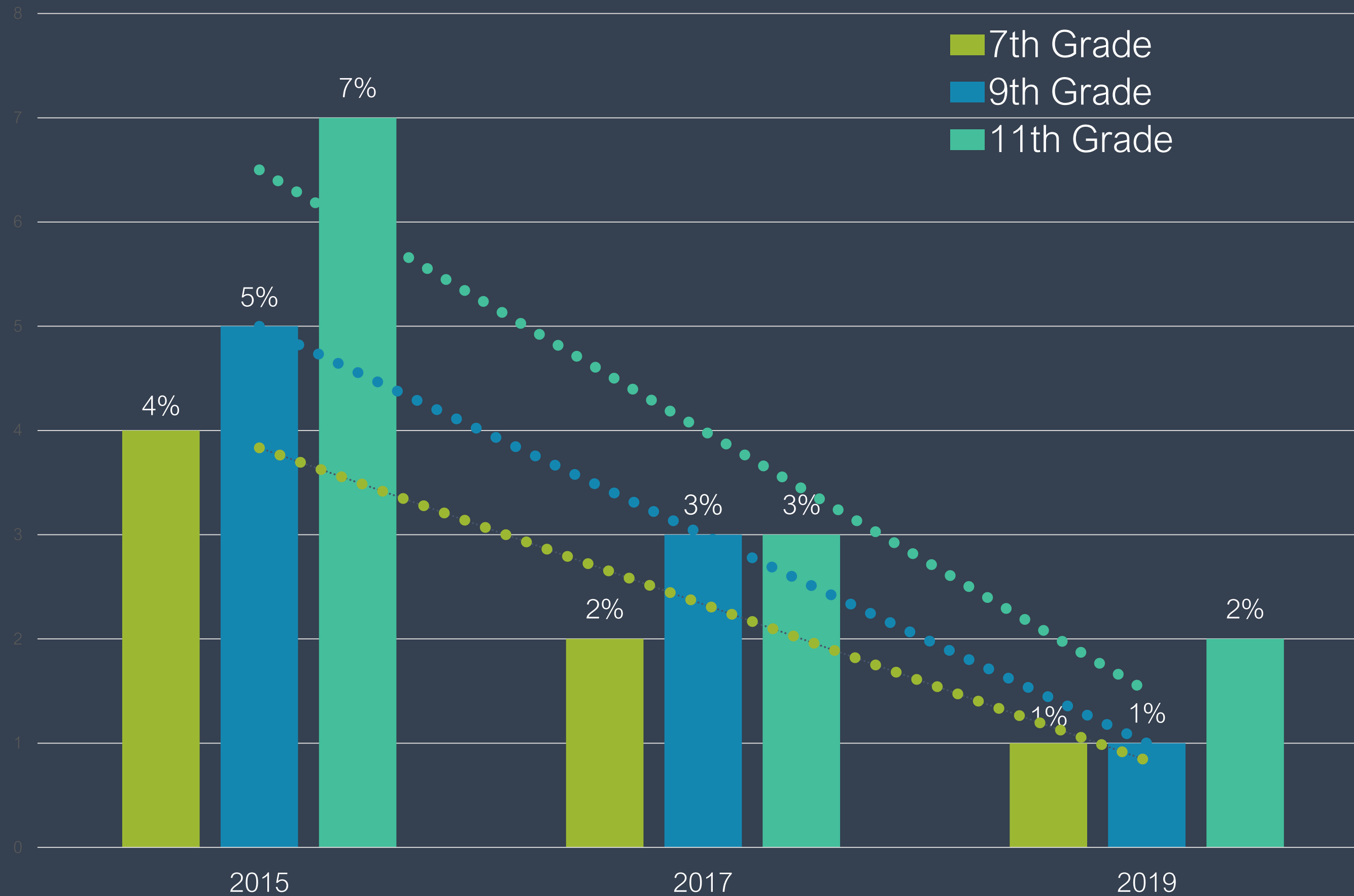
50%

of stores surveyed
sell **flavored** electronic smoking devices



(SOURCE: Alameda County Public Health Department)

Hayward Unified School District Secondary Student Cigarette Smoking



Grades 7th, 9th and 11th

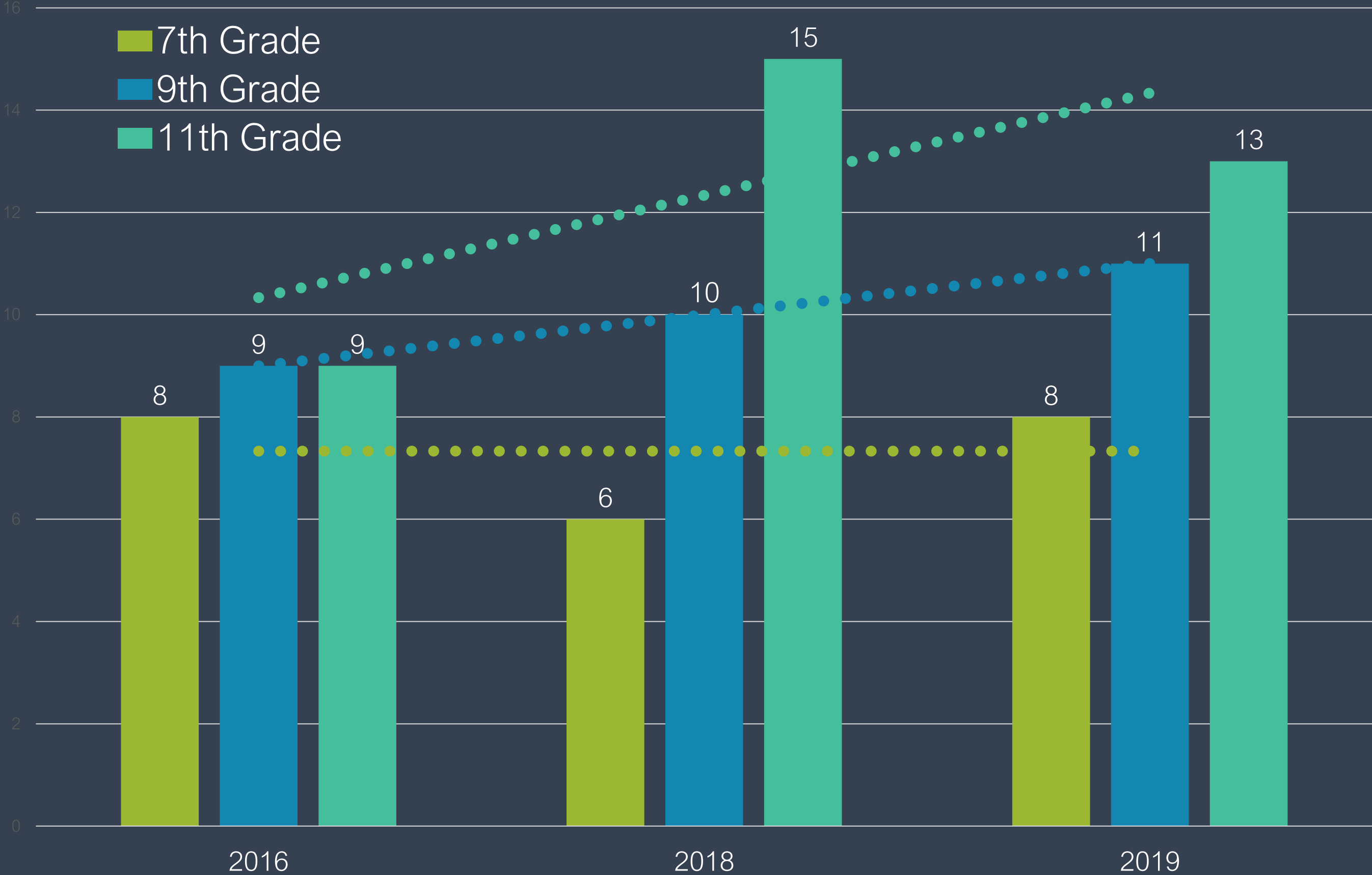
Downward trend for
2015 – 2019 in percentage
of total youth using
Traditional cigarette products

SOURCE: www.calschls.org – CA Department of Education

Hayward Unified School District Secondary Student Electronic Cigarette Use

Grades 7th, 9th and 11th

Upward trend identified from 2016 – 2019 in the percentage of total youth using vapor products



SOURCE: www.calschls.org – CA Department of Education

Analysis/Review

Council Considerations for Tobacco Ordinance Improvement

01

The sale of tobacco and vaping products, flavored tobacco products, small or inexpensive tobacco

Current Ordinance

- Prohibits flavored tobacco vaping products for new tobacco retailers. Existing retailers were deemed legal non-conforming.
- Prohibits sale of single cigarettes, packages of less than 5 units, and single cigars of less than \$5.

Proposed Revision

- Grace period to remove all flavored tobacco and vaping products.
- Increase product minimum floor price and package size.
- Eliminate the sales of all vaping products and paraphernalia.

Analysis/Review

Council Considerations for Tobacco Ordinance Improvement

02

Location of tobacco and vaping products to youth sensitive areas

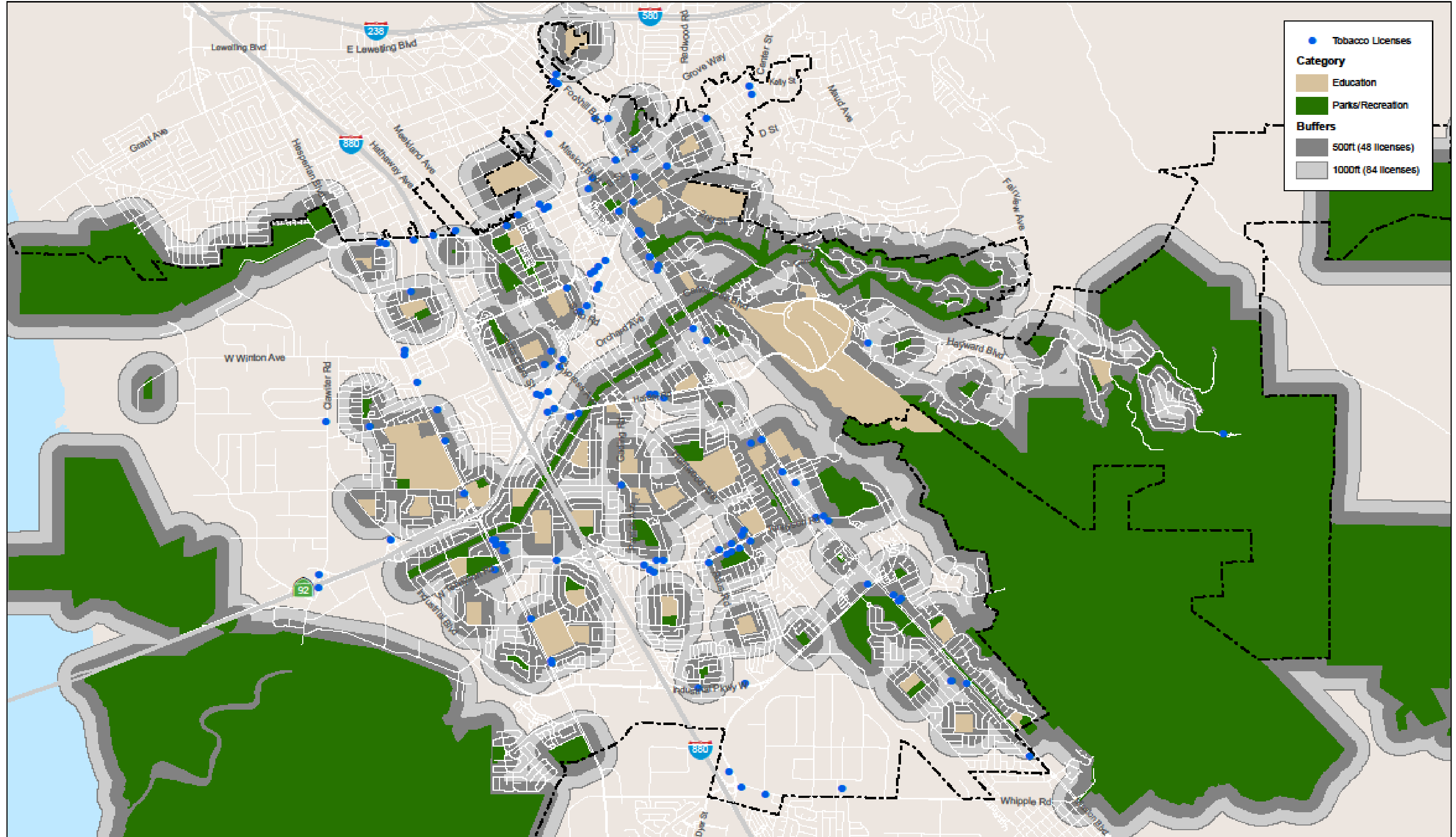
Current Ordinance

- 500-foot buffer to schools, parks, libraries, etc.
- Vapor lounges or Hookah bars are prohibited.
- Tobacco retailers are allowed in General Commercial (CG) Zoning District with approval of a conditional use permit.

Proposed Revision

- Prohibit tobacco sales in pharmacies or drugstores.
- 1,000-foot buffer zone to schools, parks and other youth sensitive areas, new establishments only.

H Tobacco Licenses with Parks and School Buffers



June 2020

Analysis/Review

Council Considerations for Tobacco Ordinance Improvement

03

Other changes to help reduce teen use of tobacco and vaping products

Proposed Revision

- Re-organization of existing operational standards for clarity the products restrictions.
- Revision and additions in definitions of products being regulated for consistency with Local, State and Federal.
(Note staff further revised definitions as it relates to vaping products for more clarity per Planning Commission comments.)
- Changes and revisions to align with County and neighboring jurisdictions best practices and established tobacco regulations for consistency in enforcement.



Public Outreach

Community Meetings

- Chamber of Commerce Government Relations Council, February 14, 2020
(In favor of stronger regulations.)
- Council of Economic Development Committee, March 2, 2020
(Move forward to draft proposed revisions.)
- Planning Commission Public Hearing Meeting, May 28, 2020
(Approval of the Text Amendment with Comments and Recommendations.
[Refer to Planning Commission Matrix, Attachment IV](#))

Notices

- May 15, 2020 – Notice of Planning Commission Public Hearing, Daily Review
- May 18, 2020 – Code Enforcement Notice to all Tobacco retailers of Planning Commission Public Hearing and revision overview.
- June 23, 2020 – Code Enforcement 2nd Notice to all Tobacco retailers of City Council Public Hearing scheduled for July 7, 2020, and revision overview.
- June 26, 2020 – Notice of City Council Public Hearing, Daily Review

Public Comments



PUBLIC COMMENTS IN SUPPORT OF STRONGER REGULATIONS

CEDC Meeting – 03/02/20, Public Comments

- Alameda County Public Health Department, Tobacco Control Coalition
- Eden Youth and Family Center
- African-American Tobacco Control Leadership Council
- American Heart Association
- Tennyson High School and Mt. Eden High School students

Planning Commission - 05/28/20, Letters/Communications

- Alameda County Tobacco Control Coalition
- Bay Area Community Resources, Asian Pacific Islander
- African American Tobacco Control Leadership Council

Letters/Communications (Cont.)

- Breathe California
- The Community Health Education Institute
- Flavors Addict Kids-Livermore

Attachment V – Additional Letters

- East Bay Community Recovery Project
- Hayward Promise Neighborhoods
- Horizon Services, Inc.
- Alameda County Board of Supervisors
- La Familia
- Eden I and R, Inc.
- Eden Church

PUBLIC COMMENTS IN OPPOSITION TO STRONGER REGULATIONS

Tobacco Retail Sales Establishments

- Two Tobacco Retailers

Public Citizens or Consumers

- 22 (via phone and email)

Tobacco Retail Sales Establishments Ordinance

Next Steps



If approved, review by the City Council for a second reading for adoption effective Fiscal Year 2020-2021.



Code Enforcement Division and the Hayward Police Department will develop an implementation plan and timeline.



Notification and Public Outreach to all retailers of:

- adopted new regulations
- 6-month grace period to comply
- enforcement process
- appeal procedure
- list of available local resources for transition, etc.



Tobacco Retail Sales Establishments Ordinance

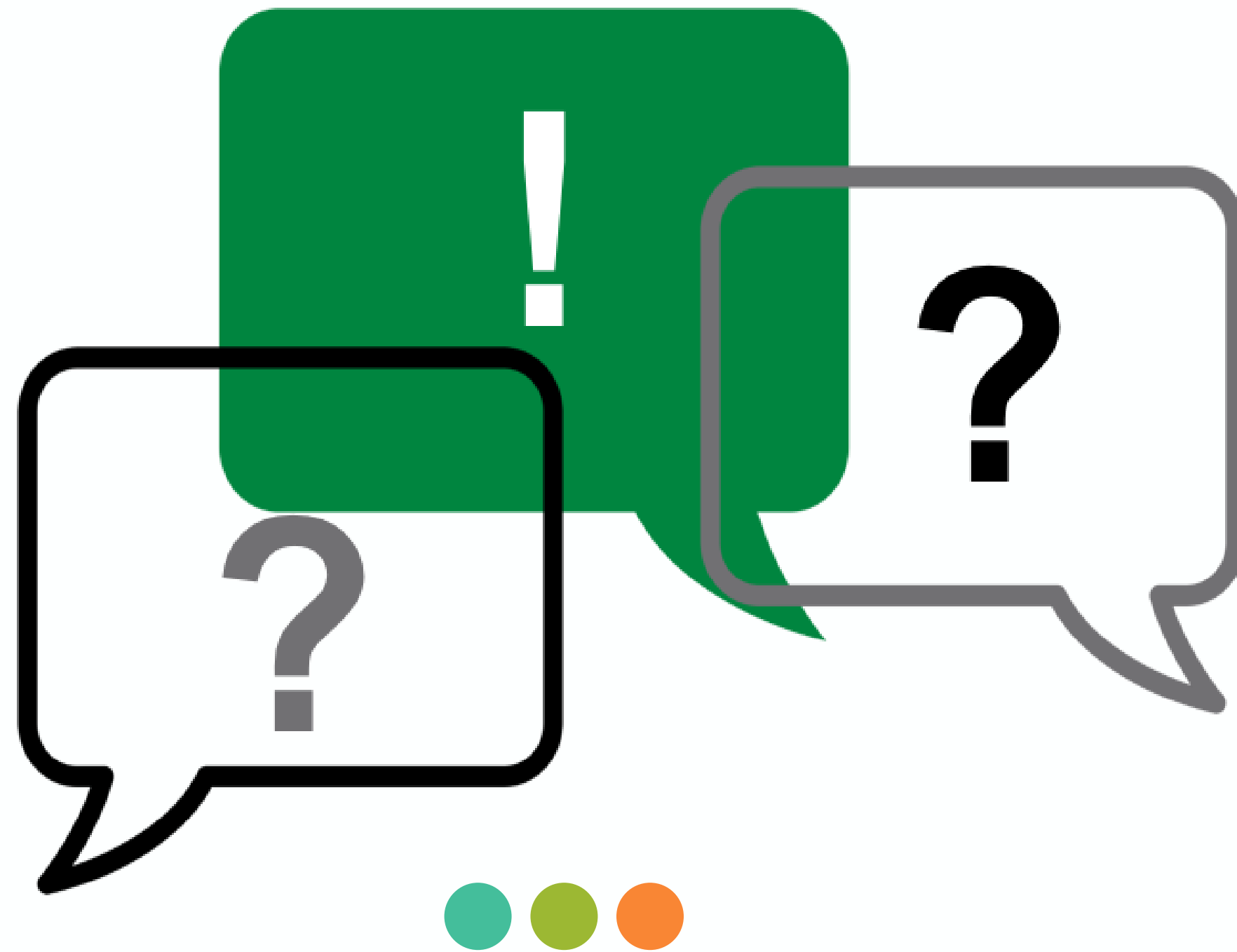
Findings

- Local and nation-wide crisis of tobacco and vaping products use among youth.
- Proposed revisions will restrict access of flavored tobacco and vaping products to youth.
- Regulations will be aligned with local, state and federal laws for clarity and consistency.
- Stronger regulations will promote the public health and general welfare.

Recommendation

Approval and Adoption of the Proposed Text Amendment to the Tobacco Retail Sales Establishments Ordinance, HMC Section 10-1.2780

QUESTIONS



Available for questions:

- **Detective Gabrielle Wright, Hayward Police Department**
Police Decoy Inspections Data
- **Anna Lee and Paul Cummings with the County of Alameda Public Health Department**
Subject Matter Experts & County of Alameda Data

ITEM 11 – PH 20-055

**Mission Boulevard Form Based Code:
Introduce an Ordinance Amending Chapter 10,
Article 24 (South Hayward BART/Mission
Boulevard Form Based Code), Article 25
(Hayward Mission Boulevard Corridor Form
Based Code), Article 1 (Zoning Ordinance), and
Article 7 (Sign Ordinance) of the Hayward
Municipal Code Related to the Adoption of a
Consolidated Mission Boulevard Code**

Mission Boulevard Corridor Form Based Code Update Public Hearing

City Council
July 7, 2020
Jeremy Lochirco, Principal Planner
Marcus Martinez, Associate Planner in collaboration with Lisa Wise Consulting



PROJECT AREA

Mission Boulevard Corridor Form-Based Code

- Rose to "A" Street; then Jackson Street to Harder Road

South Hayward BART/Mission Boulevard Form-Based Code

- Harder Road to Garin Avenue



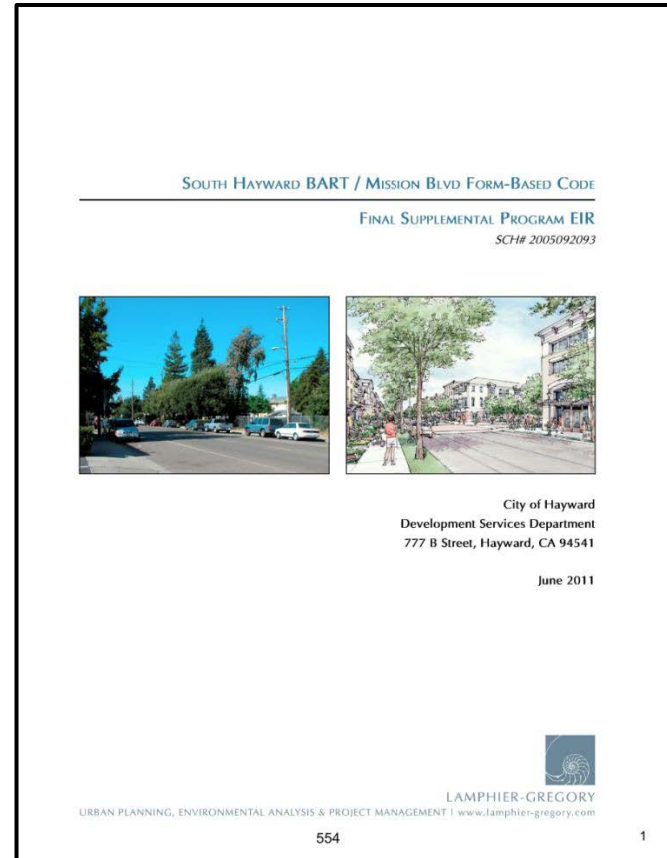


GOAL:

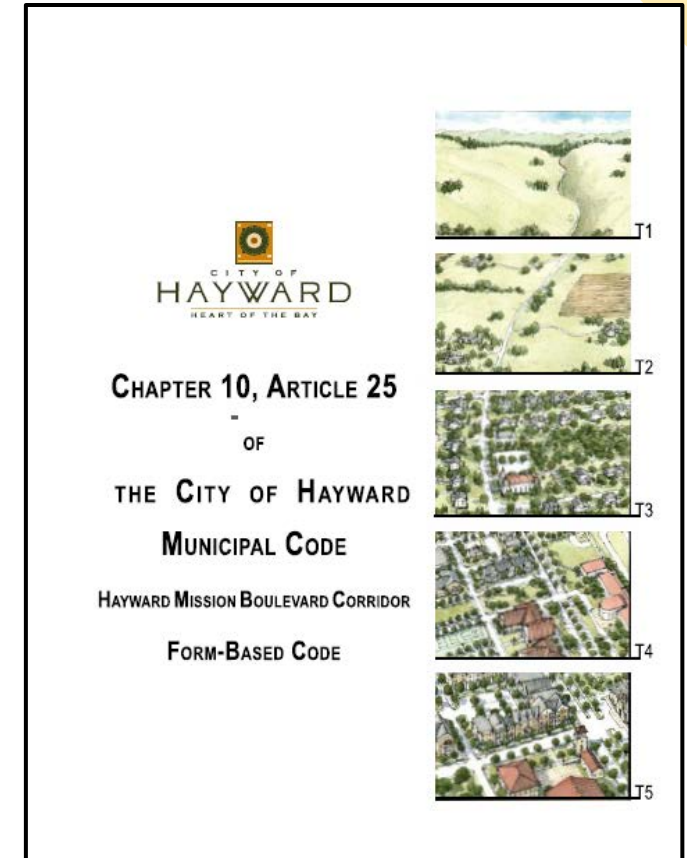
To implement the City's vision for the Mission Boulevard Corridor as an attractive mixed-use boulevard with a variety of commercial functions and residential densities that support walking and transit.

PROJECT OBJECTIVES

- Update the two Form Based Codes (FBCs) that regulate development and land uses along the Mission Boulevard Corridor
- Clean Up and Consolidate Documents for Consistency
- Clearer Implementation
- Create More Objective Design Standards



South Hayward BART FBC
Adopted 2011



Mission Boulevard Corridor FBC
Adopted 2014

PROJECT TIMELINE

2011/2014

Form Based Code Adoptions

- South Hayward BART Code (2011)
- Mission Boulevard Form Based Code (2014)

Late 2018

Begin Form Based Code Update

- Conduct Stakeholder Interviews
- Understand Primary Issues of FBC

2019

Study Sessions and Code Update

- Planning Commission and City Council Study Sessions on FBC Issues
- Develop Draft Code Update

2020

Work Sessions and Code Adoption

- Release Public Review Draft
- Planning Commission and Council Economic Development Committee Work Sessions
- Planning Commission & City Council Hearings for Code Adoption and Implementation

Project
Completion



PUBLIC REVIEW DRAFT FEEDBACK

Planning Commission

- Potential incompatibility issues between outdoor dining abutting Mission Boulevard;
- Promote street facing retail and service uses; and
- Support streamlining development activity for housing production and economic development;

Council Economic Development Committee

- Recommended incorporating parking range, as appropriate;
- Branding for segments of Mission Boulevard based on their context and development patterns; and
- Maintain certain vice/sensitive uses as prohibited (e.g. massage establishments, tobacco shops, liquor stores)

FORM BASED CODE PUBLIC HEARING DRAFT

Notable Changes and Updates

- ✓ General Reorganization
- ✓ Refined Development Standards and Regulating Plan (“Map Amendments”)
- ✓ Consistency with Adopted Plans and Ordinances
- ✓ Minor Changes to Zoning Ordinance and Sign Regulations for Consistency

Available to View Online:

tiny.cc/haywardfbc *case sensitive*



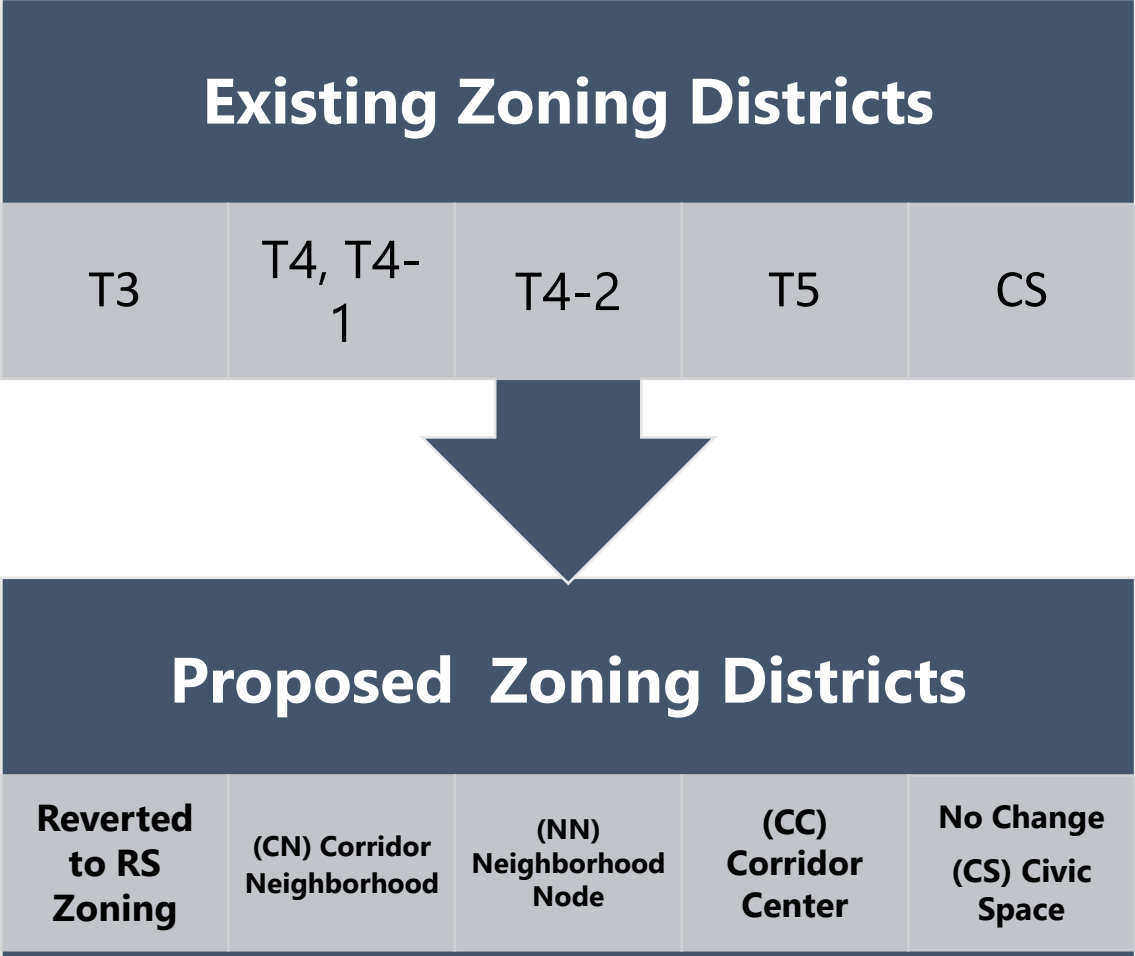
MISSION BOULEVARD CODE

City of Hayward, California
Public Hearing Draft | May 2020

CODE IMPROVEMENTS AND UPDATES:

General Reorganization

- South Hayward BART and Mission Boulevard Corridor Codes consolidation to create the "Mission Boulevard Code"
- Restructured to be more user-friendly for residents, businesses, stakeholders, and developer community
- Renamed zoning districts



REGULATING (ZONING) MAP AMENDMENTS:

Summary of Map Updates

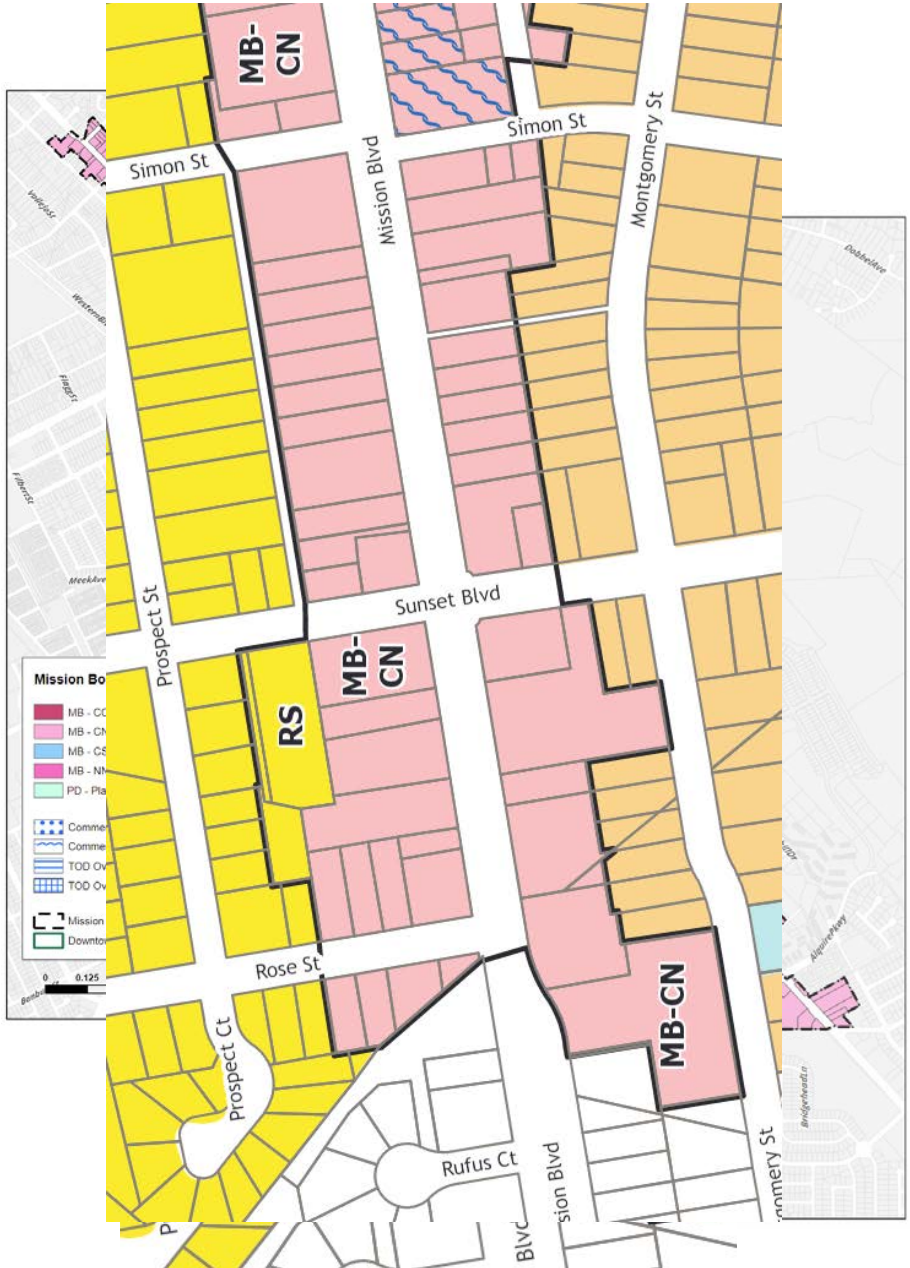
- T3 Zoned Parcels Reverted to RS Zoning District
- Removed Dual Zoning on Key Commercial Sites
- Removed Overly Prescriptive Thoroughfare Requirements

Overlays

- Modified Application of COMM Overlays along Mission Boulevard
- Increased TOD Overlay Zones to promote density closest to South Hayward BART

Clean Up Zoning

- Properties Rezoned to Match Underlying Land Use Designation
- **926 Rose Street** CC-C to MB-CN
- **720 Simon Street** CC-C to RM



CODE IMPROVEMENTS AND UPDATES:

Modified Height and Density

- Allow for increased height and density in all zones subject to Major Site Plan Review (MSPR)
- Underdevelopment of site subject to MSPR

State Laws and Regional Goals

- Create objective standards
- Allow for more housing along major transit corridors and near transit stops
- Achieve Regional Housing Needs Allocation (RHNA) for affordable housing

PC and CEDC Comments

- Included compatibility guidelines for outdoor uses along Mission Boulevard
- Maintain parking maximums near BART and along the corridor with Findings for flexibility
- Maintain prohibition on vice uses along corridor
- Include branding language;



CONSISTENCY WITH HAYWARD 2040 GENERAL PLAN

The FBC update will be consistent with the following goals and policies:

- ✓ **Land Use Policy 1.3 – Growth and Infill Development**
- ✓ Land Use Policy 1.5 – Transit Oriented Development
- ✓ **Land Use Policies 2.9 and 2.12 – South Hayward BART FBC and Mission Boulevard Mixed-Use Corridor**
- ✓ Housing Goal 2 – Assist in the Development of Affordable Housing
- ✓ Housing Policy 3.3 – Sustainable Housing Development
- ✓ Housing Policy 3.4 – Residential Uses Close to Services
- ✓ **Housing Policy 4.2 – Clear Development Standards and Approval Procedures**
- ✓ **Economic Development Goal 1 - Diversify the Economic Base**
- ✓ Economic Development Policy 5.5 – Quality Development



**CALIFORNIA
ENVIRONMENTAL
QUALITY ACT**

The Form Based Code update is deemed consistent with the programs, goals, policies and prior environmental analysis of:

- ✓ Hayward 2040 General Plan Program Environmental Impact Report (EIR)
(Certified by City Council, July 2014)
- ✓ No additional environmental review is required.

STAFF RECOMMENDATION

That the City Council:

- ✓ Introduce the Ordinance and Adopt the Resolution for the Mission Boulevard Code amending Chapter 10, Articles 1, 7, 24 and 25 of the Hayward Municipal Code based on Required Findings



Questions?

Project Website:

tiny.cc/haywardfbc

Contact:

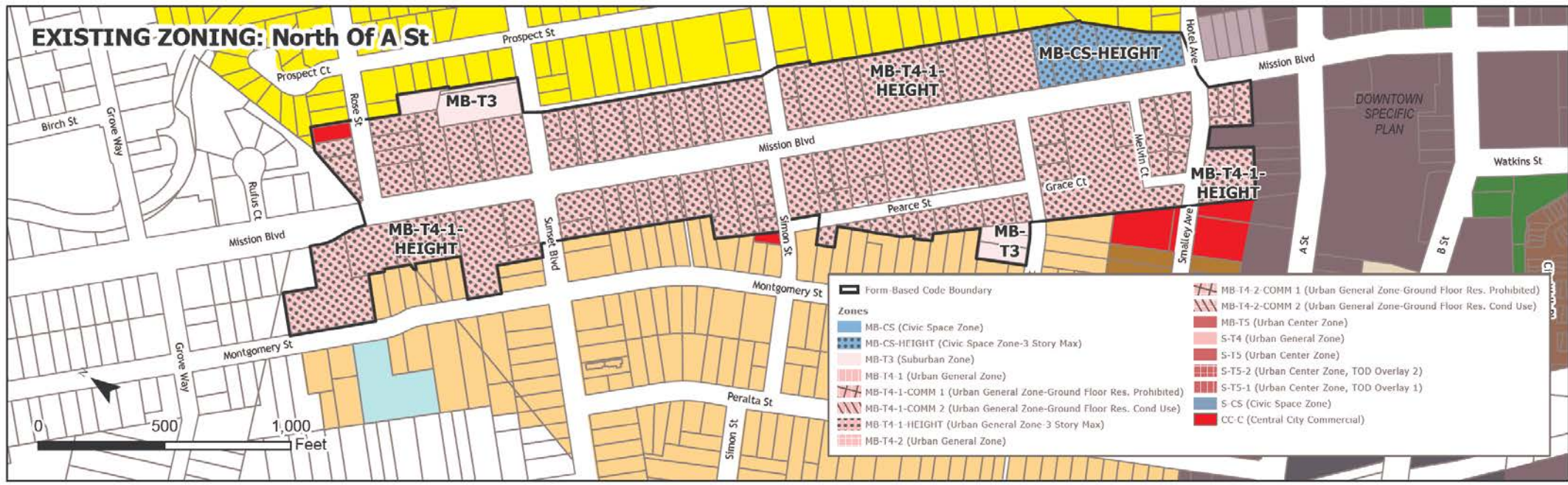
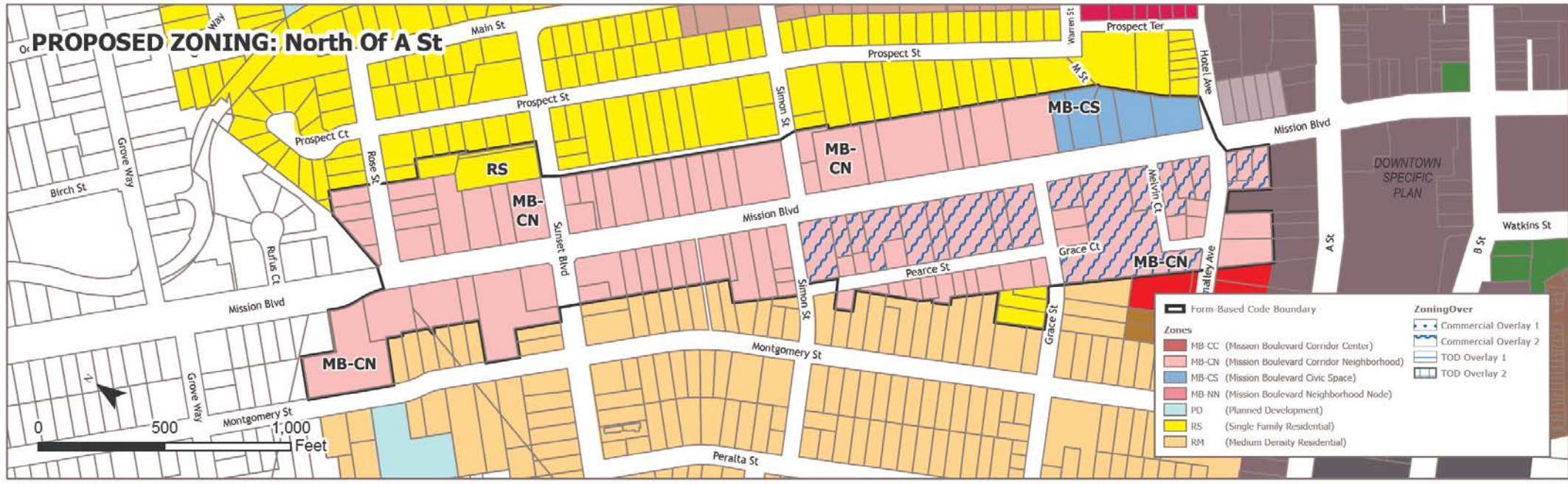
Jeremy Lochirco, Principal Planner
(510) 583-4239
jeremy.lochirco@hayward-ca.gov

Marcus Martinez, Associate Planner
(510) 583-4236
marcus.martinez@hayward-ca.gov

Reference Slides

Map Updates

- ✓ Removed Height Overlay to be Replaced with Code Language
- ✓ Increased COMM 2 Overlay
- ✓ Reverted T3 Parcels to RS
- ✓ Cleaned Up Outlier Parcel Zoning

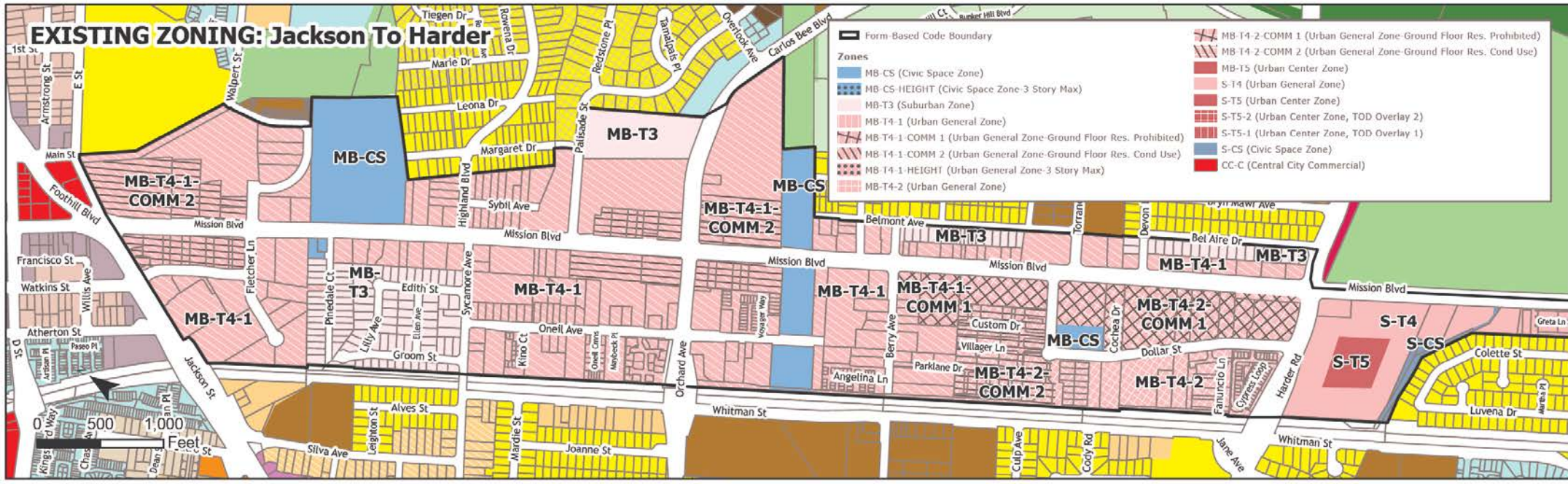


Map Updates

- ✓ Modified and Expanded Application of COMM Overlays



- ✓ Reverted T3 Parcels to RS
- ✓ Simplified Zoning Map



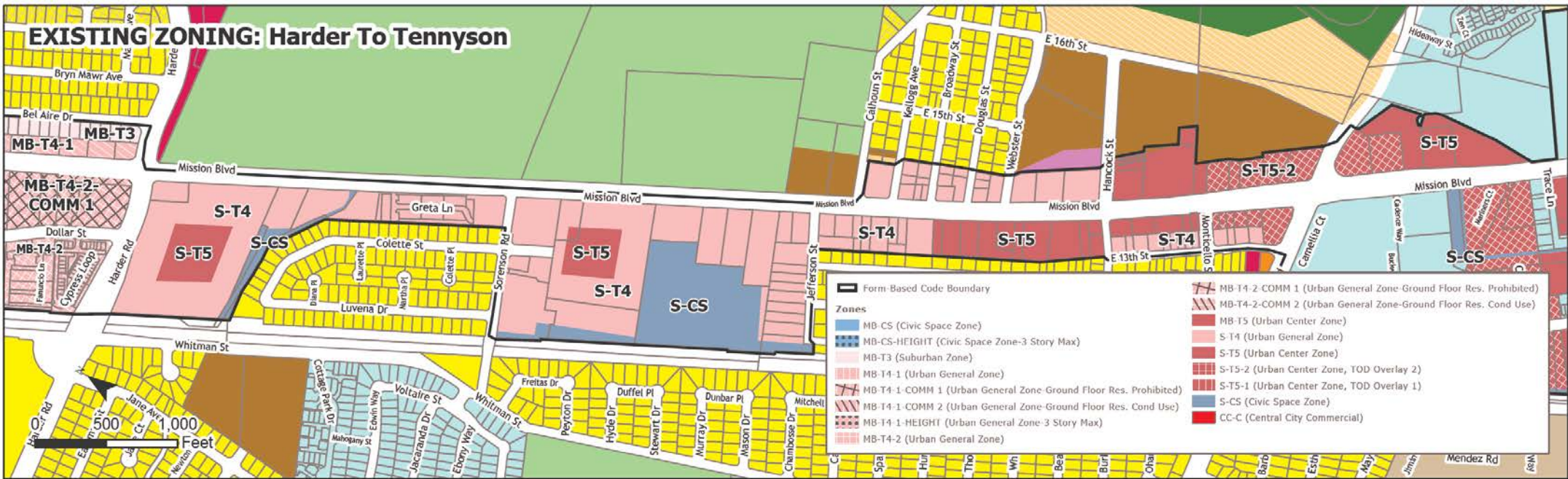
Map Updates

✓ Modified and Expanded Application of COMM Overlays



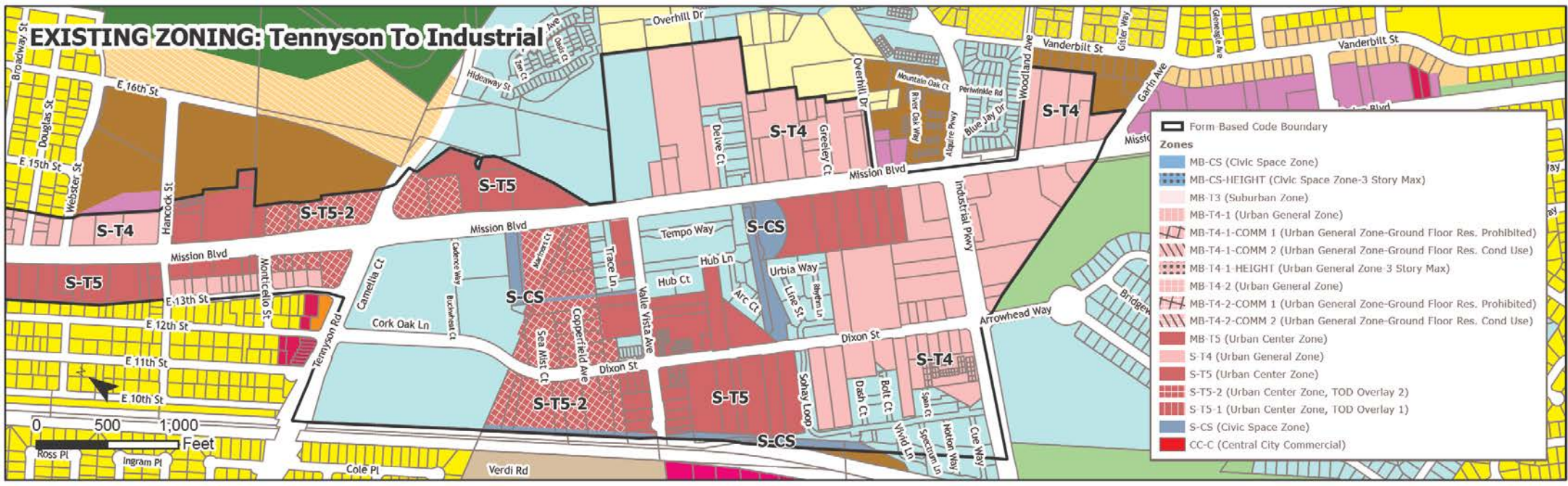
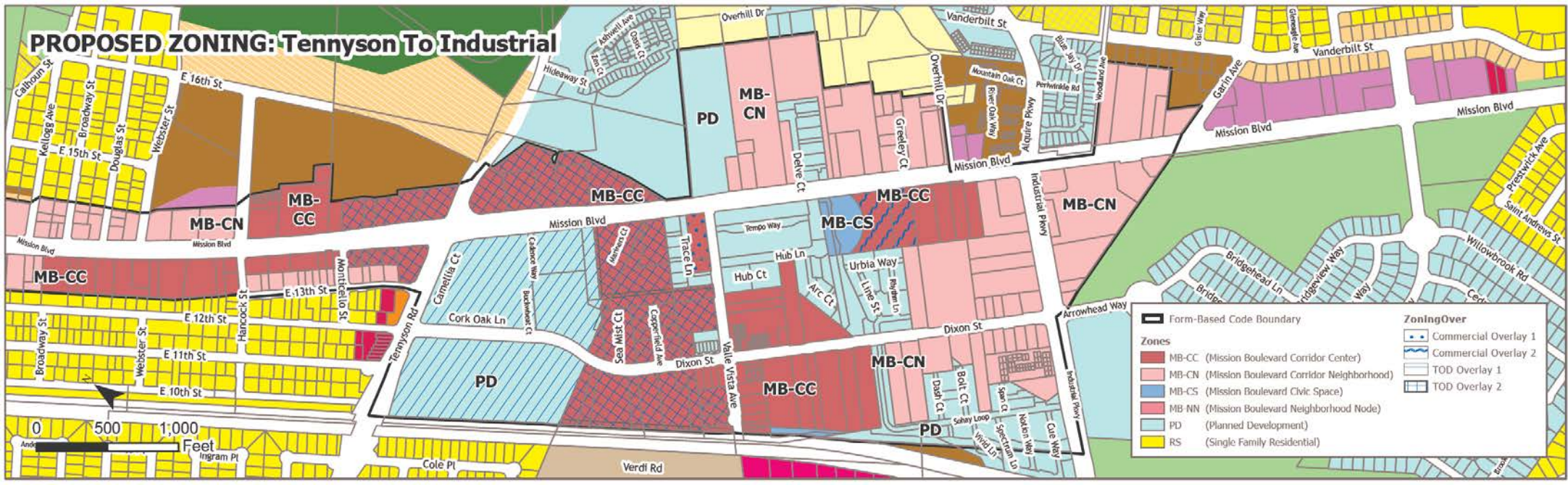
✓ Removed Confusing Dual Zoning on Major Commercial Sites

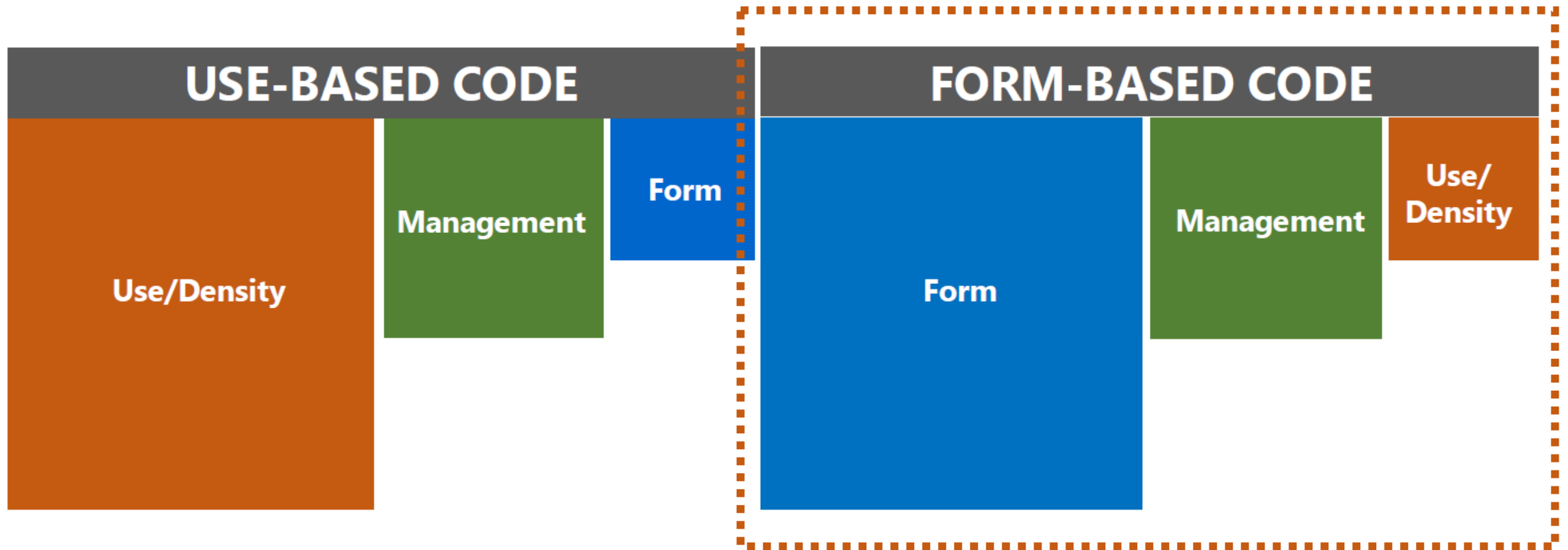
✓ Simplified Zoning Map



Map Updates

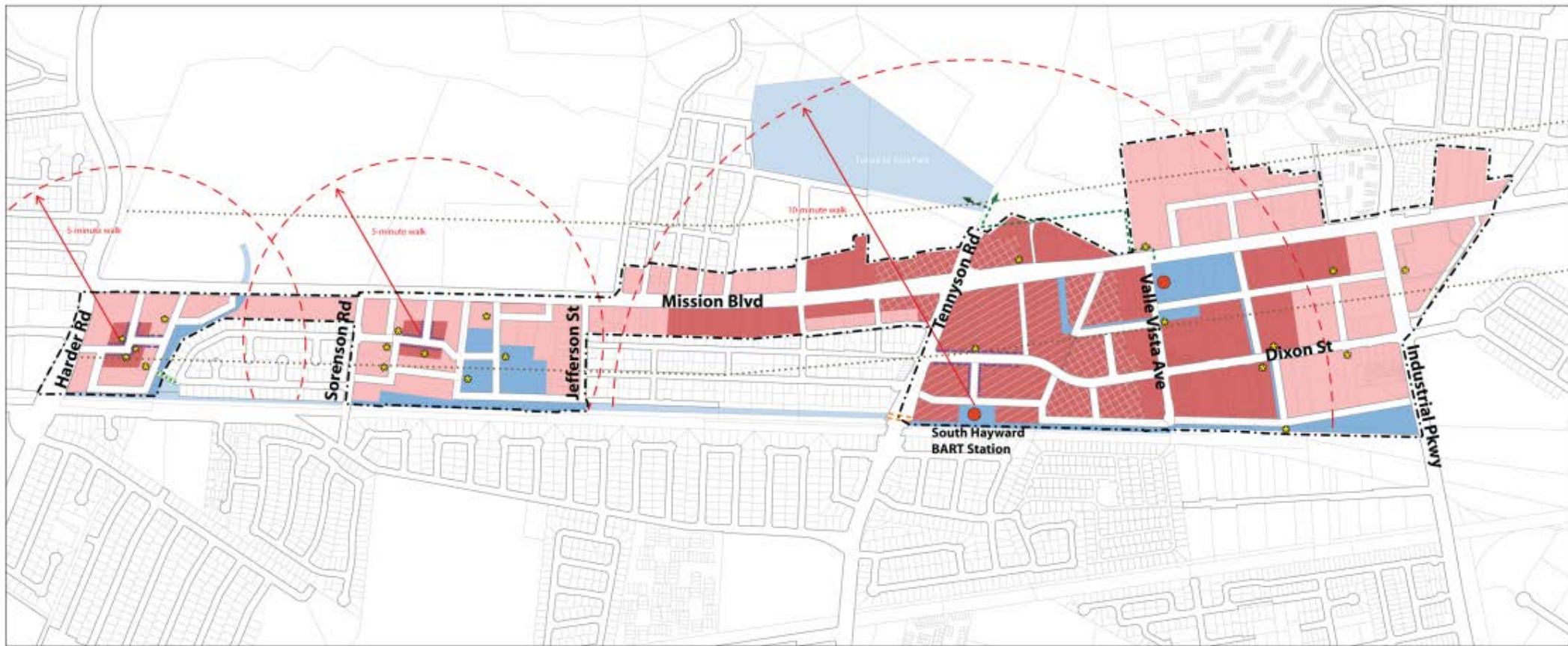
- ✓ Expanded TOD Overlay for Properties Closest to BART
- ✓ Applied COMM Overlay to Strategic Underdeveloped Parcels
- ✓ Updated Zoning Map with New Planned Developments (e.g. SoHay and True Life)





What is a Form Based Code (FBC)?

- ✓ Intended to foster **predictable**, high quality-built environments;
- ✓ More design **standards**; less design guidelines;
- ✓ Emphasis on **physical form** and the public realm



Legend

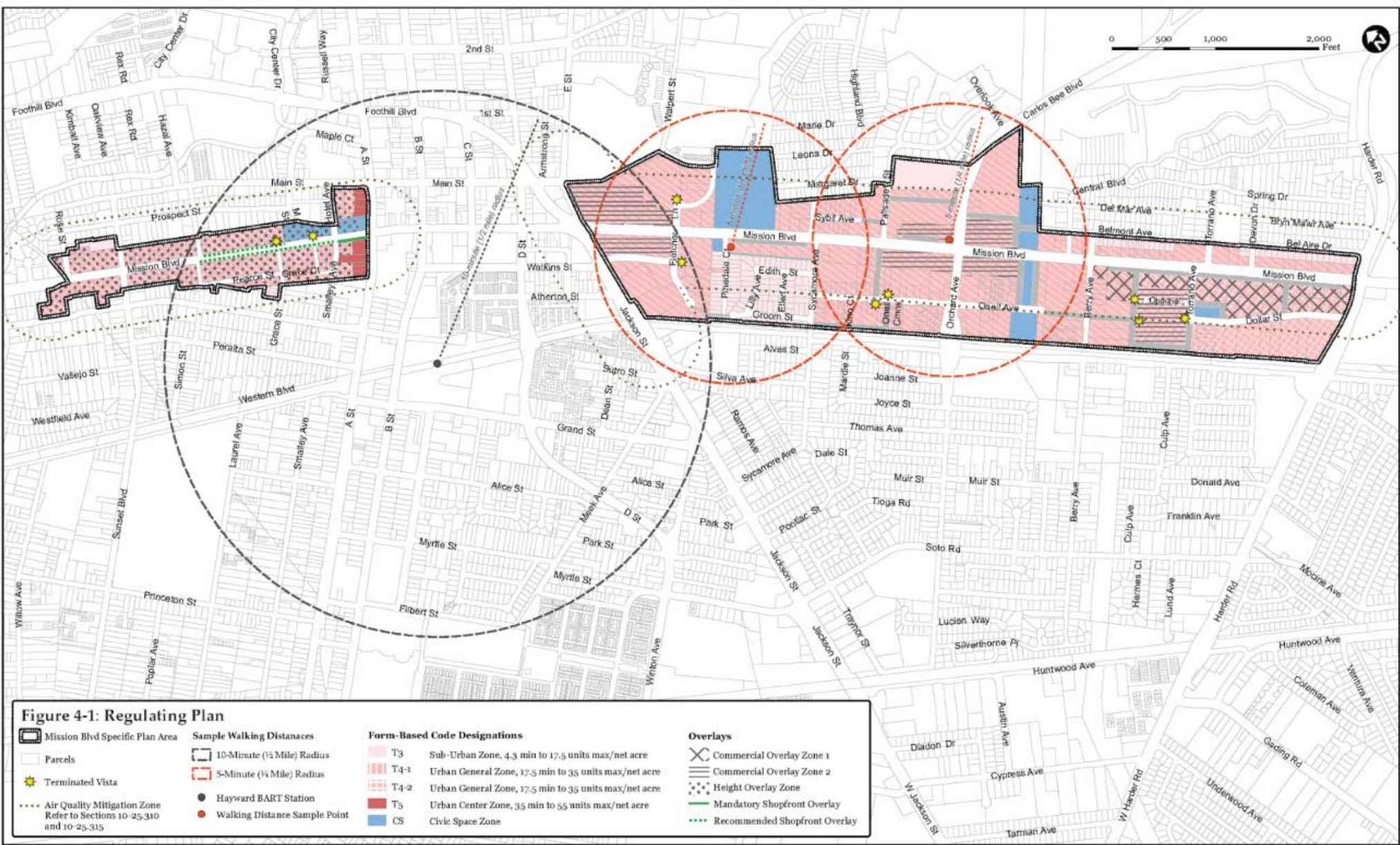
- Project Area
- Parcels
- Terminated Vistas
- Mandatory Shopfront Overlay
- Recommended Shopfront Overlay
- Green Pathway
- T4 Urban General Zone: 17.5 DU/acre min; 35 DU/acre max
- T5 Urban Center Zone: 35 DU/acre min; 55 DU/acre
- TOD Density Overlay 1: 75 DU/acre min; 100 DU/acre max
- TOD Density Overlay 2: 40 DU/acre min; 65 DU/acre max
- Civic Space Zone
- Civic Buildings
- Civic Spaces outside of the project area
- 238 Bypass Trail Location
- 5 Min/10 Min Walk (Pedestrian Shed)
- Future pedestrian/bicycle bridge
- Air Quality Mitigation Overlay Zone - Refer to Section 10-24.296



SeamCoast Version 9.2

**Existing South Hayward BART/Mission Boulevard
Form Based Code**

FIG 1-1



Existing Mission Boulevard Corridor Form Based Code



HOLIDAY INN EXPRESS
 Type: Commercial
 Status: Under Construction
 Developer: VNS Hotels, Inc.
 Address: 25640 Mission Blvd
 Units: 89 guest rooms

SUBARU
 Type: Commercial
 Status: Development Review
 Developer: Subaru One
 Address: 25000 Mission Blvd
 Retail: 55,000 sq. ft.



HONDA OF HAYWARD
 Type: Commercial
 Status: Approved
 Developer: Sonic Development, LLC
 Address: 25715 Mission Blvd
 Retail: 37,513 sq. ft.

LA VICTORIA TAQUERIA
 Type: Commercial
 Status: Approved
 Developer: La Victoria
 Address: 27915 Mission Blvd
 Retail: 3,200 sq. ft.



Terraces – 110 Units; 10,000 sqft. Commercial



SOHAY

Type: Mixed-use
Status: Under Construction
Developer: William Lyon Homes
Address: 29504 Dixon St
Units: 400 townhomes, 72 apartments
Retail: 20,000 sq. ft.



MOTION AT MISSION CROSSINGS

Type: Mixed-use
Status: Under Construction
Developer: KB Homes
Address: 26601 Mission Blvd
Units: 35 townhomes, 39 apartments
Retail: 1,020 sq. ft.



MISSION CROSSINGS

Type: Mixed-use
Status: Under Construction
Developer: MLC Holdings
Address: 25501 Mission Blvd
Units: 93 guest rooms, 144 townhomes
Retail: 7,225 sq. ft.



MISSION VILLAGE

Type: Mixed-use
Status: Approved
Developer: Valley Oak Partners
Address: 411 Industrial Pkwy
Units: 72 townhouses
Retail: 1,020 sq. ft.



MISSION PARADISE

Type: Residential
Status: Approved
Developer: Cecon Invest, LLC
Address: 28000 Mission Blvd
Units: 76 (42 senior/34 non-senior)



THE TRUE LIFE COMPANIES

Type: Mixed-use
Status: Development Review
Developer: The True Life Companies
Address: 29212 Mission Blvd
Units: 66 condominiums, 123 townhomes
Retail: 11,000 sq. ft.



LEGACY@HAYWARD

Type: Residential
Status: Under Construction
Developer: Legacy Partners
Address: 28168 - 28244 Mission Blvd
Units: 97 apartments



ATHASHRI - HAYWARD

Type: Residential
Status: Approved
Developer: Pristine Homes
Address: 29312 Mission Blvd & 794 Overhill Ct
Units: 200 apartments



HAYWARD MISSION FAMILY APARTMENTS

Type: Residential
Status: Development Review
Developer: META Housing Corporation
Address: 29497-29553 Mission Blvd
Units: 140 apartments
Retail: 1,188 sq. ft. & 2,700 sq. ft. daycare

Approved Housing Units in FBC Areas

PROJECT NAME	HOUSING UNITS	COMMERCIAL SPACE
SoHay	472	20,000
Motion @Mission Crossing	35+39	1,020
Mission Village	72	1,020
Mission Crossing	144	7,225
True Life Companies	66+123	11,000
Legacy	97	0
Athashri	200	0
Mission Paradise	76	0
Mission Family Apartments	140	3,888
Honda Hayward	0	37,513
Subaru	0	55,000
La Victoria	0	3,200
Terraces	110	10,175
TOTALS	1,574	150,041