CITY COUNCIL MEETING

OCTOBER 6, 2026

DOCUMENTS RECEIVED AFTER PUBLISHED AGENDA

Item #13

PH 26-039

2040
General Plan

From:	Benjamen DoVale
To:	List-Planning Commission; CityClerk
Subject:	Request for General Plan update: Jackson Triangle industrial parcels (Huntwood Ave and Cypress Ave)
Date:	Tuesday, October 6, 2026 2:56:35 PM
Attachments:	Jackson-Triangle-Land-Use-and-Zoning-Request.pdf

CAUTION: This is an external email. Do not click on links or open attachments unless you know the content is safe.

Dear Planning Commissioners and Planning Division staff,

I am a Hayward resident living on Speros Loop in Jackson Triangle. I am writing to request that the City consider the following as part of the upcoming General Plan update and Housing Element work. City Clerk's Office: please route this to the long-range planning staff assigned to the General Plan update and enter it into the record for that process.

Nineteen parcels along Huntwood Avenue and Cypress Avenue, about 23.3 acres, are still designated Mixed Industrial in the General Plan and zoned Light Industrial, although homes now surround them on every side, including the Speros Loop and Austin Avenue townhomes. The attached document lists each parcel by APN, with current designations taken from the City's GIS.

I respectfully ask the City to:

1. Redesignate these parcels from Mixed Industrial to High Density Residential (or Medium Density Residential where they abut existing townhomes) in the General Plan update, and prepare a small Jackson Triangle area plan covering both blocks and the W Jackson Street frontage.

2. Rezone the parcels to match, and until then, confirm the permit status of the towing, vehicle storage and salvage uses on these blocks, enforce the existing outdoor storage and screening standards next to homes, and require a conditional use permit for any new or expanded auto repair next to residential.

3. Evaluate these parcels for the Housing Element sites inventory. At the General Plan's high density range, they could provide roughly 300 to 600 homes.

The General Plan already describes Mixed Industrial land as older industrial property surrounded by homes that may be redeveloped into master-planned communities. These blocks fit that description, and redesignating them would remove incompatible uses from a residential neighborhood while adding housing near downtown and BART.

I would welcome the chance to meet with planning staff, and I would appreciate being told when the General Plan land-use alternatives will be released for public review.

Thank you for your consideration.

Respectfully,

Benjamen DoVale

[redacted]
Hayward, California

[redacted]

Jackson Triangle Land Use and Zoning Request

Oct 6, 2026 · @Benjamen DoVale

Summary

Nineteen parcels, about 23 acres, along Huntwood Avenue and Cypress Avenue in Jackson Triangle are still designated Mixed Industrial and zoned Light Industrial, while homes now surround them on every side. I live on Speros Loop, next to these blocks, and ask the City to plan this land for housing.

Three requests, for the General Plan update, Planning and the City Council:

1. **Redesignate the parcels for housing** in the General Plan update, and prepare a small Jackson Triangle area plan.
2. **Rezone them and tighten the rules for vehicle-related uses next to homes** until they are redeveloped.
3. **Add them to the Housing Element sites inventory** at the next opportunity.

At the General Plan's high-density residential range, this land could hold roughly 300–600 homes near downtown Hayward and BART.

Study area

The request covers two industrial blocks on either side of the Speros Loop and Austin Avenue townhomes: a north block (9.4 acres) between W Jackson Street and Speros Loop, and a south block (13.8 acres) between Austin Avenue and W Harder Road. Every parcel below is designated Mixed Industrial (MI) in the General Plan and zoned Light Industrial (IL), per the City's GIS (zoning, General Plan land use, parcels).

Block	APN	Situs address	Area (sq ft)
North	443 0080 022 03	72 W Jackson St	42,027
North	443 0080 022 02	W Jackson St (no number)	2,442
North	443-0080-024-05	24801 Huntwood Ave	30,763

Block	APN	Situs address	Area (sq ft)
North	443-0080-025-02	24821 Huntwood Ave	46,489
North	443 0080 026 15	24873 Huntwood Ave	148,806
North	443 0080 026 08	24951 Huntwood Ave	47,230
North	443-0080-026-12	24959 Huntwood Ave	45,448
North	443 0080 026 10	24967 Huntwood Ave	47,018
South	443-0085-012-02	25135 Huntwood Ave	31,553
South	443 0085 013 02	25147 Huntwood Ave	10,891
South	443-0090-001-06	25155 Huntwood Ave	23,694
South	443-0090-002-02	25181 Huntwood Ave	71,760
South	443 0090 013 00	Huntwood Ave (no number)	171,815
South	443-0090-014-00	25377 Huntwood Ave	84,401
South	443 0090 015 00	25393 Huntwood Ave	30,878
South	443-0085-016-02	25222 Cypress Ave	21,201
South	443-0085-015-00	25350 Cypress Ave	57,373
South	443 0090 098 00	25352 Cypress Ave	26,250
South	443-0090-099-00	25354 Cypress Ave	72,970
Total	19 parcels		**1,013,009 (23.3 acres)**

Current uses on these blocks include auto body and repair, tinting, alignment and off-road shops, self-storage, towing and vehicle storage, and a salvage operation. The surrounding land is all residential: the Speros Loop and Austin Avenue townhomes (Planned Development, Medium Density Residential), and Low and High Density Residential zoning across Cypress Avenue and Huntwood Avenue.

Two unaddressed Huntwood Avenue parcels zoned IL but with no General Plan designation (443-0080-046-00 and 443-0085-020-00, about 4.6 acres together) appear to be part of the rail corridor and are left out.

Request 1: Redesignate the land for housing in the General Plan update

The General Plan already anticipates this change. It describes Mixed Industrial land as older industrial property near rail lines, surrounded by homes and shops, that may be redeveloped into master-planned communities (Industrial Land Use Designations). Today the designation allows no housing and caps development at a floor-area ratio of 0.8.

I ask that the General Plan update, scheduled for mid-to-late 2026 (BART Hayward TOD boards):

1. **Redesignate all 19 parcels from Mixed Industrial to High Density Residential** (17.4–34.8 homes per acre), or to Medium Density Residential (8.8–17.4) on parcels that directly abut the townhomes.
2. **Allow ground-floor neighborhood retail** on the parcels fronting W Jackson Street and W Harder Road, consistent with the Jackson Street corridor.
3. **Prepare a Jackson Triangle area plan** covering both blocks and the W Jackson Street frontage, so that streets, a connection to Ward Creek, building heights and transitions are planned together rather than parcel by parcel.

The City has already done this next door. Speros Loop itself was rezoned from single-family and medium-density zoning to a Planned Development for townhomes by Ordinance 16-14, and is now designated Medium Density Residential.

Designation	Homes per acre	Capacity on 23.3 acres at 75% of maximum
Medium Density Residential	8.8–17.4	about 150–300
High Density Residential	17.4 34.8	about 300 610

The 75% factor is the realistic-capacity assumption the City uses in its Housing Element (Housing Resources).

Request 2: Rezone, and tighten the rules for vehicle uses next to homes

Once the General Plan changes, the zoning must follow. I ask the City to rezone the 19 parcels from Light Industrial (IL) to High Density Residential (RH), Medium Density Residential (RM), or a Planned Development consistent with the area plan.

The current Light Industrial rules already restrict many of the uses on these blocks. Under the use table as amended by Ordinance 25-02 (January 21, 2025), towing yards, vehicle storage facilities, vehicle dismantling facilities and storage yards are not allowed in IL, and auto repair needs an administrative use permit (HMC 10-1.1603). Outdoor storage must be screened, limited to 25% of a site, and kept 20 feet from residential land, and an 8-foot masonry wall is required where industrial abuts residential (Industrial Districts).

Until rezoning takes effect, I ask the City to:

1. **Confirm the status of each existing towing, storage and salvage use** on these parcels: whether it holds a valid permit or is a legal nonconforming use, and whether its permit conditions are being met.
2. **Enforce the existing outdoor-storage, screening and wall standards** on parcels abutting the townhomes.
3. **Require a conditional use permit, with a public hearing, for any new or expanded auto repair or body shop** on an industrial parcel abutting residential, instead of an administrative permit.
4. **Apply the code's nonconforming-use provisions after rezoning**, so existing businesses may continue but not expand, and lose that status if they close for the period the code sets.
5. **Study an amortization schedule** for the most incompatible uses, such as salvage and vehicle storage, giving operators a reasonable period to relocate.

Request 3: Add these parcels to the Housing Element sites inventory

Hayward's 2023–2031 Housing Element concentrates its housing sites in the Downtown Specific Plan area, the Mission Boulevard code area and the former Route 238 corridor, and its rezoning program targets single-family neighborhoods (Housing Resources). I found no reference to these Jackson Triangle industrial parcels; staff can confirm against the full inventory in Appendix C.

I ask the City to:

1. **Evaluate these 19 parcels as housing opportunity sites**, given their size (several exceed 1 acre), their location among existing homes, and their low intensity of use.
2. **Add them to the inventory** through the General Plan update, a Housing Element amendment, or the next cycle, so the rezoning carries the weight of a Housing Element program.
3. **Count them toward the City's remaining need** of 890 lower-income, 639 moderate-income and 702 above-moderate-income homes, as reported in the Housing Element.

Why this change makes sense

- **Incompatible uses.** Vehicle repair, towing, storage and salvage generate noise, fumes, truck traffic, stray vehicles and outdoor storage directly beside hundreds of homes. The General Plan itself describes Mixed Industrial land as a transitional category.
- **The neighborhood has already changed.** The City approved the Speros Loop and Austin Avenue townhomes on land previously zoned for single-family and medium-density homes. The remaining industrial parcels are now islands inside a residential neighborhood.
- **Housing supply.** About 23 acres could provide roughly 300–600 homes on underused land, without changing existing single-family streets.
- **Fits the corridor vision.** New homes here would support the walkable Jackson Street boulevard and neighborhood retail I have proposed to the Safe Streets Hayward Phase 2 team, and connect Jackson Triangle to downtown and BART.
- **Low intensity today.** The General Plan caps these parcels at a floor-area ratio of 0.8, and much of the land is open yards and single-story buildings.

I would welcome a meeting with long-range planning staff to discuss these parcels.

Sources

- City of Hayward GIS: Zoning
- City of Hayward GIS: General Plan Land Use
- City of Hayward GIS: Parcels
- Hayward General Plan: Industrial Land Use Designations
- HMC 10-1.1603 Industrial Districts use table (Ordinance 25-02)
- HMC 10-1.1600 Industrial Districts

- Hayward Housing Element: Housing Resources
- BART Hayward Station TOD boards, Spring 2026

Public Comment

From: noreply@granicusideas.com
To: CityClerk
Subject: [BULK] New eComment for City Council on 2026-10-06 7:00 PM
Date: Tuesday, October 6, 2026 2:13:44 PM

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New eComment for City Council on 2026-10-06 7:00 PM

Ray Soya submitted a new eComment.

Meeting: City Council on 2026-10-06 7:00 PM

Item: The Public Comments section provides an opportunity to address the City Council on items not listed on the agenda or Informational Staff Presentation items. The Council welcomes comments and requests that speakers present their remarks in a respectful manner, within established time limits, and focus on issues which directly affect the City or are within the jurisdiction of the City. As the Council is prohibited by State law from discussing items not listed on the agenda, items will be taken under consideration and may be referred to staff. The City Council welcomes comments, including criticism, about the policies, procedures, programs, or services of the City, or of the acts or omissions of the City Council. Speakers shall not use threatening, profane, or abusive language which disrupts, disturbs, or otherwise impedes the orderly conduct of a City Council. The City is committed to maintaining a workplace free of unlawful harassment and is mindful that City staff regularly attend Council meetings. Discriminatory statements or conduct that is hostile, intimidating, oppressive, or abusive - are per se disruptive to a meeting and will not be tolerated.

eComment: Hayward's noise-abatement procedures are not working. Since June, monitoring recorded 22,245 takeoffs and 8,554 residential overflights. The rate rose from 27 per 100 takeoffs in June to 54 per 100 in Sept. 43% came from identified flight-school aircraft; CalAir alone accounted for 1,511. Repeated reports to Airport staff have produced little response or improvement. I ask Council to measure adherence, address repeat operators, and report corrective actions.

View and Analyze eComments

This email was sent from https://hayward.granicusideas.com.