



CITY OF HAYWARD

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Cover Memo

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DATE: October 11, 2018

TO: Planning Commission

FROM: Planning Manager

SUBJECT

Industrial District Regulations Update Planning Commission Study Session

RECOMMENDATION

That the Commission review and provide feedback on the Draft Industrial District regulations composed of zoning map, text amendments and design guidelines.

SUMMARY

This is a study session on the Industrial District Regulations Update, which will require zoning map and text amendments to the Hayward Municipal Code (HMC) and review of the draft Industrial District Design Guidelines. The Industrial areas encompass approximately 3,200 acres of land primarily located at the western edge of the City and at scattered sites along Jackson Street and along Southern Pacific railroad right-of-way that runs in an east-west direction through the City. Approximately 80% of the industrially zoned land is located within the Industrial District with the remaining 20% split among Planned Development District, Air Terminal Districts, Business Park District and Light Manufacturing District. This “one size fits all” approach to industrial zoning treats nearly all of the industrial areas in the same way, subject to the same use regulations and development standards regardless of location, context and surrounding uses.

The objective of the Industrial District Regulations Update is to bring the City’s zoning regulations into closer conformance with General Plan Goals and Policies related to industrial development to promote well-designed, amenity-rich development for employees and visitors to the area; address and minimize compatibility issues between industrial and adjacent sensitive uses; and encourage establishment and expansion of advanced manufacturing and high employee generating uses and discourage low-employment intensity, high-impact uses.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Draft Zoning Map
Attachment III	Draft HMC Section 10-1.1600, Industrial District

Attachment IV	Draft Industrial District Design Guidelines
Attachment V	Draft HMC Section 10-1.3500, Definitions
Attachment VI	Draft HMC Section 10-1.2735(j), Small Recycling Collection Facilities
Attachment VII	Draft HMC Section 10-1.1900, Air Terminal Districts
Attachment VIII	Draft HMC Chapter 10, Article 2 Off-Street Parking Regulations
Attachment IX	Draft HMC Section 10-1.3075, Major Site Plan Review
Attachment X	Draft HMC Section 10-1.2735(m), Food Vendor Permit