



# CITY OF HAYWARD

Hayward City Hall  
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## Cover Memo

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**File #:** PH 20-035, **Version:** 1

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**DATE:** May 28, 2020

**TO:** Planning Commission

**FROM:** Planning Manager

### **SUBJECT**

Proposed Amendment to 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), related to the adoption of a consolidated Mission Boulevard Code within the Hayward Municipal Code.

### **RECOMMENDATION**

That the Planning Commission recommends that the City Council approve the proposed Zoning Map and Text Amendments to Chapter 10, Planning, Zoning and Subdivision, of the Hayward Municipal Code Related to the adoption of the Mission Boulevard Code.

### **SUMMARY**

This is a public hearing on the adoption of the Mission Boulevard Code, which includes several Zoning Map and Text Amendments (Amendments) to the Hayward Municipal Code (HMC). The proposed Amendments would impact all the land currently within the South Hayward BART/Mission Boulevard Form Based Code and the Hayward Mission Boulevard Corridor Form Based Code, including two additional parcels that are proposed for rezoning map amendments near the Code area.

The proposed Amendments would replace the City's two existing form-based codes (Mission Boulevard Corridor and South Hayward BART/Mission Boulevard) with a new consolidated Mission Boulevard Code. The new Mission Boulevard Code will create a clear and consistent regulatory framework and regulate development along the Corridor to ensure high-quality public spaces defined by a variety of building types and uses, including housing, retail, and office space. The proposed Amendments will modify the regulating plan, development standards, land use regulations, and other elements needed to implement the principles of urbanism, planning, and practical growth management consistent with the community vision established in the *Hayward 2040 General Plan*.

### **ATTACHMENTS**

Attachment I	Staff Report
Attachment II	Findings

Attachment III	Mission Boulevard Code
Attachment IV	Proposed Text Amendments
Attachment V	Zoning Map Amendments
Attachment VI	Parcel Rezoning Exhibit