



CITY OF HAYWARD

Hayward City Hall
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Cover Memo

File #: PH 20-055, **Version:** 1

DATE: July 7, 2020

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT

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

RECOMMENDATION

That Council:

1. Adopts a Resolution (Attachment II) with 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; and
2. Introduces an Ordinance (Attachment III) to amend the Hayward Municipal Code per amendments outlined in the adopted Resolution.

SUMMARY

This is a public hearing on the adoption of the Mission Boulevard Code (MBC), which includes several Zoning Map and Text Amendments (Amendments) to the Hayward Municipal Code (HMC). The 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 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 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	Resolution
Attachment III	Ordinance
Attachment IV	Exhibit A Zoning Map Amendments & Parcel Rezoning List
Attachment V	Exhibit B Zoning Text Amendments
Attachment VI	Mission Boulevard Code
Attachment VII	PC Minutes 5/28/2020