



Cover Memo

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DATE: January 12, 2023

TO: Planning Commission

FROM: Taylor Richard, Assistant Planner and Elizabeth Blanton, Senior Planner

SUBJECT

Parking Analysis for Hayward Residential Design Study

RECOMMENDATION

That the Planning Commission provide feedback on the recommendations included in the Parking Analysis for the Hayward Residential Design Study.

SUMMARY

The Hayward Residential Design Study is a long-range planning project that will result in the development of objective residential standards and zoning amendments to ensure General Plan and Zoning Ordinance consistency. As part of this effort, a Parking Analysis (Attachment II) was conducted by the project team (consultants Mintier Harnish and DKS Associates in collaboration with City staff) to determine if any changes to the City's existing parking regulations for residential development should be considered. Specifically, the Analysis recommends that the City:

- Maintain parking requirements within the Mission Boulevard Code area
- Do not increase parking requirements for multi-family developments outside of the Mission Boulevard Code and Downtown Specific Plan Areas
- Develop Transportation Demand Management (TDM) strategies for multi-family developments
- Allow for the unbundling of parking
- Revise parking requirements for single-family dwellings that are abutting a street with no permitted parking on both sides of the street

At this work session, staff is requesting specific feedback from the Planning Commission on the following questions related to the Parking Analysis for the Hayward Residential Design Study:

- Which of the recommendations do you think are right for Hayward?
- Do you support the development of TDM requirements or credits for multifamily development?
 - If so, which TDM strategies should be included?
 - Are there specific areas of the city, such as Downtown, along Mission Boulevard, and/or around major transit stops where TDM requirements or credits should apply?
 - Would you be supportive of differentiating TDM requirements or credits based on project

size, location, level of affordability and/or tenure (rental vs. ownership)?

- Are there any other parking design issues (i.e., setbacks, visibility, etc.) that should be addressed as part of the Hayward Residential Design Study?

Following this work session, subsequent work sessions will be scheduled with the Planning Commission and City Council to obtain feedback on the various options for the Objective Standards and Recommendations Report, including any zoning amendments necessary to codify the updated requirements within the Hayward Municipal Code.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Parking Analysis