



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

Cover Memo

File #: PH 18-064, **Version:** 1

DATE: July 24, 2018

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT

Application to Amend Chapter 10, Article 1(Zoning Ordinance), Sections 10-1.845.j (5) and (6); and 10-1.1045.j (5) and (6) (Minimum Design and Performance Standards) of the Hayward Municipal Code Related to Drive-Through Restaurants and Drive-Through Coffee/Esspresso Shops in the City of Hayward by United Growth Capital Management, LLC. (Applicant), Requiring the Introduction of an Ordinance and the Adoption of a Resolution Approving Zoning Text Amendment Application No. 201802227

RECOMMENDATION

That the City Council approves the proposed Zoning Text Amendment to Chapter 10, Article 1, Sections 10-1.845.j (5) and (6); and 10-1.1045.j (5) and (6) (Minimum Design and Performance Standards of the Hayward Municipal Code related to drive-through establishments in the City of Hayward by introducing an Ordinance (Attachment II) and adopting the Resolution (Attachment III) with the required Findings and environmental review.

SUMMARY

United Growth Capital Management, LLC (“United Growth”) is requesting approval of a Zoning Text Amendment (ZTA) application to amend the minimum design and performance standards related to drive-through restaurants and drive-through coffee/expresso shops to allow additional flexibility for the establishment of new drive-through facilities in the City within half-mile of another establishment.

Currently, the minimum design and performance standards for drive-through restaurants and coffee/expresso shops prohibit the establishment of any drive-through restaurant or drive-through coffee/expresso shop within half-mile radius of another establishment as measured from the building walls of existing or proposed buildings. The applicant is requesting to amend the current land use prohibition to allow the establishment of these land uses, if certain additional findings can be made related to location.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Ordinance
Attachment III	Resolution
Attachment IV	CEDC Meeting Minutes April 2, 2018
Attachment V	Map of Drive-Through Restaurants
Attachment VI	Map of Half-Mile Buffer from Freeways