



CITY OF HAYWARD

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

Cover Memo

File #: PH 19-026, **Version:** 1

DATE: April 25, 2019

TO: Planning Commission

FROM: Planning Manager

SUBJECT

Application to Amend Chapter 10, Article 1 (Zoning Ordinance) and Article 2 (Off-Street Parking Regulations) related to the creation of new Industrial District Regulations within the Hayward Municipal Code and the Adoption of Industrial District Design Guidelines.

RECOMMENDATION

That the Planning Commission recommend 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 City's Industrial District Regulations and Adopt New Industrial District Design Guidelines.

SUMMARY

This is a public hearing on the Industrial District Regulations Update involving Zoning Map and Text Amendments (Amendments) to the Hayward Municipal Code (HMC). The Amendments would impact all properties with *Industrial Corridor* and *Mixed Industrial* General Plan land use designations, and all properties that are currently zoned I (Industrial) District.

The proposed Amendments include development of industrial sub-districts with land uses and development standards tailored to each sub-districts' purpose and establishment of development, design and performance standards for all industrial development. The Amendments would bring the City's Industrial District Zoning regulations into conformance with Industrial-related General Plan Goals and Policies to promote well-designed, amenity-rich industrial 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	Proposed Zoning Map
Attachment III	HMC Section 10-1.1600, Industrial Districts
Attachment IV	Industrial District Design Guidelines

Attachment V	HMC Section 10-1.3500, Definitions
Attachment VI	HMC Section 10-1.2735(j), Small Recycling Collection Facilities
Attachment VII	HMC Section 10-1.1900, Air Terminal Districts
Attachment VIII	HMC Section 10-2.350, Off Street Parking
Attachment IX	HMC Section 10-1.3075, Major Site Plan Review
Attachment X	HMC Section 10-1.2735(m), Food Vendor Permit