



# CITY OF HAYWARD

Hayward City Hall  
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## Cover Memo

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**File #:** PH 19-054, **Version:** 1

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**DATE:** May 28, 2019

**TO:** Mayor and City Council

**FROM:** Development Services Director

### **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 City Council approves 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, including the Adoption of new Industrial District Design Guidelines.

### **SUMMARY**

This is a continued public hearing from the May 14, 2019 City Council meeting on the Industrial District Regulations Update involving Zoning Map and Text Amendments (Amendments) to the Hayward Municipal Code (HMC). The proposed Amendments would impact all land with *Industrial Corridor* and *Mixed Industrial* General Plan land use designations, and all properties that are zoned I (Industrial) District.

Proposed Amendments include development of industrial sub-districts with more appropriate land uses and the creation of development standards that are tailored to each sub-districts' purpose, including the 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     May 14, 2019 Staff Report

Attachment III	Ordinance
Attachment III	Exhibit B - Industrial Districts Map
Attachment III	Exhibit C - HMC 10-1.1600 Industrial Districts
Attachment III	Exhibit D - HMC Section 10-1.2735j Small Recycling Facilities
Attachment III	Exhibit E - HMC Section 10-1.1900 Air Terminal Districts
Attachment III	Exhibit F - HMC Section Chapter 10, Article 2 Off Street Parking
Attachment III	Exhibit G - HMC Section 10-1.3075 Major Site Plan Review
Attachment III	Exhibit H - HMC Section 10-1.2735m Food Vendor Permit
Attachment IV	Resolution
Attachment V	Industrial District Design Guidelines
Attachment VI	Planning Commission Meeting Minutes April 25, 2019