



CITY OF HAYWARD

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

Cover Memo

File #: PH 18-059, **Version:** 1

DATE: July 12, 2018

TO: Planning Commission

FROM: Planning Manager

SUBJECT

Application to Amend Chapter 10, Article 1(Zoning Ordinance), Sections 10-1.845.j (5) and (6); and 10-2.1045.j(5) and (6) (Minimum Design and Performance Standards) of the Hayward Municipal Code Related to Drive-Through Restaurants and Drive-Through Coffee/Espresso Shops in the City of Hayward by United Growth Capital Management, LLC. (Applicant), Requiring Approval of a Zoning Text Amendment. Application No. 201802227.

RECOMMENDATION

That the Planning Commission recommend to the City Council approval of the proposed Zoning Text Amendment (Attachment III) to Chapter 10, Article 1, Sections 10-1.845.j (5) and (6); and 10-2.1045.j (5) and (6) (Minimum Design and Performance Standards of the Hayward Municipal Code related to drive-through establishments in the City of Hayward based on the required Findings for Approval (Attachment II).

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/espresso 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/espresso shops prohibit the establishment of any drive-through restaurant or drive-through coffee/espresso 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	Findings for Approval
Attachment III	Proposed Text Amendments

Attachment IV April 2, 2018 CEDC Meeting Minutes
Attachment V Map of Drive-Through Restaurants
Attachment VI Maps of Half-Mile Buffer from Freeways