



CITY OF HAYWARD

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Cover Memo

File #: WS 19-013, **Version:** 1

DATE: February 28, 2019

TO: Planning Commission

FROM: Planning Manager

SUBJECT

Review of Proposed Updates to the Mission Boulevard Corridor and South Hayward BART Station Form Based Codes.

RECOMMENDATION

That the Commission provides feedback and direction on the updates to the Mission Boulevard Corridor and the South Hayward BART/Mission Boulevard Form Based Codes.

SUMMARY

This is a work session to obtain feedback and direction from the Planning Commission on the future updates to the City's two form-based codes: Mission Boulevard Corridor; and South Hayward BART/Mission Boulevard Form Based Codes (FBC). The goal of this project is to take both form-based codes and adapt each code into clear and understandable regulatory sections that intuitively make sense to residents, developers, and City staff.

The updated Codes will continue to regulate development to ensure high-quality public spaces defined by a variety of building types and uses including housing, retail, and office space. The updated Codes may modify the regulating plan, building form standards, street standards (plan and section), land use regulations, and other elements needed to implement the principles of urbanism, planning, and practical growth management consistent with the community vision established in the *Hayward 2040 General Plan*.

ATTACHMENTS

Attachment I Staff Report
Attachment II FBC Boundary Map
Attachment III FBC Stakeholder Interview Summary