



CITY OF HAYWARD

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Cover Memo

File #: PH 19-024, **Version:** 1

DATE: March 28, 2019

TO: Planning Commission

FROM: Planning Manager

SUBJECT

Adoption of the Downtown Specific Plan and Development Code and Certification of the Final Environmental Impact Report with Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program.

RECOMMENDATION

That the Planning Commission review and provide formal recommendation to the City Council on the following based on the attached findings and analysis within this report:

1. Certification of the Environmental Impact Report (EIR) as being prepared in accordance with the California Environmental Quality Act and City implementing guidelines; adoption of the Statement of Overriding Considerations; and approval of the Mitigation Monitoring and Reporting Program, based on the attached findings;
2. Approval of the Downtown Specific Plan and Code, as recommended by staff; and
3. Adoption of proposed amendments to the City's Zoning Map for certain properties within the Specific Plan Area.

SUMMARY

The Planning Commission is being asked to review and provide formal recommendation to City Council on the adoption of the Downtown Specific Plan and related Development Code; Certification of the Final Environmental Impact Report with Statement of Overriding Consideration and Mitigation Monitoring and Reporting Program, and amendments to the Official Zoning Map to reflect new land use designations being proposed by the Plan. City staff and the consulting team will also present an overview of changes that were made to the Public Review Draft Specific Plan and Code and other correspondence received by the public during the public review period of the Draft Environmental Impact Report (DEIR). The Final Environmental Impact Report (FEIR) will also include a formal response to all public comments received, consistent with requirements of the California Environmental Quality Act (CEQA).

Completion of the Downtown Specific Plan is a City Council priority and establishes a framework of goals and policies that help create a safe, comfortable, and vibrant mixed-use environment that prioritizes the pedestrian experience and encourages walking, sidewalk dining, window shopping, and social

interaction. Providing a better pedestrian experience will be achieved through the implementation of phased infrastructure improvements to slow vehicular traffic down within the Plan area, specifically on major thoroughfares in Downtown. The Plan will also revitalize and enhance Downtown to accommodate and encourage growth within compact, mixed-use, and walkable neighborhoods that are located near the City's job centers and regional transit facilities. The Plan will also help facilitate private-sector investment in downtown to provide a safe, vibrant, and prosperous arts and entertainment district that offers enhanced shopping, dining, recreational, and cultural experiences and events for residents, families, college students, and visitors.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Summary Detailing Plan and Code Changes
Attachment III	Final Draft Specific Plan and Code
Attachment IV	Final Environmental Impact Report
Attachment V	Draft Statement of Overriding Considerations
Attachment VI	Findings FEIR
Attachment VII	Findings Rezoning