



# CITY OF HAYWARD

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## Cover Memo

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**DATE:** February 13, 2020

**TO:** Planning Commission

**FROM:** Planning Manager

### **SUBJECT**

Mission Boulevard Code Regulations Update Work Session

### **RECOMMENDATION**

That the Commission provides feedback and direction on the Draft Mission Boulevard Code regulations that include proposed zoning map and text amendments.

### **SUMMARY**

This is a work session to obtain feedback from the Planning Commission on the draft Mission Boulevard Code, which replaces the City's two existing form-based codes: Mission Boulevard Corridor; and South Hayward BART/Mission Boulevard, requiring a zoning map and text amendments. The intent of the Form-Based Codes update is to supersede (either entirely or in part) the present codes and other local land development regulations that apply to these areas and reflect consistent quality with the Downtown Specific Plan and Hayward 2040 General Plan. The two FBCs have been combined and would now be called the Mission Boulevard Code, with the objective to create a clear and consistent regulatory framework that is understandable and intuitive for residents, developers, and City staff.

The updated Code 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 Code proposes to 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	Draft Mission Boulevard Code
Attachment III	Zoning Maps, Existing and Proposed

