



CITY OF HAYWARD

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Cover Memo

File #: RPT 20-025, **Version:** 1

DATE: March 2, 2020

TO: Council Economic Development Committee

FROM: Deputy City Manager

SUBJECT

Mission Boulevard Code Regulations Update

RECOMMENDATION

That the Council Economic Development Committee provides feedback to staff on the draft Mission Boulevard Code, including the policy issues identified in the report.

SUMMARY

The draft Mission Boulevard Code is proposing to replace the City's two existing form-based codes (FBC): Mission Boulevard Corridor and South Hayward BART/Mission Boulevard, which would require zoning map and text amendments. The intent of the Form-Based Code update is to supersede 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 updated Mission Boulevard Code will 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, development standards, 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 Mission Boulevard Code Draft Feb 2020

Attachment III Zoning Maps, Existing and Proposed