



CITY OF HAYWARD

Hayward City Hall
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Cover Memo

File #: RPT 20-052, **Version:** 1

DATE: May 19, 2020

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT

Receive Informational Report Addressing Extended Timeframes to Reestablish Nonconforming Uses Due to COVID-19 Crisis

RECOMMENDATION

That Council receives this informational item. Staff intends to administratively extend the timeframe to reestablish a nonconforming use at 30736-30760 Wiegman Road due to the COVID-19 crisis, as requested, and to review similar requests on an individualized basis consistent with the approach outlined in the attached informational memo.

SUMMARY

Per the Nonconforming Ordinance, a nonconforming use may be re-established within six months of the prior use vacating a commercial or industrial building without approval of discretionary permits provided that the nonconforming use is similar to or less intensive than the one that vacated the space and that the nonconforming use will not adversely affect or be materially detrimental to adjoining properties.

The attached informational memo provides a process to administratively allow a six-month extension beyond that provided by the Nonconforming Ordinance to give property owners additional time to re-tenant buildings with the same use without having to go through a lengthy planning process. The unprecedented economic slowdown related to the COVID-19 pandemic and limited opportunities to show properties and relocate businesses is unusual and warrants flexibility from the standards in order to address the impact of the crisis.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	PS Business Parks Letter dated April 13, 2020
Attachment III	City Council Resolution No. 20-036