



CITY OF HAYWARD

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Cover Memo

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DATE: October 26, 2023

TO: Planning Commission

FROM: Taylor Richard, Associate Planner and Elizabeth Blanton, ACIP, Senior Planner

SUBJECT

Hayward Residential Design Study: Consideration of Proposed Text Amendments to Hayward Municipal Code Chapter 10, Article 1 (Zoning Ordinance), Article 2 (Off Street Parking Regulations), Article 24 (Mission Boulevard Code), and Article 28 (Downtown Development Code); Zoning Map Amendments; and finding that no further environmental review is required pursuant to the California Environmental Quality Act.

RECOMMENDATION

That the Planning Commission recommends the City Council approve the Proposed Text Amendments to Hayward Municipal Code Chapter 10, Articles 1, 2, 24, and 28 (Attachments III, IV, V, VI, and VII, respectively); and Zoning Map Amendments (Attachment VIII); for the Hayward Residential Design Study, pursuant to the draft Findings (Attachment II) and upon determining that that no further environmental review is required pursuant to the California Environmental Quality Act.

SUMMARY

The Hayward Residential Design Study is a long-range planning project focused on the development of objective residential development and design standards and related zoning amendments to support General Plan and Zoning Ordinance consistency. Following an extensive research and outreach process, the proposed Amendments were first reviewed with the Planning Commission and City Council at work sessions on August 24, 2023 and September 12, 2023 respectively. In response to comments received at those work sessions, the following key changes are proposed in Attachments III, IV, V, VI, and VII:

- *Chapter 10, Section 10-1.200, Residential Districts.*
 - HMC 10-1.204 (b), Additions to Primary Buildings: All additions are proposed to comply with upper floor massing requirements. Additionally, large additions, defined as increasing the gross square footage by 80 percent or more, shall comply with the same facade design and building massing requirements of new developments.
 - HMC 10-1.204 (j), Mailboxes: Mailboxes are proposed to be located within a secure area which cannot be accessed by the public.
 - HMC 10-1.204 (l), Open Space: Additional open space points are proposed to be awarded for developments that include rooftop amenities. Further, water drinking fountains are

now eligible for points, and point values for small courtyards, fountains, swimming pools and amphitheaters are reduced.

- HMC 10-1.205 (b) & 10-1.206 (b), Façade Design: The façade design standards were converted from a menu of options to a point system, and illustrative diagrams of standards were added.
- *Chapter 10, Article 2, Parking Regulations.*
 - HMC 10-2.310, Large Detached Residential. The parking requirement for detached homes over 3,000 gross square feet is proposed to be increased from two to three covered parking spaces within an enclosed garage.
 - HMC 10-2.403, Residential Credit for Transportation Demand Management Program. The proposed maximum parking reduction for residential projects that employ specified Transportation Demand Management (TDM) measures has been reduced from 15 percent to five percent. Only projects that are required to provide at least 20 off-street parking spaces would be eligible for the reduction. Additionally, the list of eligible TDM measures has been adjusted to include more bicycle related options, and a points value has been assigned to each measure.
 - HMC 10-2.414, Unbundled Parking. New State legislation (AB 1317) requires that new residential rental developments with 16 or more units unbundle the cost of parking from the cost of rental units starting in 2025. HMC 10-2.414, Unbundled Parking, has been revised to align with and extend the provisions of State law to apply to residential rental properties with four or more units from the time these proposed Amendments go into effect.
- *Chapter 10, Article 24, Mission Boulevard Code and Chapter 10, Article 28, Downtown Development Code*. Proposed revisions in these sections focus on eliminating subjective standards and ensuring consistency with other residential code sections. Notably, this includes new building massing and façade design requirements in the Mission Boulevard Code that are consistent with the standards proposed for multi-unit residential developments. The Downtown Development Code already contains detailed architectural design standards, thus the standards are proposed to be lightly revised for objectivity and clarity.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Draft Findings
Attachment III	Chapter 10, Article 1, Section 10-1.200, Residential Districts
Attachment IV	Chapter 10, Article 1, Zoning Ordinance
Attachment V	Chapter 10, Article 2, Off-Street Parking Regulations
Attachment VI	Chapter 10, Article 24, Mission Boulevard Code
Attachment VII	Chapter 10, Article 28, Downtown Development Code
Attachment VIII	Properties Proposed to be Rezoned

