



SUBJECT

Business Friendly Hayward: Proposed Text Amendments to Municipal Code Chapter 10 Articles 1, 2, 24, and 28 and Chapter 6 Article 2; Proposed Zoning Map Revisions; and Related Master Fee Schedule Updates Related to the Business-Friendly Hayward Project.

RECOMMENDATION

That the Planning Commission review and provide a recommendation to City Council on the proposed text amendments to Municipal Code Chapter 10 Articles 1, 2, 24, and 28 and Chapter 6 Article 2; proposed Zoning Map revisions; and related Master Fee Schedule updates related to the Business-Friendly Hayward project.

SUMMARY

The Business-Friendly Hayward Project aims to accomplish a series of Strategic Roadmap projects and Downtown Specific Plan implementation programs by focusing on the following objectives:

- Streamline entitlement and permitting processes for desirable businesses across the City's commercial and mixed-use zoning districts
- Activate vacant and underutilized properties and storefronts Downtown

To date, City staff has reviewed best practices from nearby jurisdictions, analyzed Hayward's existing codes and practices related to commercial and mixed-use districts, conducted an analysis of commercial businesses in the Downtown area, and facilitated a series of public outreach efforts aimed at getting feedback from businesses, the public, and other community stakeholders.

Based on these efforts and feedback received from the Planning Commission and City Council, revisions to the Municipal Code and Zoning Map are being proposed. These include a new organization and simplification of the Commercial Districts section of the Zoning Ordinance; relaxed permitting requirements for popular business types; strategic new land use controls; new simple permit types to better support emerging businesses to help activate the City's commercial areas; and rezonings of properties to consolidate and simplify the number of zoning districts reflected in the City's Zoning Map.

BACKGROUND

The Business-Friendly Hayward Project aims to accomplish the Downtown Specific Plan implementation programs and Strategic Roadmap projects listed above by focusing on the following project objectives:

- Streamline entitlement and permitting processes for desirable businesses across the City's commercial and mixed-use zoning districts
- Activate vacant and underutilized properties and storefronts Downtown

In partnership with Rincon Consultants and Metrovation Retail Resources, staff reviewed best practices from other jurisdictions used to create lively and thriving commercial areas, completed an analysis of the City's codes and practices related to commercial and mixed-use districts, and conducted a commercial analysis that identifies community preferences and impediments to business attraction and retention. In addition, staff led a series of public outreach efforts aimed at getting feedback from businesses, the public, and other community stakeholders. A summary of the feedback is discussed in further detail within the Analysis and Public Outreach sections below and the proposed Muni Code and Zoning Map revisions are discussed in greater detail in the Discussion section below.

Downtown Specific Plan. In 2019, the City Council adopted the Downtown Specific Plan,¹ which provides a strategy to achieve the community's vision of a resilient, safe, attractive, and vibrant historic Downtown. It has a series of implementation programs which will be fully implemented by this project, including:

- *Program LU 2:* Update zoning regulations to allow temporary uses such as temporary structures on vacant lots, temporary uses in existing structures, pop-up shops, fruit stands, and mobile businesses, especially in vacant or underutilized spaces (including vacant storefronts) to increase small-scale business opportunities and to temporarily fill gaps in the urban fabric.
- *Program LU 4:* Update zoning regulations to modernize land use regulations and allow uses consistent with the vision for Downtown, such as neighborhood and regional serving retail, destination dining, entertainment, and indoor recreation that serve a diverse population including students, families, seniors, creative class professionals, and artists.
- *Program ED 2:* Modify zoning regulations to allow on-site retailing with small-scale production or processing at the same location.
- *Program ED 6:* Improve and streamline the entitlement process to attract investment and development and for projects involving the expansion and upgrades of existing [Downtown] businesses, including for code-compliance upgrades.

Strategic Roadmap. The Hayward Strategic Roadmap² is a Council led initiative that outlines the shared vision for Fiscal Year 2025 and beyond. There are six core priorities required to achieve the Strategic Roadmap's vision and numerous key projects to advance each priority. The *Grow the Economy* priority focuses on investing in business support services, creating

¹ Hayward Downtown Specific Plan: <https://www.hayward-ca.gov/sites/default/files/documents/DSD-Planning-Hayward-Downtown-Specific-Plan.pdf>

² Hayward Strategic Roadmap: <https://www.hayward-ca.gov/your-government/documents/hayward-strategic-roadmap>

thriving commercial corridors, growing workforce development pipelines, and strategically disposing of City property. This effort supports two of the projects listed under this priority:

- *Project EP5:* Provide a report on how midsized cities revitalized downtowns.
- *Project EP6:* Provide a report on ordinances that may have adverse impacts on businesses.³

Summary of Best Practices Report. The Summary of Best Practices Report⁴ provides an overview of ordinance amendments and other initiatives taken by jurisdictions throughout the region to enliven their commercial districts and support business vitality. Some key takeaways that provide good models for Hayward include allowing flexibility in land use regulations to adapt to varying marketing conditions, streamlining small live performances through the use of live entertainment permits, and promoting pop-up and temporary uses.

Analysis of Hayward Codes and Practices. The Analysis of Hayward Codes and Practices⁵ Report provides a deep dive into the portions of the City's Municipal Code that govern commercial and mixed-use districts. The Report identifies land use regulations, permitting processes, development standards, and organizational issues that serve as obstacles towards attracting desirable businesses and activities, and offers recommendations for business-friendly code amendments. Key recommendations include: establishing simplified permitting processes for temporary uses, outdoor dining, and small-scale live entertainment; reducing permitting requirements for popular uses to better align with community preferences and market demand; and consolidating the number of commercial zoning districts to make the zoning map easier to navigate for staff and the business community alike. Given the numerous amendments proposed, staff has included a clean version (Attachment III) and a redline version (Attachment IV) of the proposed consolidated commercial zoning district for the Commission's review.

Appendix A includes an analysis and breakdown of Downtown Hayward's commercial conditions and market dynamics. The analysis identifies specific barriers to business attraction and retention, and evaluates physical conditions, tenant mixes, market strengths, and opportunities for improvement in the Downtown core, particularly around B Street, Foothill Boulevard, and the Cinema Place area. Key findings indicate that downtown Hayward lacks a balanced mix of entertainment venues, experiential businesses, and local-serving retail that would better serve a younger demographic and draw outside visitors. Additionally, vacant storefronts and underutilized spaces create opportunities for pop-up businesses and placemaking interventions, which further support economic development and business entrepreneurship.

PUBLIC OUTREACH

Public outreach for the project was broadly divided into two rounds. The first round of public outreach, conducted in Spring and Summer 2025, was aimed at soliciting feedback from businesses, community members, and decision-makers on what kinds of businesses they

³ In order to alleviate adverse impacts on restaurants and remove unnecessary restrictions, the City's alcohol regulations were updated in March 2023 to make it easier for full-service restaurants to obtain permission from the City to serve alcohol at their establishments. City Council Public Hearing, March 7, 2023:

<https://hayward.legistar.com/LegislationDetail.aspx?ID=6050568&GUID=9C6E57B1-0937-4560-BD41-5D1B007B5745&Options=&Search=>

⁴ Summary of Best Practices Report: <https://www.hayward-ca.gov/sites/default/files/documents/DSD-PL-Business-Friendly-Hayward-Code-Updates.pdf>

⁵ Analysis of Hayward Codes and Practices: <https://www.hayward-ca.gov/sites/default/files/documents/DSD-PL-Analysis-of-Hayward-Codes-and-Practices.pdf>

wanted to see in Hayward. This also helped staff better understand the regulatory and processing barriers that prevented businesses from opening and thriving in our community. The second round of public outreach, conducted in Winter and Spring 2026, was focused on garnering feedback on the proposed draft Municipal Code revisions and rezonings to ensure any additional adjustments were made prior to Ordinance adoption. Additional details on both rounds of public outreach are discussed in greater detail below.

First Round Outreach

Council Economic Development Committee Meeting. On February 3, 2025⁶, staff met with the Council Economic Development Committee (CEDC) to kick off the project. The CEDC provided their first impressions of the project and provided direction on the items and areas they wanted staff to focus on. These areas included:

- Expanding “Personal Services”⁷ as a use that is permitted by right throughout commercially zoned areas.
- Encouraging community amenities, entertainment uses, and meeting spaces.
- Allowing a more streamlined permitting process for pop-up events and temporary uses.

First Planning Commission Work Session. On August 28, 2025⁸, staff presented the project to the Planning Commission at a work session to receive preliminary feedback following the completion of the background research, analysis, and public outreach phases of the project. The Commission expressed overall enthusiasm for the project and expressed support for the creation of Limited Entertainment Permits as well as supported streamlined permitting requirements for many popular land uses, including breweries and wineries.

The Commission did, however, express concern regarding Accessory Commercial Units (ACUs). Commissioners felt that introducing ACUs at this time could compound existing challenges related to sidewalk vending. The Commission also emphasized the importance of tailoring strategies to align with Hayward’s unique history and identity. Commissioners cautioned against adopting programs solely based on practices observed in other jurisdictions and underscored their desire for staff to prioritize initiatives that enhance and preserve the character that makes Hayward distinctive.

First City Council Work Session. On September 23, 2025⁹, staff conducted a similar work session with the City Council. Like the Planning Commission, the Council was generally supportive of staff’s recommendations, including making popular uses more permissible, such as beer and wine sales and allowing small-scale live entertainment activities with a simplified permitting process. However, they differed from the Commission in that they directed staff to continue pursuing introducing Accessory Commercial Units (ACUs) in limited areas.

⁶ CEDC Meeting, February 3, 2025: <https://hayward.legistar.com/LegislationDetail.aspx?ID=7113515&GUID=6D3A2952-4DA3-48A7-8E1F-1B1BEAB593F9&Options=&Search=>

⁷ Personal services typically include uses such as barber shops and beauty salons; nail salons, dry cleaners; locksmiths; shoe repair shops; and tailors.

⁸ First Planning Commission Work Session, August 28, 2025: <https://hayward.legistar.com/LegislationDetail.aspx?ID=7522956&GUID=93022E04-89DD-4E5C-BA27-D3F563F6B9F1&Options=&Search=>

⁹ First City Council Work Session, September 23, 2025: <https://hayward.legistar.com/LegislationDetail.aspx?ID=7665579&GUID=0B307C48-14CC-461F-82B8-28C235C6E1DF&Options=&Search=>

Additional Outreach. Below is a list of the additional public outreach that staff conducted to solicit feedback from the public, community stakeholders, and business owners.

- Tabling at Summer Street Parties: June 12, July 17, and August 21, 2025
- Downtown Hayward Improvement Association Meeting: July 10, 2025
- Online Survey to Business Owners and Community Members: July 2025
- Business Member Focus Group: October 15, 2025
- Community Member Focus Group; October 16, 2025

Business owners identified licensing requirements and compliance with health and safety regulations as operating challenges. They also highlighted concerns related to perceptions of public safety, particularly in the Downtown area, as well as expressed frustration with existing restrictions on certain activities, such as live music and beer/wine sales.

Members of the public and community stakeholders expressed interest in having additional recreational uses in Hayward, such as skating rinks, axe throwing, and uses that cater towards families and children. Community members specifically indicated they would spend more time and money in Downtown if there were more businesses, events, or nightlife available. Castro Valley, Pleasanton, and Dublin were often cited as places Hayward community members enjoy visiting, because of the perceived safety, walkability, and low vacancy rates in these communities. Additional detail on the data collected from the community outreach efforts is available on the project webpage.¹⁰

Second Round Outreach

Second Planning Commission Work Session. On January 22, 2026¹¹, staff held a second work session with the Planning Commission. This work session was intended to get feedback on the specific Municipal Code changes and proposed permits proposed by staff in response to the first round of public outreach and the analysis conducted. Overall, the Planning Commission expressed support of staff's proposed recommendations; however, they did request staff further examine which industrial districts are the most appropriate for data centers. Additionally, the Commission also expressed interest in adopting an ACU pilot program for some areas outside of downtown to ensure the pilot program is successful. Staff's response to these comments are discussed in further detail later in the report.

Second City Council Work Session. On January 27, 2026¹², staff held a similar work session with City Council. Like the Planning Commission, the Council was supportive of the majority of staff's recommendations, including establishing new Limited Entertainment Permits, ACUs, and Minor Temporary Use Permits. They also expressed similar concerns regarding data center locations and asked that staff look at expanding the land use to be allowed in the IP zoning district, subject to City Council approval.

Rezoning Property Owner Outreach. Staff held two separate community meetings, on February 12, 2026, and March 18, 2026, with property owners and stakeholder groups related to

¹⁰ Project Webpage: <https://www.hayward-ca.gov/your-government/departments/planning-division/business-friendly-hayward-project>

¹¹ Second Planning Commission Work Session, January 22, 2026: <https://hayward.legistar.com/LegislationDetail.aspx?ID=7805963&GUID=42641ABB-C13A-4A50-B73B-3F3815EB9C04&Options=&Search=>

¹² Second City Council Work Session, January 27, 2026: <https://hayward.legistar.com/LegislationDetail.aspx?ID=7828157&GUID=A43BDDBD-EB66-4CCB-98CE-665F705706DA&Options=&Search=>

proposed rezoning and consolidation of commercial districts. Following these meetings staff made changes to the proposed rezonings to address community concerns, which is addressed in the Discussion section below.

Industrial Stakeholder Outreach. Following Planning Commission and City Council feedback on proposed Municipal Code revisions, staff held a stakeholder meeting with industrial stakeholders on February 19, 2026, to review and discuss the proposed changes to the industrial districts. Several developers and property owners expressed concerns with some of the proposed changes. In response, staff held two additional community meetings with industrial stakeholders and several one-on-one meetings to discuss further refinement. The changes made are detailed in the Discussion section below.

DISCUSSION

Based on the research and analysis presented above and the feedback garnered from the business community, public, and decision makers, a series of revisions to the Municipal Code and Zoning Map are proposed to achieve the project's goals of making Hayward more business friendly in line with community priorities and market demands. The proposed revisions are presented in greater detail in Attachments III-XIV and are summarized below.

Organization and Simplification. To make the Zoning Ordinance easier to navigate, the commercial zoning districts have been consolidated from their current eight sections into one (shown in Attachments III-IV). The proposed revisions include new land use and development standard tables that allow prospective businesses and developers to easily identify which types of businesses are allowed in each district, including the development standards for each use. Additionally, the list of land uses have been consolidated into fewer, simpler categories, which allow for a wide variety of businesses and provide greater flexibility for new and emerging uses.

As a part of this simplification process, staff originally proposed changing the definition of truck terminal to be more descriptive of the actual use. This change was intended to add clarity for applicants and staff as we determine which uses fall under this definition. It became clear during our two industrial area community meetings and our various meetings with individual stakeholders, that staff's proposed definition was not adding the clarity that we had hoped for and was in fact creating concern that uses that are currently allowed by right would now be considered truck terminals under the new definition, thus making current uses legal nonconforming. While staff is interested in refining this definition to better serve not only staff but also the industrial community, this effort will require additional staff time and resources and as such, will be prioritized as resources become available. As a result, the proposed change to the truck terminal definition has been removed from the project.

Relaxed Permitting Requirements. As part of the proposed updates, staff is recommending relaxing some of the permitting requirements for a number of land uses in the City's commercial and mixed-use zoning districts to make it easier for businesses to open and operate, as reflected in Attachments III, IV, XI, XII, and XIII. Notably, this includes reducing the permitting requirements for businesses selling or serving beer, wine, or alcoholic cider and allowing day care centers, recreational facilities, and cultural facilities/community centers by right in most commercial and mixed-use districts, as these uses are highly desired by the community. In

addition, staff is recommending reducing the permitting requirements for tattoo shops and amending the definition of *Cultural Facility* to include event spaces that may be rented out for events that end by 11:00 p.m. Conversely, banquet halls which propose operations that go past 11:00 p.m. would require a Conditional Use Permit in all zoning districts. This approach was recommended by the Police Department as typically there are no calls for service for these events past 11:00 p.m.

Strategic New Land Use Controls. In addition to relaxing the entitlement process for the above uses, staff is also recommending increasing the entitlement requirements for two specific land uses that necessitate additional control to ensure public health, safety, and general welfare. First, staff is recommending a Conditional Use Permit be required to operate a massage establishment in the Downtown area (Attachment XII). Currently, these uses are permitted by right in the Downtown area with little discretion. This update is proposed in response to a request from the Hayward Police Department, which became aware of instances of commercial prostitution at both permitted and unpermitted massage businesses operating within the city. As a result of this illicit activity, the City Council approved a temporary moratorium on the establishment of new massage businesses until stricter land use and operational controls for these establishments can be put into place.¹³ Requiring a CUP for massage establishments in the Downtown area will close the current “by-right” loophole and ensure that all massage businesses in Hayward are required to go through the same screening and discretionary permitting process, which includes review by the Planning Division and Hayward Police Department. Further revisions to the Massage Ordinance will be brought forward to the Council separately by the City Attorney’s Office and Police Department on April 21, 2026.

Additionally, given the operational characteristics and potential impacts to sensitive receptors, staff originally recommended that all data centers be subject to a CUP and limited to the General Industrial (IG) zoning district. However, based on feedback from community stakeholders, the Planning Commission, and City Council, staff is now recommending data centers be permitted in the Industrial Park (IP) zoning district, in addition to the IG zoning district, which will allow data centers to be strategically located in areas of Hayward that contain sufficient electrical utility infrastructure. As currently proposed, data center uses in these districts will be required to obtain approval of a CUP if their energy generating capacity is less than 50 megawatts and approval of a new permit type, a Major Conditional Use Permit (MCUP), if their generating capacity is 50 megawatts or greater.

New Permit Types. In addition to the above-described revisions to the Municipal Code, staff is also proposing new permit types to better support emerging businesses and help activate the city’s commercial areas and promote economic development.

- **Zoning Conformance Permit for Accessory Commercial Units (ACUs).** Accessory Commercial Units (ACUs) are similar to Accessory Dwelling Units (ADUs), except that they serve as small commercial storefronts at people’s homes, often in garage conversions (Attachment VI). Staff originally recommended allowing ACUs within districts that allow detached residential units within the Downtown and Mission Boulevard corridor. Limiting ACUs geographically is intended to “pilot” the ACU concept

¹³ City Council Meeting, December 16, 2025; <https://hayward.legistar.com/LegislationDetail.aspx?ID=7783347&GUID=EE9C5E0D-279D-484F-89D8-1B6B8405D515&Options=&Search=>

in areas that already have a mixed-use character to further promote walkability and strengthen connection within these areas, while also allowing new businesses the opportunity to incubate and gain customers and traction. Based on Planning Commission and City Council feedback, staff is now recommending that the pilot launch for properties with one single family residence south of Tennyson Road. This will allow for a broader pilot area and prevent the over concentration of new opportunities in the Downtown area. The proposed fee for the Zoning Conformance Permit for an ACU is \$476, which covers two hours of staff time.

The range of permitted ACU uses is intentionally limited and focused primarily on low-impact retail and service uses such as beauty salons, pet grooming, fitness studios, tutoring, and coffee shops. Staff also considered the Planning Commission and City Council's concerns regarding the potential for ACUs to inadvertently encourage unpermitted restaurant uses to pop up in residences. As a result, restaurants are not proposed to be included as a permitted use at this time but could be considered as part of a future code amendment if the pilot program is successful and the City Council supports this revision.

- **Limited Entertainment Permit.** To streamline the permitting process for live entertainment uses, staff is proposing a new Limited Entertainment Permit (Attachment VI). This permit type is intended to facilitate small-scale entertainment activities that are ancillary to primary uses while maintaining appropriate safeguards for surrounding uses. These activities may include an open-mic night at a coffee shop, karaoke at a restaurant, or live music or trivia night at a brewery. The proposed fee for this permit type is \$238, which covers one hour of staff time.

The proposed Limited Entertainment Permit is specifically designed for small entertainment uses and is not meant to accommodate higher-intensity activities such as nightclubs or large entertainment venues, which would continue to be regulated by the City's Cabaret Ordinance. This approach allows the City to support a more active and engaging commercial environment without removing regulatory oversight, focusing instead on right-sizing regulations to match the scale and impact of the proposed activity.

- **Minor Temporary Use Permit.** To address the current issue of all temporary uses requiring an Administrative Use Permit, which can be a costly and lengthy process, staff is proposing a new Minor Temporary Use Permit, which would allow for small-scale temporary uses (Attachment VI). This permit would function similarly to a Zoning Conformance Permit which could be approved if applicants meet certain operational standards, but the permit would not be subject to public noticing or go through the same level of interdepartmental review as a permanent use. Processing time is anticipated to be less than one month, and a flat application fee of \$714, which covers three hours of staff time. The types of temporary uses that could be allowed include food truck courts, pop-up markets, small carnivals/circuses, and City sponsored events.
- **Major Conditional Use Permit.** In response to City Council's request to review data center projects for final approval, staff proposes a new category of use permit called

Major Conditional Use Permit (MCUP). Currently, the highest level of use permit, a Conditional Use Permit, only requires Planning Commission to approve or deny a project; however, the City Council has identified several land use types where they would like to be the final decision makers. As proposed, land uses which require a MCUP would go to Planning Commission for a recommendation to the City Council with the final decision ultimately made by City Council. In addition to data centers, cannabis dispensaries and gas stations are also proposed to go through the newly created MCUP process, given Council's previous direction to be the final decision makers for those uses.¹⁴ The proposed deposit for a MCUP is \$15,000, which is billed hourly for time and materials.

Master Fee Schedule Updates: As referenced in the above, the new Permit types will require amendments to the Master Fee Schedule, as shown in Attachment XV. For the permits with flat fees, the fees were calculated based on the assumed number of hours of staff review that would be required, based on Planning staff's updated hourly rate of \$238. The MCUP initial deposit, which is billed on a time and materials basis, is consistent with the initial deposits required for Council level decisions beginning in Fiscal Year 2027.

Rezoning: In an effort to simplify the Zoning Map and eliminate some of the minor nuances between the City's eight base commercial zoning districts, staff is proposing consolidating two of the smallest commercial districts into larger districts which have substantially similar zoning regulations and development patterns but allow more uses. Specifically, staff is recommending the Limited Access Commercial (CL) and Regional Commercial (CR) districts be rezoned to the General Commercial (CG) district. These rezonings will impact a total of 18 properties in the city. Through these rezoning efforts, no significant changes will impact the allowed uses or the development potential of each property.

As previously mentioned, staff was recommending the Residential Office (RO) district be combined with the Commercial Office (CO) district to create a new district called the Commercial Office – Residential (CO-R) district; however, in response to public feedback a few property owners reached out with questions and concerns. Staff held two separate community meetings with RO property owners to address these concerns and have come away from these discussions with a new recommendation. Instead of combining the RO and CO zoning districts into a new zoning district, staff is now recommending that these two zoning districts be kept separate to help preserve the residential feel and unique identity of the RO zoning district. To make the RO zoning district more business friendly, property owners felt comfortable allowing office uses by right instead of requiring an AUP or CUP, which is the case now.

ENVIRONMENTAL REVIEW

On July 1, 2014, the City Council adopted Resolution No. 14-108, approving the Hayward 2040 General Plan Update and related Program Environmental Impact Report (EIR). In accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary pursuant to the conditions described in Section 15162. Under Section 15162, a

¹⁴ City Council Resolution 21-006: <https://portal.laserfiche.com/Portal/DocView.aspx?id=375661&repo=r-b6d2994c>

subsequent EIR need not be prepared unless the lead agency determines one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of any new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The proposed Municipal Code amendments and rezonings are entirely consistent with the Hayward 2040 General Plan. Thus, no new or unanticipated levels of development are expected as a result of the proposed project that were not previously identified in the General Plan and General Plan EIR. No new or unanticipated traffic, employment density, or construction impacts are expected to be generated as a result of adoption of these regulations. Therefore, the proposed project substantially conforms to the Goals, Policies, and Land Use Diagram set forth in the Hayward 2040 General Plan and were adequately analyzed in the related Program EIR. As such, no further environmental review is necessary.


NEXT STEPS

Following tonight's public hearing, the proposed Municipal Code revisions and rezoning will be brought before the Council for consideration on April 21, 2026. If adopted, the revised

ordinances will go into effect 30 days after adoption. The property rezonings will become effective immediately.

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