



DATE: May 5, 2026

TO: Mayor and City Council

FROM: City Clerk

SUBJECT: Adopt an Ordinance Amending the Zoning Map and Chapter 10, Article 1 (Zoning Ordinance), Article 2 (Off-Street Parking Regulations), Article 24 (Mission Boulevard Code) and Article 28 (Downtown Development Code) of the Hayward Municipal Code Associated with the Business-Friendly Hayward Project

RECOMMENDATION

That the City Council adopts the Ordinance introduced on April 21, 2026.

SUMMARY

This item entails the adoption of an Ordinance amending the Zoning Map and Chapter 10, Article 1 (Zoning Ordinance), Article 2 (Off-Street Parking Regulations), Article 24 (Mission Boulevard Code) and Article 28 (Downtown Development Code) of the Hayward Municipal Code related to the Business-Friendly Hayward Project

The Ordinance was introduced on April 21, 2026, by Council Member Syrop with a friendly amendment to remove Accessory Commercial Units (ACUs) from the proposal and to direct staff to return with a revised ACU proposal in one year, following further review of enforcement consideration and potential community impacts and to require all data center projects be subject to a Major Conditional Use Permit.

Attachment III (Updated Attachment IV, Exhibit D - General Regulations) has been included with the staff report to reflect the changes resulting from the removal of ACUs and Attachment IV (Updated Attachment IV, Exhibit C – Industrial Districts) has been included with the staff report to reflect the changes resulting from requiring a Major Conditional Use Permit for all data center projects.

The remaining exhibits (Attachments V-XII), which were introduced on April 21, 2026, were not affected by the friendly amendment and are included with the staff report to ensure all exhibits are compiled together.

FISCAL IMPACT

There is no fiscal impact associated with this report.

BACKGROUND

The Ordinance was introduced by Council Member Syrop at the April 21, 2026, meeting of the City Council with the following vote:

AYES:	COUNCIL MEMBERS: Andrews, Bonilla Jr., Goldstein, Roche, Syrop, Zermeño MAYOR Salinas
NOES:	NONE
ABSENT:	NONE
ABSTAIN:	NONE

STRATEGIC ROADMAP

The agenda item is a routine operational item

PUBLIC CONTACT

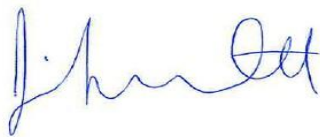
The summary of the Ordinance (Attachment II) was published in the Daily Review c/o Bay Area News Group-East Bay on Friday, May 1, 2026. Adoption, at this time, is therefore appropriate.

NEXT STEPS

The Hayward Municipal Code and other related documents will be updated accordingly.

Prepared and Recommended by: Miriam Lens, City Clerk
Sara Buizer, Development Services Director

Approved by:



Jennifer Ott, City Manager