

DATE: July 30, 2013

TO: Mayor and City Council
Planning Commission

FROM: Director of Development Services

SUBJECT: General Plan Update - Presentation of Draft Goals and Policies for three General Plan Elements: Natural Resources, Community Health and Quality of Life, and Land Use and Community Character

RECOMMENDATION

That City Council and the Planning Commission review and comment on this report and its attachments.

SUMMARY

This joint work session is the third of three scheduled specifically to provide the City Council and Planning Commission the opportunity to provide initial feedback on draft goals and policies of the updated General Plan.

This work session will focus on goals and policies associated with the Natural Resources (Attachment I), Community Health and Quality of Life (Attachment II), and Land Use and Community Character (Attachment III) elements. The attachments reflect and incorporate General Plan Task Force input received on July 11, 2013.

The final and tenth element is the Housing Element. The Housing Element was most recently updated in June 2010 and subsequently certified by the State, and will follow a slightly different schedule. The Department of Housing and Community Development (HCD) has published a Housing Element Update Guidance package and is offering a streamlined review option for jurisdictions that meet certain requirements. The City will be taking advantage of this streamlined review while allowing for the Housing Element to be part of the final General Plan document presented to Council for adoption by June 2014. It is envisioned that the draft Housing Element will be available for review in November of this year.

Goal and policy development for the various elements in the updated General Plan will rely on the key findings/information from the background reports, existing General Plan policies and strategies,

community outreach, and the Vision and Guiding Principles (which entailed significant public input).

BACKGROUND

The Hayward 2040 General Plan project was authorized by City Council and initiated in July of 2012. To date, there have been seven previous work sessions/meetings before the City Council and/or Planning Commission and nine previous community meetings. Additionally, input on the General Plan project has been received via the City's Hayward 2040 online tool at Hayward2040.org.

On July 9, 2013, the most recent joint work session was held to present goals and policies associated with the Community Safety, Hazards, and Mobility elements. One of the comments raised at the July 9 work session was related to climate change. Policies related to air quality and greenhouse gas reduction can be found in Goal NR-2 of the Natural Resources Element.

Information on past meetings and the General Plan Update project and process can be found on the Hayward 2040 General Plan webpage on the City's [website](#).

DISCUSSION

This third joint work session focuses on draft goals and policies associated with the Natural Resources, Community Health and Quality of Life, and Land Use and Community Character elements. These three elements were presented to the General Plan Update Task Force for their input on July 11. A summary of the Task Force feedback is provided later in this report.

Staff is requesting that the City Council and Planning Commission review the attached draft goals and policies and provide feedback. Staff offers the following questions to guide review and discussion:

- Are the goals and policies appropriate and consistent with the Guiding Principles that were developed from the Community Vision?
- Do the goals and policies reflect the ideas that have been expressed by the community?
- Are there any goals or policies that should be eliminated?
- Are there any additional goals or policies that are needed to achieve the Community Vision?

Natural Resources – The goals and policies included in this section have been reviewed by Public Works – Utility and Environmental Services Department prior to sharing with the General Plan Update Task Force. As Attachment I shows, the draft goals are:

- (1) Biological Resources– Protect, enhance, and restore sensitive biological resources, native habitat, and vegetation communities that support wildlife species so they can be sustained and remain viable;
- (2) Air Quality and Greenhouse Gas Reduction– Improve the health and sustainability of the community through continued local efforts to improve regional air quality, reduce

- greenhouse gas emissions, and reduce community exposure to health risks associated with toxic air contaminants and fine particulate matter;
- (3) Open Space – Preserve, enhance, and expand natural baylands, wetlands, marshes, hillsides, and unique ecosystems within the Planning Area in order to protect their natural ecology, establish the physical setting of the city, provide recreational opportunities, and assist with improved air quality and carbon dioxide sequestration;
 - (4) Energy Resources and Efficiency – Reduce energy consumption through increased production and use of renewable energy, sustainable energy purchasing, and improved energy efficiency;
 - (5) Mineral Resources – Protect the economic viability of State-identified mineral resource extraction areas, while avoiding potential land use conflicts and minimizing adverse environmental impacts;
 - (6) Hydrology, Water Quality, and Conservation – Improve overall quality of water by protecting surface and groundwater sources, restoring creeks and rivers to their natural state, and conserving water resources;
 - (7) Paleontological Resources – Identify, honor, and protect historically significant paleontological resources so they can be scientifically studied and preserved for current and future generations; and
 - (8) Scenic Resources – Enhance, preserve, and increase the aesthetic qualities of undisturbed natural hillsides and shoreline, and designated scenic transportation corridors.

The Guiding Principles that directly influenced goal and policy development for the Natural Resources Element are:

- Guiding Principle #8: Hayward should preserve, enhance, **increase**, and connect its baylands, hillsides, greenway trails, and regional parks to protect environmental resources, mitigate impacts of rising sea levels, and provide opportunities to live an active outdoor lifestyle.

Note staff has suggested a minor edit to this principle as shown above, which will be incorporated into the draft General Plan document, unless the Council and Commission direct staff not to do so. For a fuller description of each of the draft Natural Resources goals and the supporting policies, please review Attachment I.

Community Health and Quality of Life – The goals and policies included in this section, which would be a new element for the General Plan, have been reviewed by various City Staff prior to sharing with the General Plan Update Task Force. As Attachment II shows, the draft goals are:

- (1) Overall Health and Well Being – Improve the health and well-being of all Hayward residents;
- (2) Active Living – Create convenient and safe opportunities to incorporate physical activity into the everyday activities of residents, employees, and visitors;
- (3) Access to Healthy Foods – Expand year round access to affordable, fresh, and healthy foods throughout the city;
- (4) Health Care Access and Disease Prevention – Promote access to affordable health care and medical services for all residents;

- (5) Safe and Cohesive Neighborhoods – Facilitate social interaction and foster a sense of security and community pride by assuring safety in neighborhoods and public spaces;
- (6) Aging in Place – Create neighborhoods that enable residents to remain in their homes and live healthy, productive lives as they age;
- (7) Environmental Health – Protect residents from the harmful effects of pollution, toxic substances, and environmental contaminants;
- (8) Urban Forest – Maintain, enhance and increase the city’s urban forest as an environmental, economic, and aesthetic resource to improve Hayward residents’ quality of life;
- (9) Community Resiliency – Build a foundation for community resilience to future threats and challenges to help ensure the City of Hayward will be able to respond and recover as quickly as possible to such threats and challenges;
- (10) Parks, Open Space, and Recreation – Create and support a diverse public park system, connecting trails, and recreation facilities suited to the needs of Hayward residents and visitors;
- (11) Trails and Open Space Corridors – Provide a continuous system of trails and open space corridors that connect local parks, regional open space areas, and other destination points within and beyond the city of Hayward; and
- (12) Recreation Programs – Create development opportunities for, and support, both public and private recreation programs suited to the broad needs and interests of all Hayward residents.

The Guiding Principles that directly influenced draft goal and policy development for the Community Health and Quality of Life Element are:

- Guiding Principle #2: Hayward should have safe and clean neighborhoods with an expanded network of parks and thriving commercial centers that incorporate attractive design, [easy access to jobs](#), support a diverse population, encourage long-term residency, and inspire all residents to live active, healthy, and green lifestyles.
- Guiding Principle #8: Hayward should preserve, enhance, [increase](#), and connect its baylands, hillsides, greenway trails, and regional parks to protect environmental resources, mitigate impacts of rising sea levels, and provide opportunities to live an active outdoor lifestyle.

As shown above, staff is recommending that a modification to Principle #2 be made to emphasize jobs. For a fuller description of each of the draft Community Health and Quality of Life goals and the supporting policies, please review Attachment II.

Land Use and Community Character – The goals and policies included in this section have been reviewed by both the the Public Works - Engineering and Transportation and Development Services Departments prior to sharing with the General Plan Update Task Force. Land Use is typically one of the, if not the, most important element of a General Plan, since many other elements are impacted by future land uses.

The approach staff is taking with the Land Use and Community Character Element, including the General Plan Land Use Map, is to look at changes from a broad policy level as opposed to making specific land use designation changes. It is staff's recommendation that the goals and policies provide the framework and guidance with implementation programs providing direction for more targeted plans and studies to be conducted following adoption of the General Plan. For example, in Goal 2 (which addresses Priority Development Areas), there are policies about maintaining a pedestrian environment in downtown and policies about downtown activities and functions, but the details, including land use changes to properties in downtown, would be sorted out through the future development of a Downtown Specific Plan. Attachment III shows the draft goals and policies for this element, which are:

- (1) Growth and Sustainable Development – Promote local growth patterns and sustainable development practices that improve quality of life, protect open space and natural resources, and reduce resource consumption, traffic congestion, and related greenhouse gas emissions;
- (2) Priority Development Areas – Revitalize and enhance Hayward's Priority Development Areas to accommodate and encourage growth within compact, mixed-use, and walkable neighborhoods and districts that are located near the city's job centers and regional transit facilities;
- (3) Complete Neighborhoods – Create complete neighborhoods that provide a mix of housing options and convenient access to parks, schools, shopping, jobs, and other community amenities;
- (4) Corridors – Create attractive commercial and mixed-use corridors that serve people traveling through the city, while creating more pedestrian-oriented developments that foster commercial and social activity for nearby residents and businesses;
- (5) Centers – Promote attractive and vibrant community and regional centers that provide convenient and enhanced opportunities for shopping, services, entertainment, social interaction, and culture;
- (6) Industrial Technology and Innovation Corridor – Enhance the Industrial Technology and Innovation Corridor to expand the economic and employment base of Hayward and to achieve a healthy balance between a manufacturing-based economy and an information- and technology-based economy;
- (7) Hillside Development – Preserve the rural and natural character of hillside development areas;
- (8) Historic Districts and Resources – Preserve Hayward's historic districts and resources to maintain a unique sense of place and to promote an understanding of the regional and community history; and
- (9) Public and Quasi-Public Uses – Provide quality public and quasi-public uses that benefit residents and businesses and enhance the city's overall quality of life and economic viability.

The Guiding Principles that directly influenced draft goal and policy development for the Land Use and Community Character Element are:

- Guiding Principle #2: Hayward should have safe and clean neighborhoods with an expanded network of parks and thriving commercial centers that incorporate attractive design, [easy](#)

access to jobs, support a diverse population, encourage long-term residency, and inspire all residents to live active, healthy, and green lifestyles.

- Guiding Principle #5: Hayward should have a safe, walkable, vibrant, and prosperous Downtown that serves as an attractive area for businesses and a destination for business, shopping and dining, arts and entertainment, and college-town culture.
- Guiding Principle #8: Hayward should preserve, enhance, increase, and connect its baylands, hillsides, greenway trails, and regional parks to protect environmental resources, mitigate impacts of rising sea levels, and provide opportunities to live an active outdoor lifestyle.

Staff is recommending editing the principles, as shown above. For a fuller description of each of the Land Use and Community Character goals and the supporting policies, please review Attachment III.

General Plan Update Task Force – The General Plan Update Task Force met on July 11 to review the draft goals and policies for the Natural Resources, Community Health and Quality of Life, and Land Use and Community Character Elements. The Task Force was generally supportive of the draft goals and policies.

Natural Resources - The Task Force wanted to combine policies NR-1.4 and NR-1.5 that both referenced Agency Coordination. Policy NR-1.4 was modified to include the ideas in both policies. The Task Force also wanted to modify the language in policy NR-2.1 to include protection of all residents from the health effects of air pollution rather than calling out specific groups needing protection. The policy has been updated to reflect this change. The Task Force wanted to modify the the language in NR-2.12, to not call out specific programs, but reference it as an example. The policy was modified to reflect this. The Task Force also wanted to modify policy NR-4.8 to be more inclusive of agencies to coordinate with for an educational program on energy conservation. The policy was modified to incorporate this feedback. Lastly, the Task Force requested that policy NR-6.9 be modified such that water conservation was encouraged instead of required and that change has been incorporated.

Community Health and Quality of Life – The Task Force requested that policy HQL-1.1 be removed as it was too general in nature and felt that HQL-1.2 and HQL-1.3 would be sufficient. The policy was removed and this goal section was renumbered. The Task Force requested that policy HQL-3.2 be modified from “shall support” to “shall consider” because they had concerns that the language would be too restrictive. The policy was modified accordingly.

Land Use and Community Character - The Task Force requested that the language in policy LU-1.1 be modified from “greenhouse gas emissions” to “pollution”. The policy has been modified to reflect this change. The Task Force requested that the need for adequate public space be added to policy LU-1.4. The language was added to this policy. The Task Force requested that exercise facilities be added to the list of items to attract creative-class professionals and businesses in Policy LU-2.16 and that was added. Lastly, the Task Force

requested that height limits and parcel size be removed from the list that were in policy LU-3.4 related to maintaining a pedestrian scale. That policy was modified accordingly.

General Plan Format – To allow for better monitoring and implementation of General Plan goals and policies, the updated General Plan will have a new layout similar to the 2010 Housing Element and will contain goals, policies, and implementation programs. The format will be similar to the City of Sacramento’s recently updated General Plan¹. The new format will include goals that have a clear focus or end toward which effort will be directed, policies that will be clear and feasible, and implementation programs with metrics consistent with Council’s desire to measure program outcomes. The final product will be an interactive web-based General Plan that will be easy to navigate and will be searchable, allowing decision-makers and other users to quickly locate relevant information.

FISCAL IMPACT

The fiscal impacts associated with the General Plan Update were provided in the September 25, 2012 City Council agenda report. Below is a table showing the approved General Plan Update budget and the portion that has been spent and portion remaining as of mid-July, 2013.

Budget for General Plan Update 2012-2014 (as adopted on 9/25/2012)			
	Approved Budget	Spent	Remaining
City Staff Time	\$475,000	\$117,649	\$357,351
Jason Jones	\$266,800	\$146,800	\$120,000
Public Engagement Activities/Tools	\$10,000	\$7,000	\$3,000
Mintier Harnish/MIG	\$1,157,840	\$592,774	\$565,066
Miscellaneous Costs (outreach materials)	\$10,000	\$2,677	\$7,323
Subtotal	\$1,919,640		\$1,052,740
10% Contingency	\$191,964		\$191,964
Grand Total	\$2,111,604	\$866,900	\$1,244,704

PUBLIC CONTACT

Ongoing updates have been provided on the City’s web site and on Hayward2040.org. The City has been providing updates on the City’s Facebook and Twitter accounts as well encouraging participation on the Hayward2040.org site.

NEXT STEPS

Following input from the City Council and Planning Commission, as well as the Task Force, the goals and policies will be updated and draft Implementation Programs will be developed. Staff

¹ City of Sacramento General Plan at <http://www.sacgp.org/index.html>

intends to present the draft General Plan during work sessions with both the Planning Commission and City Council once the administrative draft policy document has been completed. The public review draft General Plan is scheduled to be released in the late fall followed by release of the program-level Environmental Impact Report.

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Recommended by: David Rizk, AICP, Development Services Director

Approved by:



Fran David, City Manager

Attachments:

- | | |
|----------------|--|
| Attachment I | Draft Natural Resources Element |
| Attachment II | Draft Community Health and Quality of Life Element |
| Attachment III | Draft Land Use and Community Character Element |

Goal NR-1: Biological Resources

While the urbanized portions of the Planning Area are mostly devoid of native habitats, approximately 60 percent of the Planning Area is undeveloped or undisturbed open space. This includes hillsides, riparian areas, and the Bay shoreline. These natural areas support a multitude of vegetation types and habitats for numerous plant and animal species, including special status species that require special consideration and/or protection under State or Federal law.

The Planning Area's shoreline and hillsides provide ideal grassland, woodland, and aquatic habitats that are important for a number of special status species. The Planning Area is also near or adjacent to several large undeveloped areas, including Garin Regional Park, Eden Landing Ecological Reserve, and Don Edwards National Wildlife Refuge. While certain plant and animal species have successfully adapted to living within the developed areas of the Planning Area, the native vegetation and creeks within the urbanized areas have been modified to a degree that limits their value as habitat for special status plant and animal species.

The goal and policies in this section identify ways the City can protect, enhance, and restore natural areas so they can become valuable habitat for the Planning Area's diverse array of native and protected animals and plants, while also allowing these areas to be used and enjoyed by residents and visitors.

GOAL NR-1

Protect, enhance, and restore sensitive biological resources, native habitat, and vegetation communities that support wildlife species so they can be sustained and remain viable. *[Existing Goal, modified]*

NR-1.1 Native Wildlife Habitat Protection

The City shall limit or avoid new development that encroaches into important native wildlife habitats; limits the range of listed or protected species; or creates barriers that cut off access to food, water, or shelter of listed or protected species. *[Existing Policy, modified]* (RDR)

NR-1.2 Sensitive Habitat Protection

The City shall protect sensitive biological resources, including State and Federally designated sensitive, rare, threatened, and endangered plant, fish, and wildlife species and their habitats from urban development and incompatible land uses. *[Source: New Policy, City staff]* (RDR)

NR-1.3 Sensitive Species Identification, Mapping, and Avoidance

The City shall require qualified biologists to identify, map, and make recommendations for avoiding all sensitive biological resources on the project site, including State and Federally sensitive, rare, threatened, and endangered plant, fish, and wildlife species and their habitats using methods and protocols in accordance with the U.S. Fish and Wildlife Service, California Department of Fish and Wildlife, and California Native Plant Society for all development applications proposed within sensitive biological resource areas. *[Source: New Policy, City staff]* (RDR)

NR-1.4 Shoreline Protection and Enhancement

The City shall coordinate with the Hayward Area Shoreline Planning Agency, Bay Conservation and Development Commission, and California Coastal

Commission to conserve, protect, and enhance natural and cultural resources along the San Francisco Bay shoreline by balancing uses that support multiple community needs, such as recreation, tourism, cultural resource preservation, and natural resource protection. *[Source: New Policy, Public]* (RDR)

NR-1.5 Large-Scale Natural Area Access

The City shall support efforts to improve access to publicly owned large-scale natural areas located within the Planning Area, including the shoreline, creeks, regional parks, riparian corridors, and hillside open space areas, by allowing them to be open for controlled access to improve public enjoyment and education, while also limiting access to extremely sensitive natural habitat and minimizing human-related environmental impacts. *[Source: New Policy, Public]* (RDR/PSR/SO)

NR-1.6 Migratory Bird Habitat Protection

The City shall support the efforts of the Hayward Area Shoreline Planning Agency and other agencies to preserve and protect tidal flats and salt ponds with low salinity for migratory waterfowl that depend on these areas. *[Existing Policy, modified]* (RDR)

NR-1.7 Native Tree Protection

The City shall encourage protection of mature, native tree species to the maximum extent practicable, to support the local eco-system, provide shade, create windbreaks, and enhance the aesthetics of new and existing development. *[Existing Policy, modified]* (RDR)

NR-1.8 Invasive Species Mitigation on Public Lands

The City shall coordinate with the East Bay Regional Park District, Hayward Area Recreation and Park District, and California Invasive Plant Council to identify ways to control invasive, non-native vegetation to the extent feasible in all public

parks and open space areas. *[Source: New Policy, City staff]* (IGC/RDR)

NR-1.9 Native Plant Species Protection and Promotion

The City shall protect and promote native plant species in natural areas as well as in public landscaping. *[Source: New Policy, City staff]* (RDR/MPSP)

NR-1.10 Creek Daylighting

The City shall identify and create opportunities for “daylighting” existing creeks that are currently contained within culverts or hardened channels to reestablish riparian habitat, provide public access and enjoyment, and improve aesthetics. *[Source: New Policy, Public]* (PSR)

NR-1.11 Creek and Floodplain Access Easements

The City shall identify and create opportunities for public access to and maintenance of creek corridors and floodplains through the creation of access easements, where practical. *[Source: New Policy, Public]* (PSR)

NR-1.12 Riparian Corridor Habitat Protection

The City shall protect creek riparian corridor habitats by requiring sufficient setbacks for new development adjacent to creek slopes, requiring sensitive flood control designs to minimize habitat disturbance, maintaining natural and continuous creek corridor vegetation, and protecting/replanting native trees. *[Source: Existing Policy, modified]* (RDR)

NR-1.13 Riparian Plant Communities Protection

The City shall protect riparian plant communities from the adverse effects of increased stormwater runoff, sedimentation, erosion, and pollution that may occur from improper development in

adjacent areas. *[Source: Existing Policy, modified] (RDR)*

Goal NR-2: Air Quality and Greenhouse Gas Reduction

Air quality is an important natural resource that influences public health and welfare, the local and regional economy, and quality of life. Air quality addresses concentrations of various pollutants in the atmosphere within a specific location. Air quality conditions at a particular location are a function of the type and amount of air pollutants emitted into the atmosphere, the size and topography of the regional air basin, and the prevailing weather conditions. Air pollutants have the potential to adversely impact public health, the production and quality of agricultural crops, native vegetation, visibility, buildings, and other structures.

The Planning Area is located in the San Francisco Bay Area Air Basin, which is currently (2013) designated as a nonattainment area for a number of different types of air pollutants (e.g., ozone precursors and various forms of particulate matter) under State and Federal ambient air quality standards. A nonattainment area is defined as an area or air basin that does not meet State or Federal ambient air quality standards for a given pollutant.

Greenhouse gases trap heat in the atmosphere and include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and fluorinated gases (such as hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride). These gases have the potential to adversely affect the environment because, on a cumulative basis, they contribute to global climate change. In turn, global climate change has the potential to result in rising sea levels, which can inundate low-lying areas; affect rain and snow fall, leading to changes in water

supply; and affect habitat, leading to adverse effects on biological and other resources.

Because greenhouse gas emissions come from many different sources in both current and expected future activities in the Planning Area, identification and reduction of greenhouse gas emissions is an important consideration in long-range planning efforts.

The goal and policies in this section provide for air quality improvements and the reduction of greenhouse gases, which are fundamental objectives that underlie policies throughout the General Plan. The goal and policies in this section strive to reduce toxins, support regional coordination, and improve air quality in Hayward. These policies also provide land use, mobility, energy conservation, and similar strategies that reduce automobile trips, energy consumption, and pollution. Air quality policies provide for the management of commercial and industrial uses, as well as human activities, to reduce emissions and pollution and improve human health.

GOAL NR-2

Improve the health and sustainability of the community through continued local efforts to improve regional air quality, reduce greenhouse gas emissions, and reduce community exposure to health risks associated with toxic air contaminants and fine particulate matter. *[Source: New Goal]*

NR-2.1 Ambient Air Quality Standards

The City shall work with the California Air Resources Board and the Bay Area Air Quality Management District to meet State and Federal ambient air quality standards in order to protect all residents, from the health effects of air pollution. *[Source: New Policy, City staff] (RDR/IGC)*

NR-2.2 New Development

The City shall review proposed development applications to ensure projects incorporate feasible measures that reduce construction and operational emissions for reactive organic gases (ROG), nitrogen oxides (NOX), and particulate matter (PM10 and PM2.5) through project location and design. *[Source: New Policy, City staff]* (RDR)

NR-2.3 Emissions Reduction

The City shall require development projects that exceed Bay Area Air Quality Management District reactive organic gas (ROG), nitrogen oxide (NOX) operational thresholds to incorporate design or operational features that reduce emissions equal to at least 15 percent from the level that would be produced by an unmitigated project. *[Source: New Policy, City staff]* (RDR)

NR-2.4 Community Greenhouse Gas Reduction

The City shall reduce community GHG emissions by 20 percent below 2005 baseline levels by 2020, and strive to reduce community emissions by 62.7 percent and 82.5 percent by 2040 and 2050, respectively. *[Source: New Policy, City staff]* (RDR)

NR-2.5 Municipal Greenhouse Gas Reduction

The City shall reduce municipal greenhouse gas emissions by 20 percent below 2005 baseline level by 2020, and strive to reduce municipal emissions by 62.7 percent and 82.5 percent by 2040 and 2050, respectively. *[Source: New Policy, City staff]* (RDR)

NR-2.6 Greenhouse Gas Reduction in New Development

The City shall reduce potential greenhouse gas emissions by discouraging new development that is primarily dependent on the private automobile; promoting infill development and/or new development that is compact, mixed use,

pedestrian friendly, and transit oriented; promoting energy-efficient building design and site planning; and improving the jobs/housing balance ratio in each community. *[Source: New Policy, City staff]* (RDR)

NR-2.7 Coordination with Bay Area Air Quality Management District

The City shall coordinate with the Bay Area Air Quality Management District to ensure projects incorporate feasible mitigation measures to reduce greenhouse gas emissions and air pollution if not already provided for through project design. *[Source: New Policy, City staff]* (RDR/IGC)

NR-2.8 Reduced Emissions for City Operations and Commutes

The City shall promote reduced idling, trip reduction, routing for efficiency, and the use of public transportation, carpooling, and alternate modes of transportation for operating City departments and City employees. *[Source: New Policy, City staff]* (SO, PI)

NR-2.9 Fleet Operations

The City shall continue to purchase low-emission or zero-emission vehicles for the City's fleet and to use available clean fuel sources such as bio-diesel for trucks and heavy equipment. *[Source: New Policy, City staff]* (SO)

NR-2.10 Zero-Emission and Low-Emission Vehicle Use

The City shall encourage the use of zero-emission vehicles, low-emission vehicles, bicycles and other non-motorized vehicles, and car-sharing programs by requiring sufficient and convenient infrastructure and parking facilities in residential developments and employment centers to accommodate these vehicles. *[Source: New Policy, City staff]* (RDR/PI)

NR-2.11 Zero-Emission and Low-Emission Vehicle Advocacy

The City shall collaborate with regional, State, and Federal entities to promote the use of alternative fuels and increased vehicle fuel efficiency standards, and to advocate for higher fuel-economy standards, or contribute to regional and state marketing and outreach efforts. *[New Policy: Climate Action Plan] (IGC)*

NR-2.12 Preference for Reduced-Emission Equipment

The City shall give preference to contractors using reduced-emission equipment for City construction projects and contracts for services (e.g., garbage collection), as well as businesses that practice sustainable operations. *[Source: New Policy, City staff] (SO/JP)*

NR-2.13 Wood Stove and Fireplace Replacement

The City shall promote the replacement of non-EPA certified fireplaces and woodstoves and encourage city residents to participate in Bay Area Air Quality Management District programs, such as the Wood Stove Rebate Program. *[Source: New Policy, City staff] (SO/JP)*

NR-2.14 Air Quality Education

The City shall educate the public about air quality standards, health effects, and efforts they can make to improve air quality and reduce greenhouse gas emissions. *[Source: New Policy, City staff] (PI)*

NR-2.15 Community Risk Reduction Strategy

The City shall maintain and implement a community risk reduction strategy to ensure that incremental cancer risk in both existing and new sensitive receptors associated with toxic air contaminants and fine particulate matter (PM2.5) sources is reduced to **X** in 1 million by 2040, compared to **X** in 1 million in the baseline year of

2012; and that non-cancer risk is reduced by **X** by 2040 compared to **X** in the baseline year of **XXXX**. *[Source: New Policy, City staff] (RDR)*

NR-2.16 Sensitive Uses

The City shall minimize exposure of sensitive receptors to toxic air contaminants (TAC), to the extent possible, and consider distance, orientation, and wind direction when siting sensitive land uses in proximity to TAC-emitting sources in order to minimize health risk. *[Source: New Policy, City staff] (RDR)*

NR-2.17 Source Reduction Measures

The City shall coordinate with and support the efforts of the Bay Area Air Quality Management District, the California Air Resources Board, the U.S. Environmental Protection Agency, and other agencies as appropriate to implement source reduction measures that address existing sources of toxic air contaminants and fine particulate matter (PM2.5). *[Source: New Policy, City staff] (PI)*

NR-2.18 Exposure Reduction BMPs for New Receptors

The City shall require development projects to implement all applicable best management practices that will reduce exposure of new sensitive receptors (e.g., hospitals, schools, daycare facilities, elderly housing and convalescent facilities) to toxic air contaminants and particulate matter (PM2.5). *[Source: New Policy, City staff] (RDR)*

NR-2.19 Exposure Reduction Measures for both Existing and New Receptors

The City shall work with area businesses, residents and partnering organizations to provide information about best management practices that can be implemented on a voluntary basis to reduce exposure of sensitive receptors to toxic air contaminants and particulate matter (PM2.5). *[Source: New Policy, City staff] (PI)*

Goal NR-3: Open Space

The Hayward Planning Area includes over 31 square miles of open space, including baylands, ridgelands, and water in the San Francisco Bay. Open space areas such as these are important because they provide habitat for native plants and animal species, provide recreational opportunities for area residents and visitors, and add scenic value to the community.

The East Bay Regional Park District (EBRPD) operates the Hayward Regional Shoreline Park, which consists of 1,811 acres of salt, fresh, and brackish water marshes, as well as seasonal wetlands and five miles of public trails. In addition to existing parkland, there have also been recent successes in acquiring/dedicating permanent open space, such as the acquisition and restoration of over 3,150 acres of shoreline marsh and wetland areas in recent years by the Hayward Area Shoreline Planning Agency.

The goal and policies in this section strive to protect and restore the Planning Area's natural open space environments as areas of both important habitat for plant and wildlife species, and recreational and scenic enjoyment for area residents and visitors.

GOAL NR-3

Preserve, enhance, and expand natural baylands, wetlands, marshes, hillsides, and unique ecosystems within the Planning Area in order to protect their natural ecology, establish the physical setting of the city, provide recreational opportunities, and assist with improved air quality and carbon dioxide sequestration. [Source: Existing Goal, modified]

NR-3.1 Permanent Open Space Acquisition

The City shall coordinate with the East Bay Regional Parks District, Hayward Area Recreation

and Park District, and Hayward Area Shoreline Planning Agency to explore all possible resources for public acquisition of permanent open space, including State and public trust funds, leases for private open space use, and additional bond measures. *[Source: Existing Policy, modified]* (IGC/FB/PSR)

NR-3.2 Interagency Restoration Coordination

The City shall coordinate with Federal, State, and regional agencies to identify methods for acquiring and restoring baylands and marsh habitats, expanding the National Wildlife Refuge, and funding the purchase and restoration of wetland habitats. *[Source: Existing Policy, modified]* (IGC/FB)

NR-3.3 Shoreline and Wetlands Restoration Coordination

The City shall continue to work with the Hayward Area Shoreline Planning Agency, East Bay Regional Park District, Bay Conservation and Development Commission, and California Coastal Commission to identify, acquire, and restore salt, fresh, and brackish water marshes and seasonal wetlands. *[Source: New Policy, Public]* (IGC/FB)

NR-3.4 East Hills Annex Open Space Protection

The City shall protect the rural character and utility of land in the East Hills Annex for grazing, agriculture, a regional park, or other open space uses by limiting subdivision of larger parcels. *[Source: Existing Policy, modified]* (RDR)

NR-3.5 Ridgelands Area Protection

The City shall continue to coordinate with Pleasanton and Alameda County to develop and implement policies that protect the Ridgelands Area from incompatible land uses and activities. *[Source: New Policy, Public]* (RDR/IGC)

Goal NR-4: Energy Resources and Efficiency

Electrical energy resources are critical to sustaining Hayward's economic base, infrastructure capabilities, and quality of life for residents. To avoid the need to construct new, carbon-based electricity generation facilities, both the State and regional energy purveyors have focused over the past decade on reducing growth in energy demand through energy conservation and efficiency. As such, there has been an increasing investment in a range of energy efficiency and conservation programs.

The Planning Area currently (2013) uses energy from power generating facilities located throughout Alameda County, including: 21 wind, five waste-to-energy, one hydroelectric, and one solar. There is also one existing renewable energy production facility within the city: the Hayward Wastewater Solar Facility. As traditional sources of energy become depleted, there is a need to both conserve energy and develop alternate methods of power generation. The goal and policies in this section identify ways to conserve energy consumption in Hayward, expand renewable energy production facilities, and promote businesses that help the City meet greenhouse gas and energy reduction targets.

GOAL NR-4

Reduce energy consumption through increased production and use of renewable energy, sustainable energy purchasing, and improved energy efficiency. [Source: New Goal]

NR-4.1 Energy Efficiency Measures

The City shall promote the efficient use of energy in the design, construction, maintenance, and operation of public and private facilities,

infrastructure, and equipment. [Source: New Policy, City staff] (RDR)

NR-4.2 Energy Efficiency Collaboration

The City shall collaborate with partner agencies, utility providers, and the business community to support a range of energy efficiency, conservation, and waste reduction measures, including the development of green buildings and infrastructure, weatherization programs, installation of energy-efficient appliances and equipment in homes and offices, promotion of energy efficiency retrofit programs, use of green power options, and heightened awareness of the benefits of energy efficiency and conservation issues. [Source: New Policy, City staff] (RDR/PI/MPSP/JP)

NR-4.3 Efficient Construction and Development Practices

The City shall encourage construction and building development practices that maximize the use of renewable resources and minimize the use of non-renewable resources throughout the life-cycle of a structure. [Source: New Policy, City staff] (RDR)

NR-4.4 Energy Resource Conservation in Public Buildings

The City shall continue to require all public facilities and services to incorporate energy and resource conservation standards and practices. [Source: New Policy, City staff] (RDR)

NR-4.5 Energy Efficient Contractors

When soliciting and awarding public contracts, professional service agreements, or grants to businesses or non-profit agencies, the City shall require, as appropriate, proposals or applications to include information about the sustainability practices of the organization. [New Policy: Climate Action Plan] (RDR)

NR-4.6 Renewable Energy

The City shall encourage and support the generation, transmission, use, and storage of locally-distributed renewable energy. *[Source: New Policy, City staff]* (RDR/JP)

NR-4.7 Renewable Portfolio Standards

The City shall strive to increase the renewable portion of utility electricity generation by advocating for increased state-wide renewable portfolio standards. *[New Policy: Climate Action Plan]* (IGC)

NR-4.8 Community Choice Aggregation

The City shall participate in community choice aggregation, or other similar programs. The City shall seek partnership with other jurisdictions to minimize start up and administration costs. (CSO) *[New Policy: Climate Action Plan]* (CSO)

NR-4.9 Renewable Energy Financing Programs

The City shall collaborate with regional agencies and organizations to promote financing programs for renewable energy systems, such as the California FIRST PACE program. *[New Policy: Climate Action Plan]* (IGC)

NR-4.10 Locally-Produced Renewable Energy

The City shall encourage public and private renewable tidal, wind, waste-to-energy, and solar energy production facilities in order to promote energy independence, efficiency, and sustainability. *[Source: New Policy, City staff]* (RDR/MPSP/JP)

NR-4.11 Public Renewable Energy Generation

The City shall ensure that all new City-owned facilities are built with photovoltaic and/or solar hot water systems, as appropriate to their functions, and shall install renewable energy systems at City facilities where feasible. *[New Policy: Climate Action Plan]* (RDR/MPSP)

NR-4.12 Energy Facility Siting

The City shall require the siting of new energy facilities and infrastructure in a manner that is compatible with surrounding land uses, limits impacts to scenic resources, and does not adversely affect sensitive natural habitats. *[Source: New Policy, City staff]* (RDR)

NR-4.14 Green Building Standards

The City shall require newly constructed or renovated public and private buildings and structures to meet energy efficiency design and operations standards with the intent of meeting or exceeding the State's zero net energy goals by 2020. *[Source: New Policy, City staff]* (RDR/MPSP)

NR-4.15 Urban Forestry

The City shall encourage the planting of native and diverse tree species to reduce heat island effect, reduce energy consumption, and contribute to carbon mitigation. *[Source: New Policy, City staff]* (RDR)

NR-4.16 Energy Use Data

The City shall require disclosure of energy use and/or an energy rating at time of sale for single family homes, multifamily properties, and commercial buildings. The City shall encourage residents to voluntarily share their energy use data and/or ratings on a regular basis, such as the Home Energy Rating System (HERS) or the Home Energy Score, with the City. *[New Policy: Climate Action Plan]* (RDR)

NR-4.17 Energy Efficiency Retrofits

The City shall collaborate with regional entities and others to promote incentive programs for energy efficiency retrofits such as the Energy Upgrade California program for residential properties. *[New Policy: Climate Action Plan]* (IGC/JP)

NR-4.18 Energy Efficiency Programs

The City shall promote the use of the Energy Star Portfolio Manager program and energy benchmarking training programs for nonresidential building owners. *[New Policy: Climate Action Plan]* (PI)

Goal NR-5: Mineral Resources

A variety of mineral resources have historically been mined in the Planning Area, including: stone, limestone, clay, fire clay, halite, and salt. The US Geological Survey has identified 11 past, present, or prospective mining sites within the Planning Area, including sites owned or operated by the American Salt Company, the Oliver Salt Company, East Bay Excavation Company, Ideal Cement Company, and the La Vista Quarry and Mill.

The State requires local jurisdictions to protect areas with economically significant mineral resources from incompatible development. In an effort to maintain availability of sand, gravel, and crushed rock for long-term construction needs, the California Division of Mines and Geology (under the authority of the Surface Mining and Reclamation Act of 1975) has classified aggregate mineral zones throughout the state. The only designated mineral resource "sector" of regional significance in the Planning Area is the La Vista Quarry, located in the area east of Mission Boulevard and Tennyson Road. The goal and policies in this section focus on protecting State-identified mineral resource areas for future use, while also protecting urban development from the potential adverse effects of mining activities and operations.

GOAL NR-5

Protect the economic viability of State-identified mineral resource extraction areas, while avoiding potential land use conflicts and minimizing adverse environmental impacts.
[Source: New Goal]

NR-5.1 Mineral Resource Protection

The City shall protect mineral resources in undeveloped areas that have been classified by the State Mining and Geology Board as having statewide or regional significance for possible future extraction by limiting new residential or urban uses that would be incompatible with mining and mineral extraction operations. *[Source: New Policy, City staff]* (RDR)

NR-5.2 Mining Operations Nuisance and Hazard Abatement

The City shall require applicants for any new or expanded mining operation to demonstrate, prior to issuance of a conditional use permit, that the operation will not create significant nuisances, hazards, or adverse environmental effects on neighboring land uses. *[Source: New Policy, City staff]* (RDR)

NR-5.3 Mining Reclamation Requirements

The City shall require mining operators to prepare reclamation plans and implement reclamation programs to restore land for alternative uses consistent with the California Surface Mining and Reclamation Act once mining operations are no longer viable. *[Source: New Policy, City staff]* (RDR)

Goal NR-6: Hydrology, Water Quality, and Conservation

Water is vital to both natural processes and human activities. The quantity, quality, and availability of the Bay Area's surface and groundwater resources are of vital importance to community health and ecosystem preservation.

Like much of the Bay Area, portions of the Planning Area have experienced problems with both water supply and quality. In addition to protecting water sources, it is also critical to develop active strategies for reducing overall water demand. The goal and policies in this section identify methods for protecting valuable surface and groundwater resources from contaminants, restoring natural features to improve their functionality, and conserving water for future generations.

GOAL NR-6

Improve overall water quality by protecting surface and groundwater sources, restoring creeks and rivers to their natural state, and conserving water resources. [Source: Existing Goal, modified]

NR-6.1 Surface Watercourse Restoration

The City shall coordinate with local and regional partners to improve and restore surface watercourses to their natural condition to the greatest extent possible. [Source: Existing Policy, modified] (IGC/PSR/RDR)

NR-6.2 Saltwater Intrusion Prevention

The City shall prohibit groundwater withdrawals in industrial and commercial areas near the Bay shoreline which could result in saltwater intrusion into freshwater aquifers. [Source: Existing Policy, modified] (RDR)

NR-6.3 Saltwater Slough and Marsh Sedimentation Protection

The City shall ensure that dredging and grading activities do not contribute to sedimentation of saltwater sloughs or marshes. [Source: Existing Policy, modified] (RDR)

NR-6.4 Minimizing Grading

The City shall minimize grading and, where appropriate, consider requiring onsite retention

and settling basins. [Source: Existing Policy, modified] (RDR)

NR-6.5 Erosion Control

The City shall concentrate new urban development in areas that are the least susceptible to soil erosion into water bodies in order to reduce water pollution. [Source: Existing Policy, modified] (RDR)

NR-6.6 Stormwater Management

The City shall develop strategies to promote stormwater management techniques that minimize surface water runoff and impervious ground surfaces in public and private developments, including requiring the use of Low-Impact Development (LID) techniques to best manage stormwater through conservation, onsite filtration, and water recycling. [Source: New Policy, City staff] (RDR/MPSP)

NR-6.7 Toxic Metal Waste Remediation

The City shall protect baylands by ensuring that proper measures are in place to safely remove toxic metals in sewage prior to their disposal. [Source: Existing Policy, modified] (RDR/MPSP)

NR-6.8: NPDES Permit Compliance

The City shall continue to comply with the San Francisco Bay Region National Pollutant Discharge Elimination System (NPDES) Municipal Regional Stormwater Permit. [Source: New Policy, City staff] (RDR/MPSP/IGC)

NR-6.9 Water Conservation

The City shall require residents, businesses, and industries to actively conserve water year-round, and especially during drought years. [Source: New Policy, City staff] (RDR)

NR-6.10 Water Recycling

The City shall support efforts by the regional water provider to increase water recycling by

residents, businesses, industries, and developers, including identifying methods for water recycling and rainwater catchment for indoor and landscape uses in new development. *[Source: New Policy, City staff] (IGC)*

NR-6.11 Reclaimed Water Usage

The City shall take an active role in increasing the use of reclaimed water and educating the community about the benefits of using reclaimed water. *[Source: Existing Policy, modified] (RDR/PI)*

NR-6.12 Dual Plumbing Systems

The City shall encourage the installation and use of dual plumbing systems in new buildings to recycle greywater. *[Source: Existing Policy, modified] (RDR)*

NR-6.13 Water Recycling Program Advocacy

The City shall coordinate with the East Bay Municipal Utility District and the Hayward Area Recreation and Park District to advance water recycling programs, including using treated wastewater to irrigate parks, golf courses, and roadway landscaping and encouraging rainwater catchment and greywater usage techniques in new buildings. *[Source: New Policy, City staff] (RDR/IGC)*

NR-6.14 Native and Drought-Tolerant Landscaping

The City shall use native or drought-tolerant vegetation in the landscaping of all public facilities. *[Source: Existing Policy, modified] (RDR)*

NR-6.15 Native Vegetation Planting

The City shall encourage private property owners to plant native or drought-tolerant vegetation in order to preserve the visual character of the area and reduce the need for toxic sprays and groundwater supplements. *[Source: Existing Policy, modified] (RDR)*

NR-6.16 Landscape Ordinance Compliance

The City shall continue to implement the Bay-Friendly Water Efficient Landscape Ordinance. *[Source: New Policy] (RDR)*

Goal NR-7: Paleontological Resources

Paleontological resources include any fossilized remains, traces, or imprints of organisms preserved in or on the earth's crust that provide information about the history of life on earth, evolution, and our place as humans in the world. Most of the Planning Area is located on Quaternary sedimentary deposits which are from the most recent geologic periods dating back to 1.6 million years ago. Some of eastern Hayward is located on sedimentary rocks from the Mesozoic period dating back to 245 million years ago, when dinosaurs inhabited the earth. The goal and policies in this section seek to protect paleontological resources so they can be preserved for current and future generations.

GOAL NR-7

Identify, honor, and protect historically significant paleontological resources so they can be scientifically studied and preserved for current and future generations. *[Source: New Goal]*

NR-7.1 Paleontological Resource Protection

The City shall prohibit any new public or private development that damages or destroys a historically- or prehistorically-significant fossil, ruin, or monument, or any object of antiquity. *[Source: New Policy, City staff] (RDR)*

NR-7.2 Paleontological Resource Mitigation

The City shall develop or ensure compliance with protocols that protect or mitigate impacts to

paleontological resources, including requiring grading and construction projects to cease activity when a paleontological resource is discovered so it can be safely removed. *[Source: New Policy, City staff] (RDR/MPSP)*

Goal NR-8: Scenic Resources

Views of natural topography, open grassland vegetation, rolling hills, and the Bay shoreline make up the prominent elements of Hayward's scenic landscape. While the city is largely urban, with a relatively dense development pattern that can restrict scenic views, higher elevations in the hills and portions of the shoreline provide scenic vistas of the San Francisco Bay and views to the East Bay hills. These natural scenic resources are a sense of pride for the community and a major attraction for visitors that need to be protected. In addition, there are three freeways in the Planning Area which have a County scenic highway designation: I-580, I-880, and SR 92. The goal and policies in this section focus on protecting and enhancing valuable scenic resources, hillsides, the Bay shoreline, and designated scenic corridors. Similar policies related to protecting scenic views of historical resources are provided under Goal LU-8 of the Land Use and Community Character Element.

GOAL NR-8

Enhance, preserve, and increase the aesthetic qualities of Hayward's undisturbed natural hillsides and shoreline, and designated scenic transportation corridors. *[Source: New Goal]*

NR-8.1 Hillside Residential Design Standards

The City shall regulate the design of streets, sidewalks, cluster home development, architecture, site design, grading, landscaping, utilities, and signage in hillside areas to protect

aesthetics, natural topography, and views of surrounding open space through the continued Hillside Design and Urban/Wildland Interface Guidelines. *[Source: New Policy, City staff] (RDR)*

NR-8.2 Hillside Site Preparation Techniques

The City shall require low-impact site grading, soils repair, foundation design, and other construction methods to be used on new residential structures and roadways above 400 feet in elevation to protect aesthetics, natural topography, and views of surrounding open space. *[Source: New Policy, City staff] (RDR)*

NR-8.3 Scenic Transportation Corridor Protection

The City shall protect the visual characteristics of transportation corridors that are officially designated as having unique or outstanding scenic qualities, including portions of I-580, I-880, and SR 92. *[Source: New Policy, City staff] (RDR)*

NR-8.4 Shoreline Views Protection

The City shall maintain and implement residential and non-residential design guidelines in order to protect existing views of the Bay shoreline. *[Source: New Policy] (RDR)*

Goal 1 Overall Health and Well Being

The City is committed to improving quality of life and increasing opportunities for residents to make healthy lifestyle choices. Improving access to healthy living requires making health a City priority and taking a cross-jurisdictional and collaborative approach to promoting improved community health. The City is committed to improving health and to acting as a leader and role model of healthy living. Policies in this section express the City's overarching commitment to healthy living and support the City in expanding its role as a health leader in the community.

GOAL HQL-1

Improve the health and well-being of all Hayward residents.

HQL-1.1 Health in All Policies

The City shall establish strategies, programs, and practices that prioritize the overall health in Hayward. *[Source: New Policy, City staff] (MPSP)*

HQL-1.2 Health Education

The City shall educate the public about the links between public health behaviors and outcomes and the built environment. *[Source: New Policy, City staff] (PI)*

HQL-1.3 Health in All City Operations

The City shall integrate public health goals into daily operations. *[Source: New Policy, City staff] (CSO)*

HQL-1.4 Healthy Workplace

The City shall act as a leader by implementing workplace wellness programs and policies that maintain and improve the health and well-being of City employees. Programs may focus on diet and

exercise, and providing private space for new mothers. *[Source: New Policy, City staff] (CSO)*

HQL-1.5 Collaboration for Improved Health

The City shall collaborate with local health officials, planners, nonprofit organizations, businesses, schools, hospitals, local health clinics, and community groups to improve community health. *[Source: New Policy, City staff] (IGC)*

HQL-1.6 Health Statistics

The City shall support the Alameda County Department of Public Health by providing information for its ongoing monitoring and tracking of health outcomes to inform the community and support better decision-making on issues related to health. *[Source: New Policy, City staff] (IGC/PI)*

HQL-1.7 Health Events

The City shall provide support to organizations engaged in citywide public health events, such as health fairs, youth fitness programs, wellness competitions, and public health speakers and workshops. *[Source: New Policy, City staff] (CSO/JP)*

HQL-1.8 Address Health Inequities

The City shall address health inequities in Hayward by striving to remove barriers to healthy living, avoiding disproportionate exposure to unhealthy living environments, and providing a high quality of life for all residents, regardless of income, age, or ethnicity. *[Source: New Policy, City staff] (RDR/MPSP)*

HQL-1.9 Balanced Participation

The City shall strive to increase participation of low-income, immigrant, non-English-speaking, racially and ethnically diverse, and special needs residents in implementation of health programs and initiatives. *[Source: New Policy, City staff] (MPSP/PI)*

Goal 2 Active Living

The design of the built environment has a significant impact on the opportunities residents have to live active and healthy lifestyles. Neighborhoods that have a diverse mix of land uses can help reduce vehicle miles traveled and increase walking and bicycling. In general, walking and biking to destinations can provide an increase in physical fitness, social cohesion, and actual and perceived public safety. Studies have shown that residents living in communities with a mix of shops and businesses within easy walking distance have a lower risk of obesity than residents of communities that do not have these services within easy walking distance. Policies in this section promote active living through alternative transportation options, a well-designed built environment that encourages walking and biking, improved park access, and actions that encourage physical activity.

Policies in several other General Plan Elements also support active living. Policies in the Mobility Element and Land Use and Community Character Element seek to create complete and walkable neighborhoods and improve bicycle and pedestrian facilities and transit access. Policies in the Community Safety Element support safe public spaces through law enforcement and community policing.

GOAL HQL-2

Create convenient and safe opportunities to incorporate physical activity into the everyday activities of residents, employees, and visitors.

HQL-2.1 Physical Activity and the Built Environment

The City shall support new developments or infrastructure improvements in existing neighborhoods that enable people to drive less and walk, bike, or take public transit more. *[Source: New Policy, City staff] (RDR)*

HQL-2.2 Remove Physical Barriers

The City shall remove or plan for ways to address physical barriers that bisect neighborhoods and discourage walking or biking. *[Source: New Policy, City staff] (MPSP)*

HQL-2.3 Education about Walking, Cycling and Using Public Transit

The City shall partner with schools, employers, transit agencies, and community groups to teach bicycle and pedestrian safety in schools and workplaces and to educate residents and businesses about the health and environmental benefits of walking, bicycling, and using public transit. *[Source: New Policy, City staff] (IGC/JP)*

HQL-2.4 Bicycle Security

The City shall strive to reduce bicycle theft through well designed bicycle parking facilities that are located in secure locations with high visibility. *[New Policy, City staff] (RDR/MPSP)*

HQL-2.5 Safe Routes to School

The City shall support the Alameda County Safe Routes to School and other similar programs that promote walking and biking to and from school for children and parents. *[Source: New Policy, City staff] (IGC)*

HQL-2.6 Education on Sharing the Road

The City shall support local and regional programs that educate motorists to be aware of non-vehicle roadway users to promote overall safety of multi-modal streets. *[Source: New Policy, City staff] (PI)*

HQL-2.7 Funding to Reduce Collisions

The City shall pursue funding for projects that improve pedestrian and biking safety by reducing the risk of non-motorized/motorized vehicle collisions, particularly in areas where such collisions frequently occur. *[Source: New Policy, City staff] (FB)*

HQL-2.8 Physical Activity in the Workplace

The City shall encourage employers to provide fitness facilities, support facilities (e.g., bike lockers, showers), flexible policies (e.g., flexible schedules, longer breaks), and programs (e.g., walking, running, and cycling clubs) to promote physical activity in the workplace. *[Source: New Policy, City staff] (JP)*

Goal 3 Access to Healthy Foods

A healthy, varied diet is a critical component to a healthy life. Several factors determine what people choose to eat, but access is a major factor. Studies have found that people buy food that is readily available. Today, communities with the highest rates of obesity are typically places where residents have few opportunities to conveniently purchase nutritious food. A healthy, nutritious diet can reduce the risk of obesity and associated chronic diseases, directly improving one's health and well-being and minimizing health care costs for local governments. While food is a personal choice, the City of Hayward recognizes the need to create an environment in which all residents have access to affordable and healthy food. Policies in this section promote healthy eating habits in Hayward by increasing access to farmers' markets, community gardens, and other sources of healthy

food; promoting nutrition education; and limiting sources of unhealthy food.

GOAL HQL-3

Expand year round access to affordable, fresh, and healthy foods throughout the city.

HQL-3.1 Access to Healthy Foods

The City shall strive to ensure that all residents are within walking distance of sources of fresh and healthy foods (e.g., grocery stores, healthy corner stores, farmers' markets, and community gardens). *[Source: New Policy, City staff] (RDR/MPSP)*

HQL-3.2 New Healthy Food Venues

The City shall support the development of new retail venues that sell local, fresh produce, including farmers' markets, community-supported agriculture programs, and grocery stores, especially in underserved areas and near schools. *[Source: New Policy, City staff] (RDR)*

HQL-3.3 Incentives for Grocery Stores

The City shall provide incentives, such as small business development programs, tax incentives, or flexible development standards to encourage grocery stores to locate in underserved areas of the city. *[Source: New Policy, City staff] (RDR/FB)*

HQL-3.4 Healthy Corner Stores

The City shall use incentives or other programs to encourage existing small grocery or convenience stores to offer healthy food options, with a focus on underserved areas and areas near schools. *[Source: New Policy, City staff] (MPSP/FB)*

HQL-3.5 Partnerships for Farmers' Markets

The City shall strive to increase the number of farmers' markets throughout the city and frequency in which they occur by encouraging partnerships between organizers of farmers' markets and the Hayward Unified School District,

neighborhood groups, senior facilities, and business groups. *[Source: New Policy, City staff] (IGC/JP)*

HQL-3.6 Community Garden Target

The City, in cooperation with the Hayward Area Recreation and Park District, shall strive to establish community gardens in existing and planned parks. *[Source: New Policy, City staff] (IGC)*

HQL-3.7 Community Gardens in Multi-Family Housing Developments

The City shall encourage all new multi-family housing developments to contain designated areas or other shared spaces for community gardens and shall count community gardens toward the common open space requirement. *[Source: New Policy, City staff] (RDR)*

HQL-3.8 Rooftop Gardens

The City shall support the development of rooftop gardens that provide opportunities to grow local produce on new and renovated buildings. *[Source: New Policy, City staff] (RDR)*

HQL-3.9 Local and Organic Food Purchase

The City shall promote the purchase of healthy locally-produced and/or organic food at government and school facilities. *[Source: New Policy, City staff] (CSO)*

HQL-3.10 Support for School Gardens

The City shall support programs (e.g., Alameda County Office of Education Project EAT) that provide school gardens and garden-based nutrition education and cooking classes for students, parents, and community members. *[Source: New Policy, City staff] (IGC)*

HQL-3.11 School Nutrition

The City shall encourage the Hayward Unified School District to establish strong nutritional standards for school lunches, offer locally-grown

foods in school breakfast and lunch programs, phase out unhealthy snacks and sugar-sweetened beverages, and include nutrition education, such as school gardens and farm-to-school programs, in school curricula. *[Source: New Policy, City staff] (JP)*

HQL-3.12 Restrict Unhealthy Food Options

The City shall discourage new liquor stores and fast food restaurants near schools and in areas with an existing high concentration of such stores. *[Source: New Policy, City staff] (RDR)*

HQL-3.13 Healthy Restaurants

The City shall encourage restaurants to serve healthy foods, provide nutritional information to customers, and voluntarily eliminate trans fats from their menus. *[Source: New Policy, City staff] (PI/RDR)*

HQL-3.14 Backyard Chicken Keeping

The City shall support the keeping of chickens on single-family residential lots to enable residents to produce their own eggs. *[Source: New Policy, City staff] (RDR)*

Goal 4 Health Care Access and Disease Prevention

Access to health care and preventative care is an important component of community health. A lack of access to health care can exacerbate chronic diseases such as heart disease or diabetes. Health insurance coverage is also strongly correlated with better health outcomes. Uninsured people generally receive much less care, either preventive or for acute and chronic conditions, than insured people. Policies in this section promote the expansion of health care facilities and services and expanded access to health insurance to meet the health needs of Hayward residents.

GOAL HQL-4

Promote access to affordable health care and medical services for all residents. [New Goal; City Staff]

HQL-4.1 Promote Preventative Treatment and Access to Health Care

The City shall work with local and regional health care agencies to promote preventive treatment and provide broad access to affordable health care. [Source: New Policy, City staff] (JP)

HQL-4.2 Adequate Health Care Facilities

The City shall encourage the development and maintenance of a full range of health care facilities, including hospitals, acute care facilities, and mental health facilities, to meet the needs of all residents. [Source: New Policy, City staff] (RDR)

HQL-4.3 Reuse of Kaiser Facility

The City shall encourage the reuse or continued use of the Kaiser Permanente and St. Rose Hospital sites for health-related services. [Source: New Policy, City staff] (RDR)

HQL-4.4 Obesity Prevention

The City shall support cross-cultural education, social marketing, and media campaigns about the prevention and treatment of obesity. [Source: New Policy, City staff] (PI)

HQL-4.5 Solutions for Childhood Obesity

The City shall partner with schools and other organizations to develop solutions for reducing childhood obesity. [Source: New Policy, City staff] (JP)

HQL-4.6 Public Transit Access to Medical Facilities

The City shall work with transit service providers and healthcare providers to improve connections to local and regional health care facilities for people who are transit-dependent. [Source: New Policy, City staff] (JP)

HQL-4.7 Adequate Health Coverage

The City shall encourage employers to provide adequate health coverage and benefits to employees, and shall educate residents on options for health coverage. [Source: New Policy, City staff] (PI/MPSP)

HQL-4.8 Equitable and Culturally-Sensitive Health Programs

The City shall encourage health care providers to provide equitable and culturally-sensitive health programs for all Hayward residents. [Source: New Policy, City staff] (PI)

HQL-4.9 Programs for Seniors

The City shall pursue partnerships with local health service providers to provide health-related programs for seniors, such as health screening, medication monitoring, senior abuse education/prevention, adult day care/support for care givers, and in-home assistance. [Source: New Policy, City staff] (JP/PI)

HQL-4.10 Combating Drug and Alcohol Dependency

The City shall participate in community service programs that aim to combat tobacco, alcohol, and drug dependency. [Source: New Policy, City staff] (MPSP)

HQL-4.11 Tobacco Education

The City shall support public education programs regarding the hazards of tobacco use and secondhand smoke through media and educational events, and by encouraging community-based organizations to provide treatment and prevention programs. [Source: New Policy, City staff] (PI)

HQL-4.12 Smoking Cessation Services

The City shall ensure that information and services to quit smoking are readily available and

accessible in Hayward. *[Source: New Policy, City staff]*
(PI)

HQL-4.13 Prohibiting Cigarette Sales Near Schools

The City shall prohibit the sale of cigarettes near schools. *[Source: New Policy, City staff]* (RDR)

HQL-4.14 Protecting Residents from Physical Harm

The City shall strive to protect residents from physical harm resulting from natural disasters, violent crimes, and other threats. *[Source: New Policy, City staff]* (RDR/MPSP)

HQL-4.15 Fire Station Health Centers

The City shall encourage the co-location of health services at fire stations as a way to expand the geographic reach of primary health care. *[Source: New Policy, City staff]* (MPSP)

Goal 5 Safe and Cohesive Neighborhoods

A healthy community is one that promotes safety through the design of the built environment. Increasing healthy outcomes is dependent on an environment where residents feel safe and secure. People are more likely to walk, bike, and generally live an active lifestyle if they feel safe in their neighborhood. The policies in this section support safe neighborhoods that encourage community interaction and social cohesion.

Several policies in the Community Safety Element also support safe neighborhoods through law enforcement and community policing.

GOAL HQL-5

Facilitate social interaction and foster a sense of security and community pride by assuring safety in neighborhoods and public spaces.
[New Goal; City Staff]

HQL-5.1 Cohesive Neighborhoods

The City shall support cohesive neighborhoods that sustain mental health, increase social capital, and reduce crime. *[Source: New Policy, City staff]* (MPSP)

HQL-5.2 Safe Public Spaces

The City shall develop public spaces that provide safe, convenient, and pleasant gathering places for neighbors to meet and congregate. *[Source: New Policy, City staff]* (RDR)

HQL-5.3 Eyes on the Street

The City shall promote urban design principles that support active use of public spaces in neighborhoods, commercial areas, and employment centers at all times of day. Active use of public spaces provides “eyes-on-the-street” to enhance public safety in these areas. *[Source: New Policy, City staff]* (RDR)

HQL-5.4 Safety Measures

The City shall improve safety and the perception of safety by requiring adequate lighting, street visibility, and defensible space. *[Source: New Policy, City staff]* (RDR)

HQL-5.5 Neighborhood Partnership Program

The City shall maintain and expand the Neighborhood Partnership Program to support local residents who want to work together to improve their neighborhoods. *[Source: New Policy, City staff]* (CSO)

HQL-5.6 Maintenance of Private Property

The City shall encourage private landowners to maintain and upgrade their property in residential neighborhoods and in commercial and industrial areas. *[Source: New Policy, City staff] (RDR)*

Goal 6 Aging in Place

Policies in this section support opportunities for Hayward residents to remain in their community as they age. Hayward's senior population will continue to grow in the coming years as the current population ages. Rather than move to a new community, many seniors prefer to stay in their homes and their communities. Aging in place promotes self-sufficiency and preserves valuable social networks that support a higher quality of life for seniors. The current physical environment and provision of services can be improved to promote independence as residents age.

GOAL HQL-6

Create neighborhoods that enable residents to remain in their homes and live healthy, productive lives as they age. *[New Goal; City Staff]*

HQL-6.1 Aging in Place

The City shall promote community health, safety, and neighborhood cohesiveness by supporting housing and neighborhood amenities that allow residents to age in place. *[Source: New Policy, City staff] (RDR)*

HQL-6.2 "Villages" Concept

The City shall support local efforts to create a non-profit organization modeled on the "villages" concept (a national model that supports aging-in-place by creating a non-profit organization that provides case-management services, resources, and assistance to aging seniors that wish to remain in their homes). *[Source: New Policy, Public] (MPSP/CSO/ RDR)*

HQL-6.3 Range of Housing for Seniors

The City shall facilitate the development of a range of housing types, including affordable housing, multi-generational housing, independent living, and assisted living for Hayward seniors. *[Source: New Policy, City staff] (RDR/MPSP)*

HQL-6.4 Housing Maintenance Assistance

The City shall support efforts of seniors to maintain and renovate their homes by providing service assistance, grants, loans, and/or special concessions in permitting procedures to maintain or modify homes to meet needs of senior residents. *[Source: New Policy, City staff] (RDR/MPSP)*

HQL-6.5 Universal Design

The City shall promote the use of Universal Design Principles in new construction and rehabilitation of housing to improve accessibility for seniors. *[Source: New Policy, City staff] (RDR)*

HQL-6.6 Senior Daycare

The City shall encourage the development of senior daytime care facilities in appropriate areas in the community. *[Source: New Policy, City staff] (RDR)*

HQL-6.7 Transit Service for Seniors

The City shall support efforts to make public transit more accessible to seniors, and shall ensure that public transit services are provided at or near senior housing. *[Source: New Policy, City staff] (RDR/MPSP/IGC)*

HQL-6.8 Safe Pedestrian Environment

The City shall strive to create a pedestrian environment that is safe and comfortable for seniors. *[Source: New Policy, City staff] (RDR/MPSP)*

HQL-6.9 Entertainment and Recreation for Seniors

The City shall periodically assess the city's entertainment/recreation resources for seniors to ensure that their needs are being met. *[Source: New Policy, City staff] (PSR)*

HQL-6.10 Education on Predatory Lending

The City shall educate citizens and provide access to financial counseling so older adults are better prepared to recognize and resist the solicitations of predatory lenders. *[Source: New Policy, City staff] (PI)*

Goal 7 Environmental Health

Environmental health is a significant component of public health. Environmental health concerns include air pollutants, contaminated land or water, and exposure to toxic substances in everyday household items. The policies in this section seek to reduce or eliminate environmental health risks through efforts to protect air and water quality and eliminate toxic substances in the home, workplace, and public spaces.

Several policies in the Natural Resources Element also support environmental health by supporting improved water and air quality, and policies in the Hazards Element address the safe handling of hazardous materials.

GOAL HQL-7

Protect residents from the harmful effects of pollution, toxic substances, and environmental contaminants. *[New Goal; City Staff]*

HQL-7.1 Support Sustainability Practices

The City shall support sustainability practices that promote clean water, healthy soils, and healthy ecosystems. *[Source: New Policy, City staff] (RDR/MPSP)*

HQL-7.2 Use of Hazardous Materials on Public Property

The City shall reduce or eliminate, as feasible, the use of pesticides and herbicides that negatively impact human health on City properties, especially in parks and publicly accessible open spaces. *[Source: New Policy, City staff] (CSO)*

HQL-7.3 Home Use of Hazardous Materials

The City shall encourage and educate residents and businesses to implement integrated pest management principles, reduce or discontinue the use of pesticides, herbicides, and toxic cleaning substances. *[Source: New Policy, City staff] (PI)*

HQL-7.4 Non-Toxic Cleaning Supplies

The City shall use green and non-toxic cleaning supplies in all public buildings, and shall encourage schools, hospitals, and local business to use green and non-toxic cleaning supplies. *[Source: New Policy, City staff] (CSO/IGC)*

HQL-7.5 Proximity to Pollution Sources

The City shall avoid locating new sensitive uses such as schools, childcare centers, and senior housing, to the extent feasible, in proximity to sources of pollution or near existing businesses that handle toxic materials. Where such uses are located in proximity to sources of air pollution or toxic materials, the City shall encourage building design, construction safeguards, and technological techniques to mitigate the negative impacts of hazardous materials and/or air pollution on indoor air quality. *[Source: New Policy, City staff] (RDR)*

HQL-7.6 Tobacco Control Laws

The City shall strive to reduce exposure to second hand cigarette smoke by enforcing tobacco control laws, smoking restrictions, and smoking-free home and workplace laws and programs. *[Source: New Policy, City staff] (RDR)*

HQL-7.7 Mold and Lead Hazards Prevention

The City shall partner with the Alameda County Public Health Department to provide education and technical assistance in reducing mold and lead hazards in homes. *[Source: New Policy, City staff] (IGC/PI)*

Goal 8 Urban Forest

Extensive tree canopies reduce the urban heat island effect and make streets and sidewalks more pleasant places to walk. Trees absorb carbon dioxide and pollution and produce oxygen, which contributes to improved air quality and human health. Trees also shelter wildlife and promote biodiversity. Policies in this section sustain and enhance the city's urban forest.

GOAL HQL-8

Maintain, enhance, and increase the city's urban forest as an environmental, economic, and aesthetic resource to improve Hayward residents' quality of life. *[New Goal; City Staff]*

HQL-8.1 Manage and Enhance Urban Forest

The City shall manage and enhance the urban forest by planting new trees, ensuring that new developments have sufficient right-of-way width for tree plantings, managing and caring for all publicly owned trees, and working to retain healthy trees. *[Source: New Policy, City staff] (RDR/MPSP/SO)*

HQL-8.2 Urban Forest Management Plan

The City shall maintain and implement an Urban Forest Management Plan. *[Source: New Policy, City staff] (MPSP)*

HQL-8.3 Trees of Significance

The City shall require the retention of trees of significance (such as heritage trees) by promoting stewardship and ensuring that project design

provides for the retention of these trees wherever possible. Where tree removal cannot be avoided, the City shall require tree replacement or suitable mitigation. *[Source: New Policy, City staff] (RDR/MPSP)*

HQL-8.4 Urban Heat Island Effects

The City shall promote planting shade trees with substantial canopies, and require, where feasible, site design that uses appropriate tree species to shade parking lots, streets, and other facilities to reduce heat island effects. *[Source: New Policy, City staff] (RDR/PI)*

HQL-8.5 Tree Giveaway Program

The City shall continue to provide free street trees to help beautify and keep Hayward green. *[Source: New Policy, City staff] (MPSP)*

HQL-8.6 Public Education on the Urban Forest

The City shall promote the importance and benefits of trees and of the urban forest through awareness, partnerships, and efforts that educate residents on the best methods of planting and maintaining trees. *[Source: New Policy, City staff] (IGC/JP/PI)*

Goal 9 Community Resiliency

Community resiliency is a measure of the sustained ability of a community to use available resources to respond to, withstand, and recover from natural and manmade disasters and other adverse situations, such as economic hardship. Healthy communities are resilient communities that have the necessary tools to confront challenges of climate instability, rising energy costs, and economic recession. The policies in this section support a more resilient community that is better prepared to respond to future threats and challenges.

Several policies in the Hazards Element also support a more resilient community by addressing flooding, sea level rise, and other hazards. Policies in the Economic Development Element support a more resilient economy.

GOAL HQL-9

Build a foundation for community resilience to future threats and challenges to help ensure the City of Hayward will be able to respond and recover as quickly as possible to such threats and challenges. [New Goal; City Staff]

HQL-9.1 Resiliency

The City shall strive to create a strong and resilient community and region that can withstand or accommodate change and respond to challenges. [Source: New Policy, City staff] (RDR/MPSP)

HQL-9.2 Improve Social Support Networks

The City shall support residents and organizations efforts to mobilize assets and improve social support networks to improve local preparedness and respond to and recover from incidents. [Source: New Policy, City staff] (PI/IGC/JP)

HQL-9.3 Collaborate on Resiliency Efforts

The City shall work with residents and businesses to identify priorities for organizing support, implementing programs, and evaluating outcomes of resilience efforts. [Source: New Policy, City staff] (JP)

HQL-9.4 Economic Resiliency

The City shall encourage a diversity of businesses and employers and expanded tax base to protect the community from economic shocks and recessions and ensure the City can continue providing adequate services. [Source: New Policy, City staff] (MPSP/RDR)

HQL-9.5 Financial Resiliency

The City shall support local organizations and financial institutions programs and efforts that encourage residents and businesses to make financially prudent decisions and maintain sufficient savings as a precaution against future economic shocks and recessions. [Source: New Policy, City staff] (IGC/JP)

HQL-9.6 Hazards Resiliency

The City shall continue to assess and monitor risks from local environmental (e.g., flooding, earthquake) and man-made hazards and work with community groups and State and regional agencies to prepare residents, business, and visitors in the event of an incident. [Source: New Policy, City staff] (MPSP)

HQL-9.7 Energy Resiliency

The City shall continue to encourage residents and businesses to use less gasoline for transportation, and improve energy efficiency in and renewable energy generation from buildings and industry processes to reduce impacts from rising oil and energy prices. [Source: New Policy, City staff] (RDR/MPSP)

HQL-9.8 Climate Adaptation Planning

The City shall examine the potential long-term impacts of climate change on social, economic, and environmental well-being of the city of Hayward. [Source: New Policy, City staff] (MPSP)

HQL-9.9 Climate Adaptation in Plans

The City shall address climate adaptation in all disaster preparedness and emergency response plans. [Source: New Policy, City staff] (MPSP)

HQL-9.10 Reduce Impacts of Climate Change on Vulnerable Populations

The City shall support plans, standards, regulation, incentives, and investments to reduce the impacts of climate change on those populations most

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vulnerable to the impacts of climate change.

[Source: New Policy, City staff] (MPSP)

Goal 10 Parks, Open Space, and Recreation

Policies in this section provide for coordinated efforts between the City, Hayward Area Recreation and Park District (HARD), and East Bay Regional Park District (EBRPD) to maintain existing and develop new local and regional parkland and facilities throughout Hayward. Parks and open space contribute to the quality of life in Hayward and provide residents opportunities to live active, healthy lifestyles. Parklands help to sustain natural environmental resources by providing landscapes that absorb greenhouse gases, produce oxygen, and filter pollutants into the groundwater basin, and provide biodiversity. Additionally, the location of local parks and school recreational facilities can serve as a focal point of neighborhood identity and activity. Parks and recreation policies promote enhancement of existing amenities, as well as development of new parks and recreation facilities as character-defining resources that emphasize the retention of natural landforms and plant communities.

GOAL HQL-10

Create and support a diverse public park system, connecting trails, and recreation facilities suited to the needs of Hayward residents and visitors. [New Goal; City Staff]

HQL-10.1 Parks and Recreation Master Plan

The City shall work with HARD to maintain and implement the Parks and Recreation Master Plan. [Source: Hayward 2002 General Plan] (MPSP/IGC)

HQL-10.2 Parks Standard

The City shall work with HARD to achieve and maintain the following park standards per 1,000 population: two acres of local parks, two acres of school parks, three acres of regional parks, one mile of trails and linear parks, and five acres of

parks district-wide. [Source: Background Report] (RDR/MPSP/IGC)

HQL-10.3 Miniparks

The City shall encourage the creation and maintenance of neighborhood “miniparks” through partnerships with private, non-profit and business interests in areas where it is not possible to meet HARD standards related to park size. [Source: Hayward 2002 General Plan] (RDR/IGC)

HQL-10.4 Urban Infill Parks

The City shall, for development in urban infill areas where traditional neighborhood and community parks are not feasible or appropriate, work with HARD and developers to produce creative and flexible solutions for providing urban parks, such as plazas and rooftop gardens. [Source: New Policy, City Staff] (RDR)

HQL-10.5 Neighborhood Focal Points

The City shall require that neighborhood parks be integrated into, and be focal *points of new residential neighborhoods*. [Source: New Policy, City Staff] (RDR)

HQL-10.6 Parks as Buffers

The City shall consider the use of parks and recreational corridors as buffers between incompatible land uses. [Source: New Policy, City Staff] (RDR)

HQL-10.7 Parks Access

The City shall work with HARD to ensure that new parks are accessible to pedestrians and bicyclists, and are connected with transit, to the extent feasible. [Source: New Policy, City Staff] (RDR)

HQL-10.8 Drought Tolerant Landscaping

The City shall encourage the use of drought-tolerant and drought-resistant landscaping, as well as low impact development (LID) technologies in the development of City parks. [Source: New Policy, City Staff] (RDR)

HQL-10.9 Security and Maintenance

The City shall work with HARD to ensure parks are located, oriented, and designed in such a way as to facilitate security, policing, and maintenance.

[Source: New Policy, City Staff] (RDR)

HQL-10.10 Neighborhood-Based Security and Maintenance

The City shall encourage citizens, neighborhood groups, businesses, schools, organizations, and public agencies to assist in the security and maintenance of publicly-owned park and recreational facilities. *[Source: New Policy, City Staff]* (SO/PI)

HQL-10.11 Buffer Potential Impacts

The City shall strive to ensure new high-activity level parks and parks intended for night use are designed to buffer existing and planned surrounding residential uses from excessive noise, light, and other potential nuisances. *[Source: New Policy, City Staff]* (RDR)

HQL-10.12 Maximum Park Dedications

The City shall maintain park dedication requirements and in lieu fees for new residential development at the maximum allowed under State law. *[Source: Hayward 2002 General Plan]* (RDR)

HQL-10.13 Park Funding

The City shall support HARD efforts to restore the District's revenue base, and shall pursue all available funding for the acquisition of parkland, the development of park facilities, and the maintenance of existing parks. *[Source: Hayward 2002 General Plan]* (IGC/FB)

HQL-10.14 Joint Use Facilities

The City shall continue to work with HARD and EBRPD, the school districts, churches, and the private sector to expand joint use park and recreation facilities through cooperative

agreements. *[Source: Hayward 2002 General Plan]* (IGC)

HQL-10.15 Multipurpose Facilities

The City shall seek to increase the number and availability of multipurpose facilities in order to provide a variety of community services, recreational activities, and cultural amenities that are accessible to and benefit a cross-section of the community. *[Source: Hayward 2002 General Plan]* (RDR/MPSP)

HQL-10.16 Public Facilities for Recreation

The City shall continue to provide access to public facilities that can be used for open space and/or recreation activities. *[Source: Hayward 2002 General Plan]* (SO)

HQL-10.17 Park Maintenance

The City shall work with HARD and EBRPD to maintain parks in a consistent manner throughout the city. *[Source: Hayward 2002 General Plan]* (SO/IGC/PI)

HQL-10.18 Neighborhood Involvement

The City shall encourage neighborhood (i.e., residents and businesses) involvement in park maintenance and enhancement. *[Source: Hayward 2002 General Plan]* (SO/IGC/PI)

Goal 11 Trails and Open Space Corridors

Policies in this section support the coordinated preservation, maintenance, and expansion of the City's trails and open space corridors. Ease of access and connectivity for bicycles and pedestrians are essential characteristics of a successful trail system. The City will support the integration and connection of parklands, natural open spaces, and neighborhoods through greenways and trails that enhance the city's urban character. Trails and open space corridors provide Hayward's residents and workforce with

opportunities to be active and enjoy the natural environment, provide visual “relief” from urban development, and protect significant plant and animal habitats.

GOAL HQL-11

Provide a continuous system of trails and open space corridors that connect local parks, regional open space areas and other destination points within and beyond the city of Hayward. [New Goal; City Staff]

HQL-11.1 Recreational Corridors

The City shall establish and maintain an integrated recreational corridor system that connects regional trails (e.g., Bay Trail, Ridge Trail, the Juan Bautista DeAnza National Historic Trail), Baylands (i.e., Hayward Regional Shoreline), local creeks and open space corridors, hillside areas, and EBRPD areas. [Source: New Policy, City Staff] (MPSP)

HQL-11.2 Greenway Corridors

The City shall consider additional greenway linkages along fault line corridors and in other areas (e.g., rail line, creek, and utility corridors) to encourage walking and cycling and to provide improved access to activity centers. [Source: Hayward 2002 General Plan] (MPSP)

HQL-11.3 Pedestrian/Bicycle System

The City shall develop and maintain a system of pedestrian and bicycle pathways linking parks, neighborhood shopping areas, major activity centers, and major open space areas with one another and with nearby residential areas. [Source: New Policy, City Staff] (RDR)

HQL-11.4 Creekside Paths and Trails

The City shall seek to accentuate, “daylight,” and “green” creeks, culverts, and underground drainage infrastructure through infrastructure improvements and the development review

process to establish or extend pathways and trails. [Source: Hayward 2002 General Plan] (RDR)

HQL-11.5 Trail Access for the Disabled

The City shall provide trail access and features such as seating areas along paths and trails for disabled persons. [Source: Hayward 2002 General Plan] (MPSP)

HQL-11.6 Hayward Regional Shoreline Access

The City shall require, as appropriate, the dedication of public access easements through new developments along the Hayward Regional Shoreline. [Source: New Policy, City Staff] (RDR)

HQL-11.7 Vista Points

The City shall seek to establish vista points or view parks along public walkways or scenic routes. [Source: Hayward 2002 General Plan] (MPSP)

HQL-11.8 Regional Coordination

The City shall coordinate with HARD, regional agencies (e.g., MTC, ABAG, and EBRPD), and surrounding jurisdictions to ensure that recreational corridors within the city connect with existing and planned recreational facilities and trails outside the city. [Source: New Policy, City Staff] (IGC)

Goal 12 Recreation Programs

Policies in this section support the coordinated effort of the City, Hayward Area Recreation and Park District (HARD), East Bay Regional Park District (EBRPD), and school districts to provide for a variety of recreational activities at local and regional parks. Access to a broad range of recreational activities is important to improving public health through exercise and to improving quality of life for Hayward residents.

GOAL HQL-12

Create development opportunities for, and support, both public and private recreation programs suited to the broad needs and interests of all Hayward residents. [New Goal; City Staff]

HQL-12.1 Recreation Activities for All People

The City shall encourage the provision of recreational activities for all people, consistent with the changing demographic composition of Hayward. [Source: Hayward 2002 General Plan] (MPSP)

HQL-12.2 After School Recreation Programs

The City shall work with the school districts and HARD to examine the feasibility of implementing additional after school or summer child care and recreational activities. (IGC/PSR) [Source: New Policy, City Staff]

HQL-12.3 Cultural and Ethnic Programs

The City shall encourage and/or promote cultural and ethnic programs and activities of local interest. [Source: New Policy, City Staff] (SO/IGC/JP)

HQL-12.4 Neighborhood Needs

The City shall work with HARD and EBRPD to consider unique neighborhood needs in developing facilities and programs for indoor and outdoor activities. [Source: New Policy, City Staff] (SO/IGC)

HQL-12.5 Special Needs

In planning recreation programs and facilities, the City shall work with HARD and EBRPD to promote the active involvement of all residents, including those with special needs, such as the physically and mentally disabled and the elderly. [Source: New Policy, City Staff] (SO/IGC)

HQL-12.6 Public Spaces

The City shall encourage incorporation of design features in new construction that can provide venues and public spaces for community programs and activities. [Source: Hayward 2002 General Plan] (RDR)

HQL-12.7 School Joint Use

The City shall work with HARD and EBRPD to establish cooperative agreements with school districts for the use of school facilities for City-, HARD-, and EBRPD-sponsored recreation programs. [Source: New Policy, City Staff] (IGC)

HQL-12.8 Surveys

The City shall support HARD and EBRPD efforts to periodically survey community attitudes and preferences concerning recreational programs. [Source: New Policy, City Staff] (PI/IGC/SO)

Goal 1 Growth and Sustainable Development

The Bay Area is projected to grow by an additional 2.0 million people and 1.1 million jobs by the year 2040. With its centralized Bay Area location and regional transportation network, the city of Hayward will undoubtedly receive a share of the region's overall growth. This goal and its supporting policies are designed to promote sustainable development and local growth patterns that enhance Hayward's overall quality of life. Sustainable development is generally defined as an approach to land development that meets the needs of the current population without compromising the ability of future generations to meet their own needs. In more practical terms, a sustainable development project is designed and operated to minimize resource consumption, reduce dependency on the automobile, preserve sensitive environmental resources, reduce maintenance and utility expenses, and improve social health and interaction. The policies in this section support growth patterns that protect Hayward's open space and natural resources by maintaining established urban limit lines and directing housing and employment growth toward infill sites and underutilized properties. In addition, the policies in this section align with the Bay Area's Regional Transportation Plan and Sustainable Communities Strategy by directing growth toward walkable and mixed-use areas that are planned to integrate housing with regional transit, employment, services, and amenities. These areas, which are called Priority Development Areas, are discussed further under Goal 2.

The policies in this section address growth and sustainable development at a city-wide level. Other goals in this Element provide more specific

direction related to how growth and development should occur within the many neighborhoods, corridors, and centers of Hayward.

GOAL LU-1

Promote local growth patterns and sustainable development practices that improve quality of life, protect open space and natural resources, and reduce resource consumption, traffic congestion, and related greenhouse gas emissions. [Source: New Goal; City Staff]

LU-1.1 Jobs-Housing Balance

The City shall support efforts to improve the jobs-housing balance of Hayward and other communities throughout the region to reduce automobile use, regional and local traffic congestion, and pollution. *[Source: Existing Policy; modified] (IGC/MPSP/RDR/PSR)*

LU-1.2 Urban Limit Lines

The City shall maintain its established Urban Limit Lines to protect the Hayward shoreline and hillsides as natural open space and recreational resources. *[Source: Existing Policy, modified; City Staff] (MPSP/RDR)*

LU-1.3 Growth and Infill Development

The City shall direct local population and employment growth toward infill development sites within the city. *[Source: New Policy; GPUTF, Public] (MPSP)*

LU-1.4 Compact Infill Development

The City shall promote compact infill development patterns with adequate open space to efficiently use remaining land resources within Hayward and to promote walkable neighborhoods and districts. *[Source: New Policy; City Staff] (MPSP/PSR/RDR)*

LU-1.5 Revitalization and Redevelopment

The City shall encourage property owners to revitalize or redevelop abandoned, obsolete, or underutilized properties to accommodate growth. *[Source: New Policy; GPUTF, Public] (MPSP/RDR)*

LU-1.6 Transit-Oriented Development

The City shall support high-density transit-oriented development within the city's Priority Development Areas to improve transit ridership and to reduce automobile use, traffic congestion, and greenhouse gas emissions. *[Source: Existing Policy, modified] (MPSP/RDR)*

LU-1.7 Mixed-Use Neighborhoods

The City shall encourage the integration of a variety of compatible land uses into new and established neighborhoods to provide residents with convenient access to goods, services, parks and recreation, and other community amenities. *[Source: New Policy; GPUTF, Public] (MPSP/PSR, RDR)*

LU-1.8 Design Guidelines

The City shall maintain and implement commercial, residential, industrial, and hillside design guidelines to ensure that future development complies with General Plan goals and policies. *[Source: New Policy; City Staff] (MPSP/RDR)*

LU-1.9 Green Building and Landscaping Requirements

The City shall maintain and implement green building and landscaping requirements for private- and public-sector development to:

- Reduce the use of energy, water, and natural resources.
- Minimize the long-term maintenance and utility expenses of infrastructure, buildings, and properties.

- Create healthy indoor environments to promote the health and productivity of residents, workers, and visitors.
- Encourage the use of durable, sustainably-sourced, and/or recycled building materials.
- Reduce landfill waste by promoting practices that reduce, reuse, and recycle solid waste.

[Source: New Policy; City Staff] (RDR)

LU-1.10 Development Standards and Greenhouse Gas Emissions

The City shall explore the use of zoning and development standards that help reduce greenhouse gas emissions when preparing or updating plans and ordinances. *[Source: Climate Action Plan] (RDR/MPSP)*

LU-1.11 Infrastructure Capacities

The City shall ensure that adequate infrastructure capacities are available to accommodate planned growth throughout the city. *[Source: Existing Policy, modified] (RDR/MPSP)*

LU-1.12 Annexations

The City shall consider the annexation of adjoining unincorporated properties if the annexation would improve the fiscal health of the City, provide a more efficient delivery of City services to the area, and/or create a more logical City boundary. *[Source: New Policy; City Staff] (IGC/PSR/RDR)*

LU-1.13 Regional Planning

The City shall coordinate with regional and local agencies to prepare updates to regional growth plans and strategies, including the Bay Area's Regional Transportation Plan, Sustainable Communities Strategy, and Regional Housing Needs Allocation (RHNA). *[Source: New Policy; City Staff, GPUTF] (IGC/PSR/MPSP)*

LU-1.14 Local Plan Consistency with Regional Plans

The City shall strive to develop and maintain local plans and strategies that are consistent with the Regional Transportation Plan and the Sustainable Communities Strategy to qualify for State transportation funding and project CEQA streamlining. *[Source: New Policy; City Staff] (MPSP/PSR)*

LU-1.15 Joint Planning with Alameda County

The City shall coordinate with Alameda County in reviewing proposed developments and plans within the unincorporated areas of the City's Sphere of Influence to ensure that they align with Hayward's 2040 Vision. *[Source: Existing Policy, modified] (RDR/IGC/PSR)*

Goal 2 Priority Development Areas

The Bay Area's Regional Transportation Plan and Sustainable Communities Strategy directs housing and employment growth toward Priority Development Areas located throughout the region. These areas include downtowns, employment centers, corridors, neighborhoods, and districts that are served by regional transit. Hayward has five Priority Development Areas:

- The Downtown City Center
- The Cannery Transit Neighborhood
- The Mission Boulevard Mixed-Use Corridor
- The South Hayward BART Mixed-Use Corridor
- The South Hayward BART Urban Neighborhood

This goal and its supporting policies encourage development within Hayward's Priority Development Areas. Development within Hayward's Priority Development Areas will

decrease dependency on the automobile and allow more people to walk, bike, or take transit for commute and daily trips. This will help reduce automobile use, local and regional traffic congestion, and related greenhouse gas emissions.

The City of Hayward has adopted specific plans, area plans, or form-based codes for all of the Priority Development Areas. These plans and codes contain specific land use policies and design regulations for new development. With the exception of the Downtown City Center, the policies within this section support the implementation of these plans and codes to guide future development and infrastructure improvements within the Priority Development Areas. The adopted plan for the Downtown City Center is relatively dated and new policies, strategies, and regulations are needed to support Downtown investment and revitalization. As a result, this section provides more policies for the Downtown City Center than the other Priority Development Areas. A policy is also provided to support the development of an updated Specific Plan for the Downtown City Center.

GOAL LU-2

Revitalize and enhance Hayward's Priority Development Areas to accommodate and encourage growth within compact, mixed-use, and walkable neighborhoods and districts that are located near the city's job centers and regional transit facilities. *[Source: New Goal; GPUTF; Public; CC/PC]*

LU-2.1 Downtown Arts and Entertainment

The City shall encourage private-sector investment in Downtown to transform it into a safe, vibrant, and prosperous arts and entertainment district that offers enhanced shopping, dining, recreational, and cultural experiences and events for residents,

families, college students, and visitors. *[Source: New Policy; GPUTF, Public] (MPSP/RDR)*

LU-2.2 Downtown Activities and Functions

The City shall maintain the Downtown as a center for shopping and commerce, social and cultural activities, and political and civic functions. *[New Policy; GPUTF, Public] (MPSP/JP/RDR/CSO)*

LU-2.3 Downtown Pedestrian Environment

The City shall strive to create a safe, comfortable, and enjoyable pedestrian environment in the Downtown to encourage walking, sidewalk dining, window shopping, and social interaction. *[Existing Policy, modified] (MPSP/RDR)*

LU-2.4 Downtown Retail Frontages

The City shall encourage retail frontages or storefronts on new and renovated buildings within the “retail core” of Downtown Hayward, which includes properties along:

- “A” Street between Mission Boulevard and Foothill Boulevard
- “B” Street between Watkins Street and Foothill Boulevard
- “C” Street between Mission Boulevard and Foothill Boulevard
- Main Street between “A” Street and “C” Street
- Mission Boulevard between “A” Street and “C” Street
- Foothill Boulevard between “C” Street and City Center Drive

This policy does not apply to historic buildings that were originally designed without a retail frontage or storefronts. *[Source: Existing Policy, modified] (MPSP/RDR)*

LU-2.5 Downtown Housing

The City shall encourage the development of a variety of urban housing opportunities in the Downtown to:

- Increase market support for businesses,
- Extend the hours of activity,
- Encourage workforce housing for a diverse range of families and households,
- Create housing opportunities for college students and faculty, and
- Promote lifestyles that are less dependent on automobiles.

[Existing Policy, modified; GPUTF, Public] (RDR/MPSP)

LU-2.6 Downtown BART Station

The City shall encourage a mix of commercial, office, high-density residential, and mixed-use development in the area surrounding the Downtown BART Station. *[Source: Existing Policy, modified] (MPSP/RDR)*

LU-2.7 Downtown Specific Plan

The City shall develop, maintain, and implement a Specific Plan to establish a vision for Downtown Hayward and to guide and regulate future development and infrastructure improvements. *[Source: New Policy; City Staff] (MPSP/PSR)*

LU-2.8 South Hayward BART Urban Neighborhood and Mixed-Use Corridor

The City shall encourage the development of vibrant, compact, mixed-use, and walkable urban neighborhoods within the South Hayward BART Urban Neighborhood and the South Hayward BART Mixed-Use Corridor. *[Source: Existing Policy, modified] (MPSP/RDR)*

LU-2.9 South Hayward BART Form-Based Code

The City shall maintain and implement the South Hayward BART Form-Based Code to guide and regulate future development and infrastructure improvements within the South Hayward BART Urban Neighborhood and the South Hayward BART Mixed-Use Corridor. *[Source: New Policy; City Staff]* (MPSP/RDR)

LU-2.10 The Cannery Transit Neighborhood

The City shall encourage redevelopment of the remaining industrial parcels in the former Hunt's Cannery Area to complete the urban neighborhood with a variety of residential uses, a network of parks, a school, and supporting commercial, office, and live-work uses. *[Source: Existing Policy; modified]* (MPSP/RDR)

LU-2.11 The Cannery Design Plan

The City shall maintain and implement the Cannery Area Design Plan to guide and regulate future development and infrastructure improvements within The Cannery Transit Neighborhood. *[Source: Existing Policy; modified]* (MPSP/RDR)

LU-2.12 Mission Boulevard Mixed-Use Corridor

The City shall encourage the redevelopment of the Mission Boulevard corridor to create an attractive mixed-use boulevard with a variety of commercial functions and residential densities that support walking and transit. *[Source: Existing Policy; modified]* (MPSP/RDR)

LU-2.13 Mission Boulevard Specific Plan

The City shall maintain and implement the Mission Boulevard Specific Plan to guide and regulate development within the Mission Boulevard Mixed-Use Corridor. *[Source: New Policy; City Staff]* (MPSP/RDR)

LU-2.14 University-Oriented Uses

The City shall support the development of university-oriented uses, including student and faculty housing, satellite campuses, and university-oriented retail and service uses, within the City's Priority Development Areas (excluding the Cannery Transit Neighborhood). *[Source: New Policy; GUTF, Public]* (MPSP/RDR/IGC)

LU-2.15 Office and Employment Uses and Amenities

The City shall encourage the establishment of professional office and employment uses within the Priority Development Areas. Major office and employment uses should include amenities for employees, such as courtyards and plazas, outdoor seating areas, fitness facilities, bicycle storage areas, and showers. *[Source: New Policy, City Staff]* (MPSP/RDR)

LU-2.16 Uses to Attract the Creative Class

The City shall encourage the development of uses and amenities to attract creative-class professionals and businesses to Hayward's Priority Development Areas, including:

- Restaurants and cafes;
- Art studios and galleries;
- Entertainment and cultural venues;
- Urban housing and live-work units;
- Exercise and physical fitness facilities;
- Office space and business incubators; and
- Community-operated workspaces where people with common interests can meet, collaborate, and develop their business ideas and products (e.g. hacklabs, hackerspaces, or makerspaces).

[Source: New Policy; GPUTF] (RDR/MSPS)

LU-2.17 Youth and Family Entertainment

The City shall encourage the establishment of youth and family entertainment uses within the Downtown and/or the Mission Boulevard Corridor. Appropriate uses include ice skating, climbing walls, bowling alleys, trampoline gyms, indoor miniature golf, arcades, billiards, climbing and play structures, water play or “spray parks”, and family-friendly dining. *[Source: New Policy; GPUTF, Public]* (RDR/MSPS)

LU-2.18 Future Priority Development Areas

The City shall work with the Alameda County Transportation Commission and the Metropolitan Transportation Commission to consider establishing new Priority Development Areas during future updates to the Regional Transportation Plan and Sustainable Communities Strategy. *[Source: New Policy; City Staff]* (IGC/MPSP/PSR)

LU-2.19 Unincorporated Priority Development Areas within the Hayward Planning Area

The City shall coordinate with Alameda County to pursue joint planning efforts and to review future plans for County Priority Development Areas that are located within the City’s Sphere of Influence (i.e., Hesperian Boulevard Transit Neighborhood, the Meekland Avenue Mixed-Use Corridor, and the East 14th Street and Mission Boulevard Mixed-Use Corridor). *[Source: New Policy; City Staff]* (IGC/PSR)

Goal 3 Complete Neighborhoods

Most of Hayward’s neighborhoods were developed under land use and zoning regulations that required the separation of land uses. As a result, many Hayward neighborhoods do not provide their residents with safe and convenient access to schools, parks, shopping, community services, and other neighborhood amenities. This

goal and its supporting policies are designed to create more complete neighborhoods. Complete neighborhoods meet the daily needs of residents and provide a mix of amenities, including pedestrian- and bicycle-friendly streets, parks, community centers, day care centers, community gardens, affordable housing, libraries, and neighborhood commercial and service uses. Supporting goals and policies related to complete neighborhoods are also provided in the Mobility Element and the Health and Quality of Life Element.

The policies in this section apply to most neighborhoods within the City. They do not apply to the City’s Priority Development Areas, as more specific policies for those areas are provided under Goal 2.

GOAL LU-3

Create complete neighborhoods that provide a mix of housing options and convenient access to parks, schools, shopping, jobs, and other community amenities. *[Source: New Goal; Public; GPUTF, CC/PC].*

LU-3.1 Complete Neighborhoods

The City shall promote efforts to make neighborhoods more complete by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents. Such uses and amenities may include parks, community centers, religious institutions, daycare centers, libraries, schools, community gardens, and neighborhood commercial and mixed-use developments. *[Source: New Policy; GPUTF, City Staff]* (RDR)

LU-3.2 Centralized Amenities

The City shall encourage the development of neighborhood amenities and complimentary uses in central locations of the neighborhood whenever feasible. *[Source: New Policy; City Staff; GPUTF; Public]* (RDR/IGC)

LU-3.3 Neighborhood Commercial and Mixed-Use Developments

The City shall allow neighborhood commercial and mixed-use developments on properties with residential land use designations, subject to community input from residents and conditions of approval that ensure that these uses are located, designed, and operated in a manner that maintains neighborhood compatibility and contributes to an enhanced quality of life. Appropriate locations for neighborhood commercial and mixed-use developments include:

- Corner lots located along collector or arterial streets.
- Corner lots located adjacent to or across from a school, park, community center, or other neighborhood gathering place.

[Source: New Policy; City Staff] (RDR)

LU-3.4 Design of New Neighborhood Commercial and Mixed Use Development

The City shall require new neighborhood commercial and mixed-use developments to have a pedestrian-scale and orientation by:

- Placing the building and outdoor gathering spaces along or near the sidewalk.
- Locating parking to the rear of the building or along the internal side yard of the property.
- Designing the building with ground floor retail frontages or storefronts that front the street.

- Enhancing the property with landscaping, lighting, seating areas, bike racks, planters, and other amenities that encourage walking and biking.

[Source: New Policy; City Staff] (RDR)

LU-3.5 Hillside Fruit and Vegetable Stands

The City shall allow fruit and vegetable stands on properties within the hillside neighborhoods of Hayward, subject to community input from residents and conditions of approval that ensure that these uses are located, designed, and operated in a manner that maintains neighborhood compatibility, reinforces the rural character of the hillside area, and contributes to an enhanced quality of life. Appropriate locations for fruit and vegetable stands include corner lots along collector streets. *[Source: New Policy; City Staff]* (RDR)

LU-3.6 Mixed-Density Development Projects

The City shall encourage infill residential developments that provide a mix of housing types and densities within a single development on multiple parcels. Individual parcels within the development may be developed at higher or lower densities than allowed by the General Plan, provided that the net density of the entire development is within the allowed density range.

[Source: New Policy; City Staff] (RDR)

LU-3.7 Residential Design Strategies

The City shall encourage residential developments to incorporate design features that encourage walking within neighborhoods by:

- Creating a highly connected block and street network.
- Designing new streets with wide sidewalks, planting strips, street trees, and pedestrian-scaled lighting.

- Orienting homes, townhomes, and apartment and condominium buildings toward streets or public spaces.
- Locating garages for homes and townhomes along rear alleys (if available) or behind or to the side of the front facade of the home.
- Locating parking facilities below or behind apartment and condominium buildings.
- Enhancing the front facade of homes, townhomes, and apartment and condominium buildings with porches, stoops, balconies, and/or front patios.
- Ensuring that windows are provided on facades that front streets or public spaces.

[Source: New Policy; City Staff] (RDR)

LU-3.8 Infill Development in Neighborhoods

The City shall protect the pattern and character of existing neighborhoods by requiring new infill developments to have complimentary building forms and site features. *[Source: New Policy; City Staff] (RDR)*

LU-3.9 Home Additions

The City shall require home additions to be compatible with the mass, scale, and character of the existing home and neighborhood by using compatible building forms, materials, and features. Home additions along rear or side facades are encouraged. *[Source: New Policy; City Staff] (RDR)*

LU-3.10 Home Conversions

If residential homes are converted to non-residential uses, the City shall ensure that the property maintains the residential character of the neighborhood by minimizing changes to landscaped front yards and exterior building elevations, and requiring low-profile monument signs for businesses. *[Source: New Policy; City Staff] (RDR)*

LU-3.11 Mobile Home Parks

The City shall encourage private-sector investments to maintain local mobile homes parks, and shall discourage the conversion of mobile home parks to alternative uses. *[Source: New Policy; City Staff] (RDR/PI/JP)*

LU-3.12 Gated Communities

The City shall discourage gated communities to encourage social cohesion and to promote an interconnected and accessible street network that allows public access through all city neighborhoods. *[Source: New Policy; City Staff; GPUTF; Public] (MPSP, RDR)*

LU-3.13 Neighborhood Partnership Program

The City shall maintain its Neighborhood Partnership Program to strengthen and revitalize neighborhoods through community partnerships and strategic planning initiatives. *[Source: New Policy; City Staff] (CSO/FB/JP/PSR)*

Goal 4 Corridors

The city of Hayward has a variety of arterial streets that traverse the community. These arterial corridors are generally lined with auto-oriented commercial uses, such as gas stations, fast-food restaurants, and a variety of strip commercial developments. The land uses and development patterns along Hayward's corridors generally serve motorist driving through the neighborhood or city. Most of the commercial properties do not offer convenient access and attractive amenities that encourage nearby residents and employees to walk or bike to businesses and services. Some corridor segments are also lined with blighted properties and residential sound walls and fences. These areas are targets for litter and graffiti, which degrade the image and perceived safety of the city. This goal and its supporting policies are designed to reinvent Hayward's corridors to create more

attractive and economically viable uses. Rather than creating conditions that exclusively serve motorists driving through the neighborhood or city, the policies support efforts to create more pedestrian-oriented developments that foster commercial and social activity for nearby residents and employees. Supporting policies related to the development of complete and multi-modal streets are provided in the Mobility Element.

The policies in this section apply to the majority of corridors within the City. They do not apply to corridor segments within the City's Priority Development Areas and Industrial Technology and Innovation Corridor. Policies for the Priority Developments Areas and the Industrial Technology and Innovation Corridor are provided under Goal 2 and Goal 6, respectively.

GOAL LU-4

Create attractive commercial and mixed-use corridors that serve people traveling through the city, while creating more pedestrian-oriented developments that foster commercial and social activity for nearby residents and businesses. [Source: New Goal; City Staff; GPUTF, Public]

LU-4.1 Mixed-Use Corridors

The City shall encourage a variety of development types and uses along corridors to balance the needs of residents and employees living and working in surrounding areas with the needs of motorists driving through the community. [Source: New Policy; City Staff] (RDR)

LU-4.2 Transformation of Auto-Oriented and Strip Commercial Uses

The City shall support the transformation of auto-oriented and strip commercial uses into attractive pedestrian-oriented developments that frame and

enhance the visual character of the corridor. [Source: New Policy; GPUTF, City Staff] (RDR)

LU-4.3 Mixed-Use Developments within Commercial-Zoned Properties

The City shall allow mixed-use developments within commercially-zoned properties along corridors and ensure that these uses are located, designed, and operated in a manner that maintains compatibility with adjacent residential uses. [Source: New Policy; City Staff] (RDR)

LU-4.4 Design Strategies for Corridor Developments

The City shall encourage corridor developments to incorporate and maintain the following design strategies:

- Widen and improve public sidewalks to accommodate street trees, pedestrian-scaled lighting, and streetscape furniture. When sidewalks cannot be widened within the public right-of-way, the City shall encourage developers to extend sidewalk improvements on private property to create room for improvements.
- Place buildings and outdoor gathering and dining spaces along or near the public sidewalk of the corridor.
- Locate parking lots to the rear or side of buildings or place parking within underground structures or above-ground structures located behind buildings.
- Design commercial and mixed-use buildings with articulated facades and transparent storefront entrances that front the corridor.
- Design residential buildings with articulated facades and entries that front the corridor.
- Enhance commercial and mixed-use building facades with awnings, shade structures, pedestrian-oriented signage, decorative

lighting, and other attractive design details and features.

- Enhance residential building facades with stoops, porches, balconies, and other attractive design details and features.

[Source: New Policy; City Staff] (RDR)

LU-4.5 Massing, Height, and Scale

The City shall require corridor developments to transition the massing, height, and scale of buildings when located adjacent to residential properties. New development shall transition from a higher massing and scale along the corridor to a lower massing and a more articulated scale toward the adjoining residential properties. *[Source: New Policy; City Staff] (RDR)*

LU-4.6 Commercial Signs

The City shall maintain, implement, and enforce sign regulations and design standards to reduce sign clutter and illegal signage along corridors. *[Source: New Policy; City Staff] (RDR)*

LU-4.7 Parcel Consolidation

The City shall promote the consolidation of small and irregular shaped parcels along corridors to improve the economic feasibility of development projects. *[Source: New Policy; City Staff] (RDR)*

LU-4.8 Shared Driveways and Parking Lots

The City shall encourage adjoining properties along corridors to use shared driveways and shared parking lots to promote the efficient use of land, reduce the total land area dedicated to parking, and to create a more pedestrian-friendly environment by minimizing curb-cuts along the sidewalk. *[Source: New Policy; City Staff] (MPSP/RDR)*

LU-4.9 Existing Sound Walls and Fences

The City shall encourage landscaping improvements along sound walls and fences to discourage graffiti and to enhance the visual character of corridors. Where landscaping is not feasible, the City shall encourage the painting of murals on sound walls. *[Source: New Policy; City Staff] (RDR/CSO/MPSP)*

LU-4.10 New Sound Walls and Fences

The City shall discourage the construction of new soundwalls and fences along corridors and shall encourage new developments to front corridors whenever feasible. This policy does not apply to the reconstruction of existing soundwalls or fences that shield existing residential uses from noise. *[Source: New Policy; City Staff] (RDR)*

LU-4.11 Streetscape Enhancements

The City shall strive to improve the visual character of corridors by improving streetscapes with landscaped medians, and widened sidewalks that are improved with street trees, pedestrian-scaled lighting, landscaping, and streetscape furniture and amenities. *[Source: New Policy; City Staff] (RDR/MPSP)*

LU-4.12 Hesperian Boulevard College Corridor

The City shall develop, maintain, and implement a plan to create a mixed-use and pedestrian-oriented corridor along the segment of Hesperian Boulevard near Chabot College (between Winton Avenue and State Route 92). The City shall encourage a variety of student- and neighborhood-oriented uses along the corridor, including student housing, restaurants, entertainment uses, and cafes. *[Source: New Policy; City Staff] (MPSP/PSR)*

LU-4.13 “A” Street and Redwood Road Corridor

The City shall coordinate with Alameda County to prepare a coordinated corridor enhancement and land use plan for the “A” Street and Redwood Road Corridor. *[Source: New Policy; City Staff] (IGC/MPSP)*

LU-4.14 Grants for Corridor Planning

The City shall pursue grant funding to prepare land use, urban design, and mobility plans for additional corridors in Hayward. *[Source: New Policy; City Staff] (CSO/MPSP/PSR)*

LU-4.15 Gateway Monument Signs

The City shall provide gateway monument signs at major corridor entrances to the city, including:

- Mission Boulevard (at the north and south City Limits),
- Hesperian Boulevard (at the north and south City Limits),
- Foothill Boulevard (at the north City Limit),
- “A” Street and Redwood Road (at the north City Limit),
- B Street (at the northeast City Limit), and
- Industrial parkway Southwest (at the south City Limit).

[Source: New Policy; City Staff] (MPSP)

Goal 5 Centers

Centers are commercial and mixed-use developments that contain a mix of commercial businesses and at least one anchor tenant. For the purpose of this General Plan, the City of Hayward has two types of centers: regional centers and community centers. Regional centers, such as the Southland Mall, are large commercial developments that serve residents from Hayward and other nearby communities in Alameda

County. Regional centers are generally located at the intersections of major arterial streets and near freeway interchanges. Community centers are smaller commercial developments that primarily serve local residents and business within nearby neighborhoods. Community centers are typically located along arterial streets. As a result, they may be confused with corridor developments (see Goal 4). The key differences between community centers and corridor developments are the size of the property and the tenant mix. Community centers are larger properties that contain a mix of commercial businesses and at least one anchor tenant, such as a grocery store or large health gym. Corridor developments are located on smaller sites and do not have an anchor tenant.

This goal and its supporting policies are designed to promote attractive and vibrant regional and community centers that provide opportunities for commerce, shopping, services, entertainment, and culture. The policies support the renovation, reuse, and redevelopment of underutilized and obsolete centers to create more economically viable developments. In some circumstances, residential and mixed-use developments may be appropriately integrated within existing and new centers to improve the economic viability of properties. However, the integration of these uses should support, rather than replace, the primary commercial and service functions of the center.

Because of the continuing growth of online retailing, convenience and experience are becoming more and more important in the design of regional and community centers. To attract customers and drive sales, centers need to give people additional reasons to visit. As a result, centers are being reinvented to enhance the social experience of shopping by offering quality indoor and outdoor spaces, wireless networks, quality dining experiences, and community gathering spaces, such as sidewalk dining, play areas for children, and plazas for community events. The

policies in this section support these types of improvements and enhancements to existing and new centers.

The policies in this section apply to most centers within the City. They do not apply to the centers within the City's Priority Development Areas, as more specific policies for those areas are provided under Goal 2.

GOAL LU-5

Promote attractive and vibrant community and regional centers that provide convenient and enhanced opportunities for shopping, services, entertainment, social interaction, and culture. [Source: New Goal; City Staff]

LU-5.1 Mix of Uses and Activities

The City shall encourage a mix of retail, service, dining, recreation, entertainment, and cultural uses and activities in regional and community centers to meet a range of neighborhood and citywide needs. [Source: New Policy; City Staff] (MPSP/RDR)

LU-5.2 Flexible Land Use Regulations

The City shall maintain flexible land use regulations that allow the establishment of economically productive uses in regional and community centers. [Source: New Policy; City Staff] (MPSP/RDR)

LU-5.3 Design Strategies for New Centers

The City shall encourage new and redeveloped centers to incorporate the following site design strategies:

- Place large anchor retail buildings (big-box stores) to the rear of the site and away from streets.
- Place smaller commercial or mixed-use buildings along street frontages and/or internal driveways that function as small pedestrian-oriented "Main Street"

environments. Orient the main entrances to these buildings toward streets rather than internal parking lots.

- Minimize large expanses of parking along streets by placing parking lots and structures behind buildings and within the interior of the site.
- Encourage pedestrian-friendly sidewalks and outdoor gathering and dining spaces along building frontages.
- Incorporate pedestrian connections and access routes to connect building entrances to adjacent sidewalks, transit stops, parks and greenways, and neighborhoods.
- Design buildings with articulated facades and transparent storefront entrances.
- Enhance building facades with awnings, shade structures, pedestrian-oriented signage, decorative lighting, and other attractive design details and features.

[Source: New Policy; City Staff] (RDR)

LU-5.4 Parking Lot Enhancements

The City shall require new and renovated community and regional centers to incorporate landscaping and shade trees into parking lots to capture and filter stormwater runoff, minimize the heat island affect, and improve the visual appearance of properties. Parking lot shade structures with solar panels may also be used as an alternative to shade trees. [Source: New Policy; City Staff] (RDR)

LU-5.5 Southland Mall

The City shall support private-sector efforts to improve the economic health and vitality of the Southland Mall, including major redevelopment efforts that transform the property into a regional destination for shopping, dining, and family and

youth entertainment and recreation. *[Source: New Policy; GPUTF, Public] (MPSP/RDR/JP/PSR)*

LU-5.6 Adaptive Reuse, Renovation or Redevelopment

The City shall support the adaptive reuse, renovation, or redevelopment of community and regional shopping centers that are no longer viable due to changing market conditions, demographics, or retail trends. The City shall consider alternative land uses if market conditions limit the feasibility of commercial uses. *[Source: New Policy; City Staff] (RDR)*

LU-5.7 Integrating Centers with Residential or Mixed-Use Developments

The City shall consider the integration of residential or mixed-use developments into new and existing community and regional centers. The integration of these uses should support, rather than replace, the primary commercial and service functions of the center. *[Source: New Policy; City Staff] (RDR)*

Goal 6 Industrial Technology and Innovation Corridor

The Industrial Technology and Innovation Corridor is a crescent-shaped corridor located along the western and southwestern edge of the City's Urban Limit Line. Due to its centralized Bay Area location, freeway access, and relatively low land costs, the Industrial Technology and Innovation Corridor has attracted a variety of warehouse and distribution facilities, food manufacturing companies, bio-technology firms, and high technology businesses. As the main employment area of the city, the Corridor is an important economic asset that needs to be protected and enhanced. This goal and its supporting policies are designed to maintain and improve the Industrial Technology and Innovation Corridor and expand the economic

and employment base of Hayward. The policies support land use changes that will help Hayward transition from a manufacturing-based economy to an information- and technology-based economy. Supporting goals and policies related to the Industrial Technology and Innovation Corridor are provided in the Economic Development Element and Mobility Element. Additional policies related to the regulation of industrial uses that involve hazardous materials are provided under Goal HAZ-6 of the Hazards Element.

GOAL LU-6

Enhance the Industrial Technology and Innovation Corridor to expand the economic and employment base of Hayward and to achieve a healthy balance between a manufacturing-based economy and an information- and technology-based economy. *[Source: New Goal; City Staff].*

LU-6.1 Land Uses

The City shall encourage employee-intensive uses, such as professional office, corporate campuses, research and development, and specialized manufacturing, throughout the Industrial Technology and Innovation Corridor. *[Source: New Policy; GPUTF, Public] (MPSP/RDR)*

LU-6.2 Industrial and Warehouse Conversions

The City shall encourage the conversion of obsolete industrial and warehouse distribution space to professional office centers, corporate campuses, research and development parks, and flex space. *[Source: Existing Policy, modified] (MPSP)*

LU-6.3 Parcel Consolidation

The City shall promote the consolidation of small and irregular shaped parcels within the Industrial Technology and Innovation Corridor to improve

the economic feasibility of development projects.

[Source: New Policy; City Staff] (RDR)

LU-6.4 Incidental Commercial Uses

The City shall encourage incidental commercial uses that support employees and businesses within the Industrial Technology and Innovation Corridor, such as restaurants, business services, business hotels, gas stations, and similar uses.

[Source: Existing Policy, modified] (RDR)

LU-6.5 Incompatible Uses

The City shall protect the Industrial Technology and Innovation Corridor from the encroachment of uses that would impair industrial operations or create future land use conflicts. *[Source: New Policy, City Staff]* (RDR)

LU-6.6 Property Upgrades

The City shall encourage property owners to upgrade existing buildings, site facilities, and landscaped areas to improve the economic viability of properties and to enhance the visual character of the Industrial Technology and Innovation Corridor. *[Source: New Policy, City Staff]* (PI/RDR)

LU-6.7 Design Strategies

The City shall encourage developments within the Industrial Technology and Innovation Corridor to incorporate the following design strategies:

- Provide attractive on-site landscaping and shade trees along street frontages and within employee and visitor parking lots.
- Screen areas used for outdoor storage, processing, shipping and receiving, and other industrial operations with a combination of landscaping and decorative fences or walls.
- Encourage consistent architectural facade treatments on all sides of buildings.

- Screen roof-top equipment with roof parapets.
- Design shipping and receiving areas and driveways to accommodate the turning movements of large trucks.
- Develop coordinated and well-designed signage for tenant identification and way-finding.
- Incorporate attractive building and site lighting to prevent dark pockets on the site.
- Provide pedestrian walkways to connect building entrances to sidewalks.
- Use landscaped buffers with trees and attractive sound walls to screen adjacent residential areas and other sensitive uses.

[Source: New Policy, City Staff] (RDR)

LU-6.8 Employee Amenities

The City shall encourage the provision of employee-serving amenities for major employment uses within the Industrial Technology and Innovation Corridor, such as courtyards and plazas, outdoor seating areas, fitness facilities, bicycle storage areas, and showers. *[Source: New Policy, City Staff]* (MPSP/RDR)

LU-6.9 Industrial Technology and Innovation Corridor Assessment District

The City shall encourage the creation of an assessment district or other funding mechanisms to implement streetscape improvements and enhanced transit or shuttle service within the Industrial Technology and Innovation Corridor. *[Source: Existing Policy, modified; City Staff]* (CSO/JP/PI/MPSP/PSR)

Goal 7 Hillside Development

Hayward contains a number of unique hillside neighborhoods and hillside developments. This goal and its supporting policies are designed to preserve the rural and natural character of hillside development areas. The policies in this section support hillside developments that are sensitively located and designed to retain natural slopes, ridgelines, and sensitive habitat areas. They also require developments to provide connections to adjacent open space and trail networks. Additional policies related to hillside development, such as landslide hazards and wildland fires, are provided under Goal HAZ-1 and Goal HAZ-5 of the Hazards Element.

GOAL LU-7

Preserve the rural and natural character of hillside development areas. [Source: Existing Policy, modified]

LU-7.1 Slopes

The City shall prohibit the construction of buildings on unstable and steep slopes (slopes greater than 25 percent). [Source: Existing Policy, modified] (RDR)

LU-7.2 Ridgelines

The City shall discourage the placement of homes and structures near ridgelines to maintain natural open space and preserve views. If ridgeline development cannot be avoided, the City shall require grading, building, and landscaping designs that mitigate visual impacts and blend the development with the natural features of the hillside. [Source: Existing Policy, modified] (RDR)

LU-7.3 Hillside Street Layouts

The City shall require curvilinear street patterns in hillside areas to respect natural topography and minimize site grading. [Source: Existing Policy, modified] (RDR)

LU-7.4 Hillside Street Design

The City shall encourage narrow streets in hillside areas. Streets should be designed with soft shoulders and drainage swales (rather than sidewalks with curbs and gutters) to maintain the rural character of hillside areas and minimize grading impacts. The City shall prohibit parking along narrow street shoulders to provide space for residents to walk and ride horses. [Source: Existing Policy, modified] (RDR)

LU-7.5 Clustered Developments

The City shall encourage the clustering of residential units on hillsides to preserve sensitive habitats and scenic resources as natural open space. Sensitive areas and scenic resources include woodlands, streams and riparian corridors, mature trees, ridgelines, and rock outcroppings. [Source: New Policy, City Staff] (MPSP/RDR)

LU-7.6 Open Space Access

The City shall require new hillside developments to provide public trail access (as appropriate) to adjacent greenways, open space corridors, and regional parks. [Source: Existing Policy, modified] (RDR)

LU-7.7 De-Annexations

The City shall consider de-annexing properties outside of the City's sphere of influence (e.g., Pleasanton Ridgeline) if cooperative agreements with Alameda County, Pleasanton, and the East Bay Regional Park District are in place to permanently preserve the properties as open space or regional parkland. [Source: New Policy; City Staff] (PSR/IGC)

Goal 8 Historic Districts and Resources

Historic preservation greatly enhances a community's overall sense of place and quality of life. Not only does it help residents and visitors

appreciate local history, but it also helps to revitalize and stabilize downtowns, business districts, and neighborhoods. Historic preservation efforts can also produce local jobs, promote heritage tourism, and increase local property values. This goal and its supporting policies strive to preserve Hayward's many unique historic resources, including its civic and commercial buildings, and colonial, Victorian and Queen Anne homes and cottages. The policies also support the establishment of historic districts to preserve the character of Downtown Hayward, the Upper B Street District, the B Street Historic Streetcar District, and the Prospect Hill Historic Neighborhood.

GOAL LU-8

Preserve Hayward's historic districts and resources to maintain a unique sense of place and to promote an understanding of the regional and community history. [Source: New Goal; City Staff]

LU-8.1 Value of Historic Preservation

The City shall recognize the value and co-benefits of local historic preservation, including job creation, economic development, increased property values, and heritage tourism. [Source: New Policy; City Staff] (CSO)

LU-8.2 Local Preservation Programs

The City shall strive to enhance its local historic preservation programs to qualify for additional preservation grants and financing programs. [Source: New Policy; City Staff] (MPSP)

LU-8.3 Historic Preservation Ordinance

The City shall maintain and implement its Historic Preservation Ordinance to safeguard the heritage of the city and to preserve historic resources. [Source: New Policy; City Staff] (MPSP/RDR)

LU-8.4 Survey and Historic Reports

The City shall maintain and expand its records of reconnaissance surveys, evaluations, and historic reports completed for properties located within the city. [Source: New Policy; City Staff] (CSO)

LU-8.5 Flexible Land Use Standards

The City shall maintain flexible land use standards to allow a variety of economically viable uses on historic properties, while not impacting the historic value and character of sites and structures. [Source: New Policy; City Staff] (MPSP/RDR)

LU-8.6 Historic Preservation Standards and Guidelines

The City shall consider *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* when evaluating development applications involving historic resources, or development applications that may affect scenic views or the historic context of nearby historic resources. [Source: New Policy; City Staff] (MPSP/RDR)

LU-8.7 Historic Districts

The City shall encourage the establishment of National Park Service Certified Historic Districts to encourage the preservation of Hayward's historic neighborhoods and districts, and to qualify property owners for the Federal Preservation Tax Incentives Program. [Source: New Policy; GPUTF] (PSR/IGC,/JP)

LU-8.8 Marks Historic Rehabilitation District

The City shall maintain the current Marks Historic Rehabilitation District for Downtown Hayward to issue tax-exempt revenue bonds for financing the rehabilitation of historic structures. [Source: New Policy; City Staff] (MPSP/IGC/JP)

LU-8.9 State Historic Building Code

The City shall promote the use of the State Historic Building Code to facilitate the reuse and conversion of historic buildings to alternative uses. *[Source: New Policy; City Staff] (MPSP/CSO)*

LU-8.10 Mills Act

The City shall participate in the California Mills Act Property Tax Abatement Program to provide property owners of historic resources an economic incentive (property tax relief) to restore, preserve, and maintain qualified historic properties. *[Source: New Policy; City Staff] (MPSP/IGC/JP)*

LU-8.11 Federal Historic Preservation Tax Incentives

The City shall promote the use of the Federal Historic Preservation Tax Incentives Program to encourage the rehabilitation of income-producing historic structures in Hayward. *[Source: New Policy; City Staff] (PI)*

LU-8.12 Federal Historic Preservation Tax Credit Program

The City shall promote the Federal Historic Preservation Tax Program to encourage the charitable contribution of historic resources and the establishment of conservation easements for historic preservation purposes. *[Source: New Policy; City Staff] (PI)*

LU-8.13 Planning Study Considerations

The City shall consider historical and cultural resources when developing planning studies and documents. *[Source: New Policy; City Staff] (MPSP/PSR)*

LU-8.14 Demolition of Historic Resources

The City shall prohibit the demolition of historic resources unless one of the following findings can be made:

- The rehabilitation and reuse of the resource is not structurally or economically feasible.
- The demolition is necessary to protect the health, safety, and welfare of the public.
- The public benefits of demolition outweigh the loss of the historic resource.

[Source: New Policy; City Staff] (RDR)

LU-8.15 City-Owned Historic Resources

The City shall strive to maintain all City-owned historic and cultural resources in a manner that is consistent with *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. *[Source: New Policy; City Staff] (CSO)*

Goal 9 Public and Quasi-Public Uses

Hayward has a variety of public and quasi-public uses, including government facilities, college campuses, medical centers, and a municipal airport. This goal and its supporting policies are designed to ensure that public and quasi-public land uses enhance the quality of life of residents and meet the service needs of the community. Policies encourage public and quasi-public uses to be designed and operated in a manner that is compatible with surrounding properties. Similar policies that are related to medical centers, parks and recreation, and senior care facilities are provided in the Health and Quality of Life Element.

GOAL LU-9

Provide quality public and quasi-public uses that benefit residents and businesses and enhance the city's overall quality of life and economic viability. [Source: New Goal; City Staff]

LU-9.1 Design of City Public Facilities

The City shall ensure that all City-owned facilities are designed to be compatible in scale, mass, and character with the neighborhood, district, or corridor in which they are located. [Source: New Policy; City Staff] (RDR)

LU-9.2 Design of Non-City Public Facilities

The City shall coordinate with school districts, park districts, utility providers, and other government agencies that are exempt from local land use controls to encourage facility designs that are compatible in scale, mass, and character with the neighborhood, district, or corridor in which they are located. [Source: New Policy; City Staff] (IGC)

LU-9.3 Medical Centers

The City shall coordinate with the owners of existing and planned medical centers to encourage site development or redevelopment in a manner that is compatible with surrounding areas. [Source: New Policy; City Staff] (JP/IGC/MPSP)

LU-9.4 Alameda County Government Center

The City shall encourage the expansion and enhancement of the Alameda County Government Center on Winton Avenue to increase employment opportunities and provide additional services and amenities to employees and nearby residents. [Source: New Policy; City Staff] (IGC/RDR)

LU-9.5 Cal State University, East Bay

The City shall coordinate with California State University, East Bay to encourage campus development that:

- Maintains compatibility with adjacent residential areas,
- Improves access routes to the campus,
- Protects sensitive habitat and steep slopes as open space,
- Provides additional student and faculty housing and services on campus,
- Supports the City's economic development policies and programs,
- Enhances opportunities for students, residents, and visitors to experience arts, culture, recreation, and entertainment, and
- Promotes sustainable design and maintenance practices.

[Source: New Policy; City Staff] (IGC, MPSP)

LU-9.6 Chabot College

The City shall coordinate with Chabot College to encourage campus development that maintains compatibility with adjacent residential areas, promotes sustainable design and maintenance practices, and mitigates neighborhood compatibility issues, such as student parking on city streets. [Source: New Policy; City Staff] (IGC/MPSP)

LU-9.7 Hayward Municipal Airport

The City shall maintain and implement an airport master plan to guide the long-term development of the Hayward Municipal Airport. [Source: New Policy; City Staff] (MPSP)

LU-9.8 Co-location of Public and Quasi-Public Uses

The City shall encourage the co-location of public and quasi-public uses within commercial and mixed-use developments. *[Source: New Policy; City Staff] (IGC/JP/RDR/PSR)*