



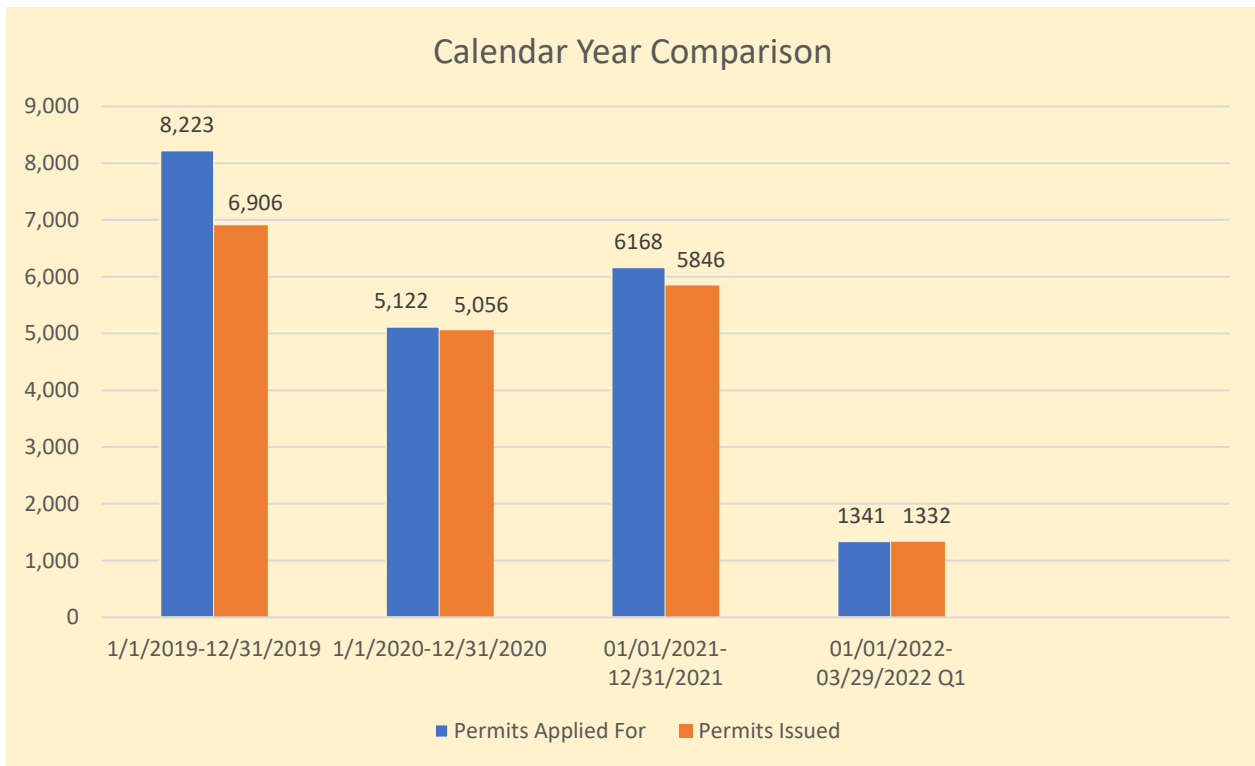
**Development Services Department  
Bi-Annual Progress Report**

**April 2022**

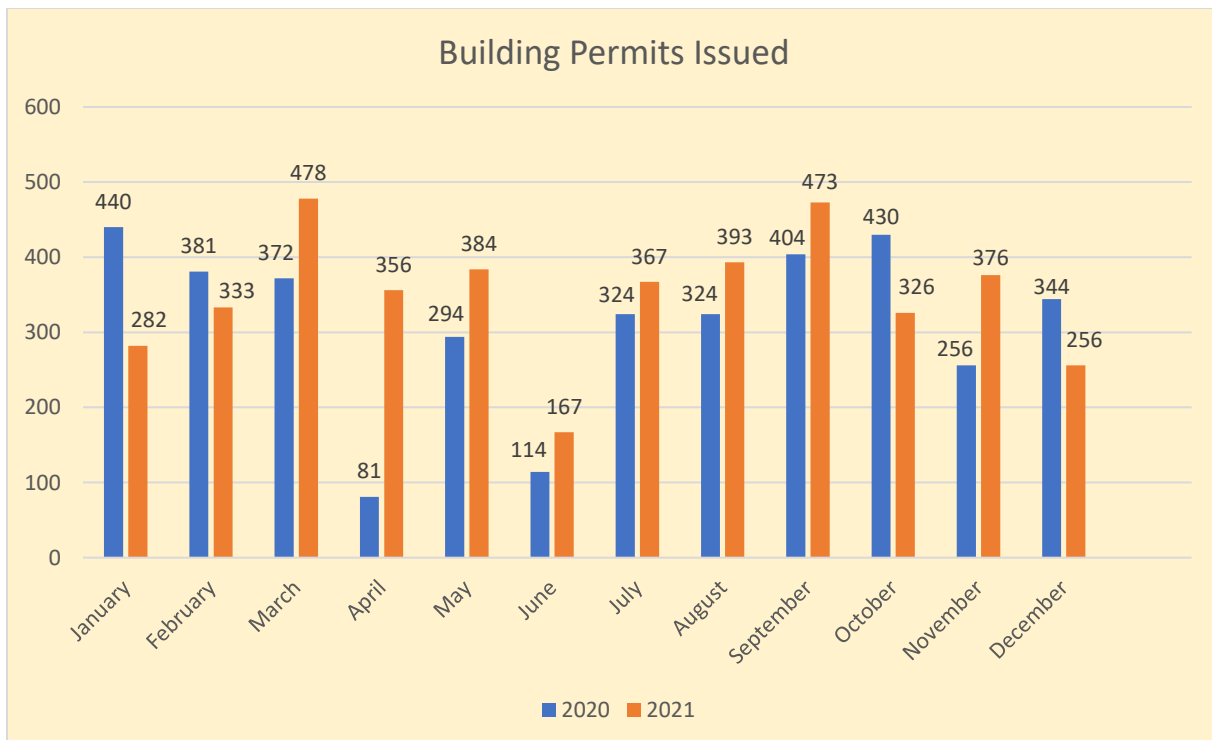
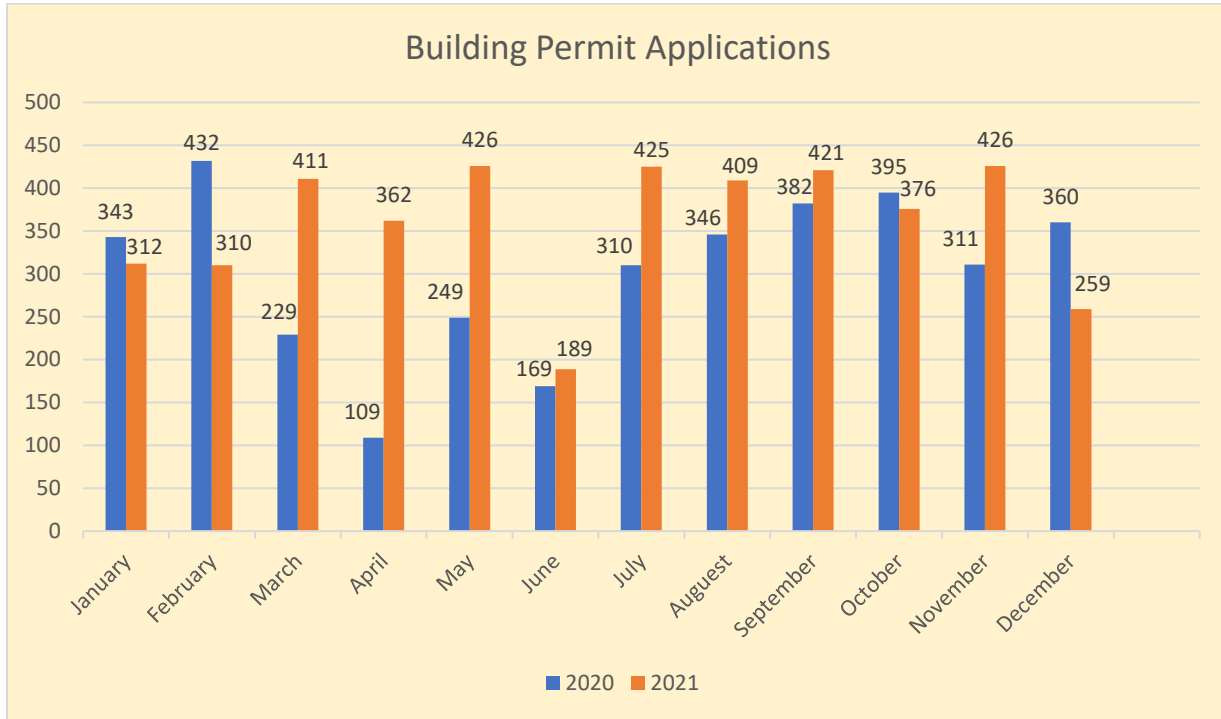
**Permit Activity Increases for Planning, Building and Fire**

For calendar year 2021 new permits applied for and issued for Planning, Building and Fire Department were recovering from the COVID-19 pandemic numbers. Although the lockdowns still hampered some of the applications and permit issuance, there were several larger projects that started in the calendar year 2021. The data for calendar year 2021 has been captured for the full year, the data below is reflecting the first Quarter of 2022 as well. The Building Division is seeing a strong growth in permit applications and future growth should reflect the need for further housing and economic expansion in California and specifically in Hayward.

<u>Range</u>	<u>Permit Applied For</u>	<u>Permits Issued</u>
1/1/2020-12/31/2020	5,122	5,056
1/1/2021-12/31/2021	6168	5846
01/01/2022 - 03/29/2022	1341	1332



## Building Permit Year in Review: Comparison 2020 vs 2021



## **Development Services Program Updates**

### **Mural Art Program**

The Mural Art Program (MAP) is nearing completion of the fourteen utility box murals located through the City. Due to COVID-19, artists have an extended timeline, until June 2022, to complete their mural art. Each artist will engage in a collaborative design process to create detailed art proposals that fit the community/location where the art will be located, before beginning to paint. In addition, the Mural Art Program is planning on launching an All-Call/RFP for a new batch of Utility Box Murals mid-2022.

Questions about the Mural Art Program can be directed to Franchesca Hatfield, Administrative Secretary, at 510-583-4234 or via email: [franchesca.hatfield@hayward-ca.gov](mailto:franchesca.hatfield@hayward-ca.gov) and Kristoffer Bondoc, Executive Assistant, at 510-583-4306 or via email: [kristoffer.bondoc@hayward-ca.gov](mailto:kristoffer.bondoc@hayward-ca.gov).

# Planning Division Updates

## April 2022

## **Planning Division, Current Planning**

### **CCH Hayward @ 603 A Street – SB35 Application**

On February 23, 2022, Ryan Querubin on behalf of Christian Church Homes (CCH) submitted an SB 330 Preliminary Review application for a proposal to redevelop a 0.51-acre site located at 603 A Street into a 5-story, 80-unit affordable senior housing development. Upon completion of the SB 330 Preliminary Review process, CCH intends to submit the project for streamlined ministerial review and approval under SB 35 as a 100 percent affordable housing development. The project includes a 45 percent Density Bonus which is also eligible for ministerial review under SB 35. The project plans include 79 one-bedroom units and one two-bedroom unit that would be occupied by an on-site property manager and a 23-space parking garage. Proposed on-site amenities include a community room, ground-level courtyard and second-floor rooftop terrace, bicycle storage room and shared laundry facilities. For more information, please contact Steve Kowalski, Associate Planner, at [steve.kowalski@hayward-ca.gov](mailto:steve.kowalski@hayward-ca.gov).



CCH Hayward A Street Project Rendering (A Street/Grand Street Elevation)

### **Hyatt Place Hotel Approved**

In December 2021, the Planning Division approved a Site Plan Review application to develop a 4-story Hyatt Place Hotel with 127 rooms and two commercial buildings with nearly 8,000 square feet of retail space at 1164 A Street, near the Executive Airport. For more info, please contact Jeremy Lochirco, Planning Manager, at [jeremy.lochirco@hayward-ca.gov](mailto:jeremy.lochirco@hayward-ca.gov).



Proposed Hyatt Place Hotel with Additional Retail Spaces

### **New Townhomes Proposed @ 22810 Atherton Street**

On November 17, 2020, the Planning Division received a Tentative Tract Map and Site Plan Review application from Chacon Architecture on behalf of Jim Zomorodi for the construction of 14 three-story townhomes on a vacant 0.47-acre site composed of three separate, adjacent parcels, with frontage on Atherton St., D St., and Watkins St. As of March of 2022, the application has been deemed incomplete, but staff anticipates the application will be deemed complete in the upcoming months. For more information, please contact Mira Hahn, Associate Planner, at [mira.hahn@hayward-ca.gov](mailto:mira.hahn@hayward-ca.gov).



22810 Atherton Street Rendering

### **Logisticcenter at Enterprise Project**

In June 2021, the Planning Division received a Conditional Use Permit application from Ware Malcomb Architects and Dermody Properties on behalf of DPIF3 CA 30 Enterprise Ave, LLC for the construction of a 1-story, 219,656 square foot speculative industrial building at 3636 Enterprise. The project consists of an industrial building sized at 219,656 SF and related site improvements including employee patio, landscaping, car and truck parking and circulation areas. The application was deemed complete in November 2021, and is currently undergoing environmental review, pursuant to California Environmental Quality Act (CEQA). For more information, please contact Ranu Aggarwal, Consulting Planner, at [ranu.aggarwal@hayward-ca.gov](mailto:ranu.aggarwal@hayward-ca.gov).



Project Rendering – 3636 Enterprise

### **The Stack Center**

On February 18, 2021, the City submitted an application with the Planning Division to redevelop a 3.51-acre site located at 680 W Tennyson Street into a multi-service community center that will provide critical programming for career, educational, arts, recreational, medical, dental, and behavioral health needs. The project includes a new 32,000 square-foot, 2 story building and the remodeling of the existing Matt Jimenez Center. The project application is currently under review. For more information, please contact Leigha Schmidt, Acting Principal Planner at [leigha.schmidt@hayward-ca.gov](mailto:leigha.schmidt@hayward-ca.gov) or Taylor Richard, Assistant Planner, at [taylor.richard@hayward-ca.gov](mailto:taylor.richard@hayward-ca.gov).



The Stack Center Rendering (North Building Elevation)

### **Duke Industrial Building Approved**

In December 2021, the Planning Division approved a Site Plan Review application from Duke Realty to construct a 157,000 square foot industrial building at 24493 Clawiter Road. The project also includes numerous site improvements including new landscaping, frontage improvements and site lighting. For more information, please contact Jeremy Lochirco, Planning Manager, at [jeremy.lochirco@hayward-ca.gov](mailto:jeremy.lochirco@hayward-ca.gov)



Rendering Duke Industrial Building

### **U-Haul Project Update at 4150 Pt. Eden Way Approved**

On February 15, 2022, the City Council overturned the Planning Commission denial and approved the redevelopment of the former Oliver Salt Company property. The Project includes construction of a new 113,730 square foot industrial building on an approximately 6.8-acre site. The project would involve demolition of an extant building that is a designated



historic resource used in service of the Oliver Salt Company that operated at the site in the early 20<sup>th</sup> century, and realignment of the Bay Trail to run along the western edge of the property. On July 8, 2021, the Commission voted to deny the project having found that they could not make the statement of overriding considerations findings to approve the project despite its environmental impacts. The applicant appealed the Planning Commission's decision and modified the project to incorporate historic materials into the site design, provided space on the site for future gateway signage and will contribute to construction and installation of such signage at a future time. For more information, please contact Leigha Schmidt, Acting Principal Planner, at [leigha.schmidt@hayward-ca.gov](mailto:leigha.schmidt@hayward-ca.gov).



Proposed U-Haul Development Rendering

### **Logistics Center at Route 92 Project Approved (former Berkeley Farms)**

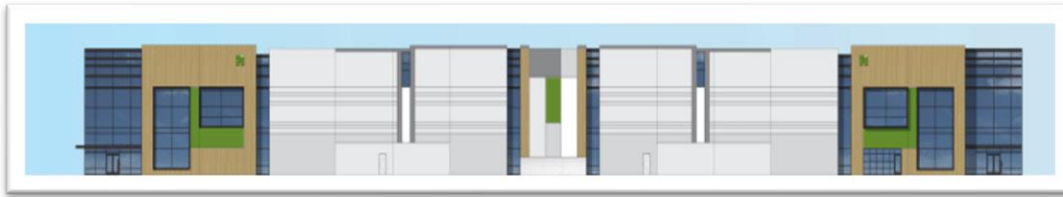
On December 9, 2021, the Planning Commission approved the redevelopment of the former Berkeley Farms site. The project includes the development of approximately 20.5-acre former Berkeley Farms site at 25550 Clawiter Road. The proposed project includes an application for Major Site Plan Review and Conditional Use Permit to construct a new industrial campus with two industrial shell buildings sized at 232,653 square feet and 154,618 square feet as well as employee amenity areas, a designated area for food truck parking, robust site landscaping and other site improvements. The applicant submitted building permits and has initiated grading on the site. For more information, please contact Leigha Schmidt, Acting Principal Planner, at [leigha.schmidt@hayward-ca.gov](mailto:leigha.schmidt@hayward-ca.gov).



Logistics Center Rendering – Former Berkeley Farms Site

### **First Industrial Realty Trust Industrial Building at 3890/3898 Depot Road**

On January 24, 2022, the Planning Division received a Site Plan Review application from First Industrial Realty Trust to construct an approximately 137,000 square-foot industrial shell building on an approximately seven-acre site adjacent to the Hayward shoreline. The project includes a 5,000 square-foot office, 69 parking spaces, 22 trailer parking spaces and related site improvements. The project as proposed meets all current requirements for flood protection. Furthermore, the finish floor, at elevation 13.4 feet (NGVD29) provides 100-year flood protection even with 5 foot of sea level rise. As of March of 2022, the application has been deemed incomplete, but staff anticipates the application will be deemed complete in the coming months. For more information, please contact Taylor Richard, Assistant Planner, at [taylor.richard@hayward-ca.gov](mailto:taylor.richard@hayward-ca.gov).



Proposed Industrial Building on Depot Road

### **New Research and Development Building on San Antonio Street**

On February 3, 2022, the Planning Division received a Site Plan Review application from DES Architects & Engineers on behalf of Hayward, San Antonio, LLC to allow for the construction of a new, three-story, 86,000 square-foot building at 31161 San Antonio Street in Hayward that will be used for research and development purposes on a lot with two existing light industrial buildings that will remain in place. The application includes the construction of a new four-story parking garage in the northeast portion of the lot. As of March of 2022, the application has been deemed incomplete, but staff anticipates the application will be deemed complete in the upcoming months. For more information, please contact Mira Hahn, Associate Planner, at [mira.hahn@hayward-ca.gov](mailto:mira.hahn@hayward-ca.gov)



31161 San Antonio Street Rendering

### **New Condominium Development @ 477 Harris Road**

On February 5, 2020, the Planning Division received a Zoning Change, Tentative Parcel Map and Site Plan Review application from Michael Ryan Architect & Design on behalf of David Cai & Daphne Jun to rezone a 0.21-acre parcel from RS, Single-Family Residential to RM, Medium-Density Residential in order to develop three (3) townhome-style condominiums and related site improvements. The project will require the demolition of the existing single-family residence. As of March of 2022, the application is still incomplete following three rounds of review, but staff anticipates the application will be deemed complete in the upcoming months. For more information, please contact Mira Hahn, Associate Planner, at [mira.hahn@hayward-ca.gov](mailto:mira.hahn@hayward-ca.gov)



477 Harris Road Rendering

### **238 Parcel Group Development Updates**

In 2016, the City entered into a Purchase and Sale Agreement (Agreement) with Caltrans to manage the disposition and development of the remaining Caltrans-owned property. This would ensure thoughtful planning and assemblage for the development of the parcel groups rather than the auctioning off of individual parcels. The Agreement divides the properties into 10 parcel groups, which must be disposed of by 2026. To date, four parcel groups have sold (1, 2, 7 & 10), three are in exclusive negotiations (3, 5, and 8), and three are undergoing site planning activities (3, 5, and 8).

- *Parcel Group 1&10*: Development by William Lyon Homes currently under construction involving 472 residential units and 20,000 square feet of commercial space and connected open space/park areas.



Rendering of SoHay – Parcel Group 1

- Parcel Group 2: Development by the TrueLife Companies involving development of 189 Condominium and Townhome Units, and approximately 10,800 Square Feet of Ground Floor Commercial Space and a variety of open spaces.



Rendering of TrueLife Project at Parcel Group 2

- Parcel Group 3: In July 2021, the Planning Commission approved Eden Housing's entitlement application for development of 176 affordable housing units and a 36,000 square foot public community school for up to 384 students. The approval was appealed by members of the public and was brought before the City Council. The City Council denied the appeal and upheld the Planning Commission's approval of the project in September 2021 and approved the Disposition and Development Agreement associated with the sale of the land in October 2021.



Rendering of Parcel Group 3 Project

- Parcel Group 4: Currently part of the ENRA with Eden Housing, but no plans identified yet for this parcel group.
- Parcel Group 5: Currently have an ENRA with Trumark Properties to develop this site with up to 74 single family homes and 18 deed restricted ADUs. The development application was initially submitted on August 6, 2020. On March 24, 2022, the Planning Commission recommended 4-3 that the City Council approve the project. It is anticipated that the Development Agreement, Zone Change and Tentative Map application will go to the City Council for review and determination in April 2022.





Project Rendering – Parcel Group 5 Single-Family Homes

- **Parcel Group 6:** The City’s ENRA with Integral Communities has expired. There are currently no active entitlement applications to develop this 29-acre site.
- **Parcel Group 8:** On July 19, 2021, RCD submitted a Preliminary Application pursuant to Senate Bill (SB) 330 with a Notice of Intent that they will submit an SB 35 application for ministerial planning review. RCD proposes to construct 96 supportive housing units for very low- and low-income households and approximately 3,800 square feet of ground floor commercial space on the southeastern corner of Grove Way and Foothill Boulevard. RCD will also rehabilitate and manage the Bridge Court apartment complex which is located in Alameda County. The City Manager’s Office is working on the Disposition and Development Agreement and plans to take it forward to the Council in the second quarter of 2022.



Project Rendering – Parcel Group 8

- **Parcel Group 9:** Staff processed a rezoning of the City portion of this group from Commercial Office and High Density Residential to General Commercial. This rezoning will allow a bit more flexibility in potential future uses of the site.

For more information, please contact Sara Buizer, Deputy Development Services Director, at 510-583-4191 or email [sara.buizer@hayward-ca.gov](mailto:sara.buizer@hayward-ca.gov) or Jennifer Ott, Assistant City Manager/Development Services Director at 510-583-4302 or [jennifer.ott@hayward-ca.gov](mailto:jennifer.ott@hayward-ca.gov).

### **Maple and Main Project Update**

In early April 2022, the Planning Division received an updated project submittal from the developer of the Maple and Main project and staff is currently reviewing the proposed Affordable Housing Plan and Density Bonus application. Staff anticipates our review will be completed by the end of April and the project will be forwarded to the Planning Commission for their consideration in late May 2022. The project includes a 5-story and 4-story building with 314 apartment units, parking garage, and 7,100 square feet of retail space. For more info, please contact Jeremy Lochirco, Planning Manager, at [jeremy.lochirco@hayward-ca.gov](mailto:jeremy.lochirco@hayward-ca.gov)



Maple and Main Rendering

### **Former Crab Shack Demolished – New Cannabis Dispensary Anticipated**

In March 2022, demolition of the former Art’s Crab Shack was completed on the site that was originally anticipated to house the new Jive Life Cannabis Dispensary. The applicant, the Orosco Group, plans to submit a new Site Plan Review application to rebuild a new building to house the dispensary since the renovation of former Crab Shack was determined to be infeasible. On December 1, 2020, the City Council voted 5-1 to approve a Conditional Use Permit application from Jive Life to occupy the site located at 22701 Foothill. Staff anticipates the Site Plan Review application will be filed in April 2022. For more information, please contact Jeremy Lochirco, Planning Manager, at [jeremy.lochirco@hayward-ca.gov](mailto:jeremy.lochirco@hayward-ca.gov)

### **La Playa Commons Approved (Former Burlington Coat Factory Site)**

On November 16, 2021, the City Council approved a General Plan Amendment (GPA), Planned Development District Rezoning and Vesting Tentative Tract Map from DR Horton for the former Burlington Coat Factory site (1000 La Playa Drive). The project includes 47 single-family residential lots on 5.4 acres, with two-story homes ranging in size from 1,550 to 2,020 square feet and having two-car garages, a 0.3-acre private open space with picnic area, and a loop-shaped private street connecting to La Playa Drive. In exchange for the GPA and Rezoning, DR Horton agreed to exceed the minimum requirements of the Affordable Housing Ordinance by providing 5 affordable units within the development, three affordable to moderate income households and two affordable to low-income households. DR Horton submitted the Final Map and Subdivision Improvement Plans to the City for review on February 3, 2022 and will be submitting a demolition permit application to remove the existing building and site improvements in the near future. For more information, please contact Steve Kowalski, Associate Planner, at [steve.kowalski@hayward-ca.gov](mailto:steve.kowalski@hayward-ca.gov).

## **Planning Division, Long-Range Planning**

### **Housing Element Update**

Every eight years, the State Department of Housing and Community Development projects the housing need at varying income levels throughout the State. The Association of Bay Area Governments (ABAG) is responsible for allocating those housing units, which is referred to as the Regional Housing Needs Allocation (RHNA), throughout the nine-county Bay Area. In May 2021, ABAG released the Draft Regional Housing Allocation Plan, and a total of 4,624 units were allocated to Hayward. In conjunction with the release and allocation of the RHNA, State Law requires local jurisdictions to update their Housing Elements to meet various statutory requirements in addition to showing adequate sites to accommodate the RHNA. Further, State Law requires an update to the Safety Element and that issues of Environmental Justice be addressed with this Housing Element Update.

This Housing Element, Safety Element and Environmental Justice Update effort is being combined with an update of the Climate Action Plan because issues of housing, environmental justice, safety and hazard planning and climate change are inextricably linked; conducting outreach and planning for all of these efforts simultaneously will result in a more comprehensive and holistic approach to each of these issues; and, the combined project will result in cost and time efficiencies related to outreach, environmental analysis and adoption and implementation.

This project will implement projects identified on the City's Workplan to Incentivize Housing and the Strategic Roadmap. While this effort is intended to fulfill statutory requirements, it will also center racial equity and include a robust community outreach and engagement plan that will extend throughout the project timeframe. Per the RFP prepared for the project, community engagement and outreach will prioritize hard to reach populations and will collaborate with and empower the community throughout the project.

On July 21, 2021, the City Council adopted Resolution No. 21-21-158 awarding the contract to Rincon Consultants. City staff and Rincon kicked off the project in August 2021. Since that time, the City has released a housing survey; conducted educational outreach; sent direct communications to non-profits, advocacy groups, residents, neighborhood groups and homeowners associations; and held a community meeting on environmental justice issues. Community meetings in the areas of housing, climate and environmental justice are planned for April and May 2022. The City anticipates releasing a Draft Housing Element in late May/early June for a 30 day public review before submitting to the State Department of Community Development for an informal review. The updated Housing Element is due to the State by January 31, 2023. For more information on the Housing Element, please contact Leigha Schmidt, Acting Principal Planner, at [leigha.schmidt@hayward-ca.gov](mailto:leigha.schmidt@hayward-ca.gov).

### **Residential Objective Standards and General Plan/Zoning Consistency Project**

In March 2020, the City was awarded an SB2 Planning Grant by the California Department of Housing and Community Development. The majority of the awarded grant funds will go towards a project to complete targeted updates to the City's Zoning Ordinance and create Object Standards for residential development. There are approximately 1,500 residential

properties in Hayward that are zoned Single Family Residential (RS) but have underlying General Plan land use designations that require higher levels of density than are permitted within the RS zoning district. Because of this discrepancy, new development on these properties is required to go through a rezoning and environmental review process that is lengthier, more costly, and less certain than the entitlement process would otherwise be if this discrepancy did not exist. The first portion of this project will be to update the Zoning Ordinance and complete any necessary environmental review to bring the zoning of the subject properties into conformance with their General Plan designations.

The second and larger portion of this project will be to create updated objective residential standards that would apply to all residential zoning districts across the City. Due to the adoption of SB 330 in 2019, local jurisdictions are now required to approve any housing development projects that comply with all applicable objective standards of the City's General Plan and Zoning Ordinance. The City's current residential design guidelines were last updated in 1993 and are not codified in a manner that they would be "objective" under SB 330. The new residential objective standards developed as part of this project will give the City the opportunity to introduce an updated design framework for housing projects that ensures alignment with the City's goals and objectives for residential development in light of the State's new legislation.

Through an RFP process, consulting firm, Mintier Harnish, was selected to lead a highly qualified consultant team to assist the City in completing this project. A joint session of the City Council and Planning Commission was held in February to officially kick off the project. At this meeting, decision makers shared with staff various topics and concerns that they would like addressed through the project, including parking, aesthetics, equity, and education. The consultant team is currently finalizing a Community Engagement Plan for the project with the first round of outreach to kick off this spring. For more information on the Residential Objective Standards and General Plan/Zoning Consistency effort, contact Elizabeth Blanton, Senior Planner at [elizabeth.blanton@hayward-ca.gov](mailto:elizabeth.blanton@hayward-ca.gov).

### **Three Cannabis Pre-Applications Received**

Following the March 31, 2022, deadline, the Planning Division received Preliminary Determination of Eligibility applications from three new operators wanting to open new cannabis cultivation businesses in the City. As part of the updated review and selection process that the Council adopted last July 2021, applicants must pass the pre-screening and background checks prior to advancing to the next stage of the selection process. Over the next few weeks, staff and our consultants, ICF, will be reviewing and processing the LiveScan background checks, with interviews of applicants tentatively planned for mid-May 2022. For more information, please contact Jeremy Lochirco, Planning Manager at [jeremy.lochirco@hayward-ca.gov](mailto:jeremy.lochirco@hayward-ca.gov).

### **Alcoholic Beverage Ordinance Amendments**

On January 9, 2022, when it conducted the Strategic Roadmap Update and adopted the Year Three Work Plan for its Strategic Priorities, the City Council directed staff to revise the City's alcohol-related land use regulations to support existing, and encourage more new, full-service restaurants. The Planning Division has commenced work on this effort and will be



conducting outreach to the Chamber of Commerce, Downtown Hayward Improvement Association, and local restaurant/bar owners to obtain their input before presenting preliminary recommendations to the Council Economic Development Committee in late spring or early summer. Planning staff will work closely with the Police Departments and Economic Development Division throughout the process to ensure their concerns and desires are addressed in the amendments that are ultimately brought forth to the Planning Commission and City Council for consideration. For more information, please contact Steve Kowalski, Associate Planner, at [steve.kowalski@hayward-ca.gov](mailto:steve.kowalski@hayward-ca.gov).

## **Planning Division Process Improvements**

### **Accessory Dwelling Unit Permit Streamlining**

On August 16, 2021, the Planning Division in collaboration with Building Division launched a new streamlined process for accessory dwelling units (ADUs). Previously, applicants needed to acquire a zoning conformance permit prior to submitting their ADU application to the Building Division. Now, applicants may submit their ADU application directly to the Building Division where a planner will review the application for compliance during the application intake. As part of the process improvement, a more comprehensive checklist was also developed that included Planning, Building and Fire Prevention requirements. The new checklist and additional information may be found at the permit webpage: <https://www.hayward-ca.gov/content/accessory-dwelling-unit-information-and-permit-process>. For more information on this updated process, please contact the Planning Division at [planning.division@hayward-ca.gov](mailto:planning.division@hayward-ca.gov).

### **Senate Bill 9 Handouts and Application Resources**

On September 16, 2021, the State of California adopted Senate Bill 9 which aims to streamline housing permitting and increase density to create more inclusive and vibrant neighborhoods across the State. On January 1, 2022, Senate Bill 9 went into effect allowing ministerial approval of two residential units on a parcel and subdividing one lot into two lots within a single-unit residential zone if the development meets specific objective criteria. Staff has created a webpage with a Frequently Asked Questions handout to help answer the communities' questions, which can be found here: <https://www.hayward-ca.gov/your-government/departments/planning-division/senate-bill-9>. Staff is currently working on a comprehensive application for applicants. For more information on this updated process, please contact the Planning Division at [planning.division@hayward-ca.gov](mailto:planning.division@hayward-ca.gov)

### **Sea Level Rise FAQ for New Development in Areas Subject to Sea Level Rise**

In early 2021, the City of Hayward and the Hayward Area Shoreline Planning Agency (HASPA) adopted the Shoreline Adaptation Master Plan to address anticipated sea level rise through the end of this century. To educate applicants and community members about the Master Plan and Sea Level Rise, staff is working on handouts that highlights key takeaway from the Master Plan, Sea Level Rise Maps, and project considerations. For more information, please contact Taylor Richard, HASPA Technical Advisory Committee member, at [taylor.richard@hayward-ca.gov](mailto:taylor.richard@hayward-ca.gov).

# **Building Division Updates**

## **April 2022**

## **Permit Status Updates**

### **Hines Project Under Construction**

The Hines project is currently well under way with the shell building taking shape and very visible, HITT Construction is scheduling inspections regularly and proceeding on schedule. The access roads are being carved out for construction and underground utilities have been completed. An access road through the railroad tracks has been provided for fire access due to the size of the site and emergency response requirements. The construction staff are diligent in asking questions as the project is proceeding, with a number of changes being reviewed for construction clarity. Overall, the site is active and Clawiter Road does become busy during certain days, depending on onsite and offsite work. For more information, please contact Acting Building Official Omar Noorzad at [omar.noorzad@hayward-ca.gov](mailto:omar.noorzad@hayward-ca.gov).



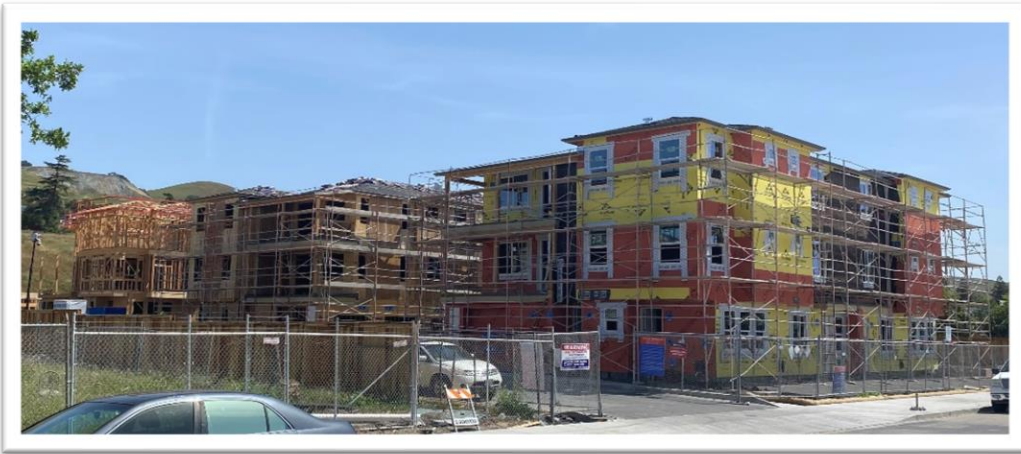
### **Lincoln Landing**

The project is nearing completion and construction is underway with the rough inspections of the 474 residential units. Currently the site is very active and visible to the residents of the city. The massive site which contains residential and commercial uses provides the construction staff some logistical challenges with the ongoing supply chain issues. The construction staff is working on completing the residential portion of the structures and are planning on applying for a Temporary Certificate of Occupancy (TCO) from the Building Division so that they can occupy the units. The construction offices are located at the parking garage first floor and access to the site can be accessed from Hazel Ave. The gym T.I. is currently underway and at the rough inspection stage. For more information, please contact Acting Building Official Omar Noorzad at [omar.noorzad@hayward-ca.gov](mailto:omar.noorzad@hayward-ca.gov).



### **SoHay Project Update**

The project has been very active and is nearing completion of the residential units on the western side of Mission Boulevard. The two newly completed multi-use podium buildings are leased pending one commercial first floor unit. The remaining residential buildings located on the east side of Mission Blvd. are currently under construction. There are numerous construction trailers onsite due to the variety of products being constructed. For more information, please contact Acting Building Official Omar Noorzad at [omar.noorzad@hayward-ca.gov](mailto:omar.noorzad@hayward-ca.gov).



### **Mission Village**

KB Homes has begun construction on the model Building and two others and has been working on the underground connections to utilities on the Industrial Pkwy side of the project. The site is moving rapidly, numerous structures are visible on the corner of Industrial and Mission Boulevard. Construction staff has been diligent with access to and from the site and traffic control. Site roads are being formed and taking shape during this early phase of site improvements. Construction trailers are onsite and accessible for the Building Division staff. Inspections are performed as needed and are expected to ramp up this summer. For more information, please contact Omar Noorzad at [omar.noorzad@hayward-ca.gov](mailto:omar.noorzad@hayward-ca.gov)





### **Subaru Dealership**

This project is nearing completion. There were some delays based on availability of building materials. The General Contractor has just recently inquired as to the TCO process with completion anticipated in Late April depending on availability of some key materials that have proven difficult to get. For more information, please contact Acting Building Official Omar Noorzad at [omar.noorzad@hauward-ca.gov](mailto:omar.noorzad@hauward-ca.gov)



### **Harvey Ave. / Jason Creek Pl. Nuvera Construction**

Nuvera Construction is building twelve new homes with five of them equipped with attached two story Accessory Dwelling Units. All permits are issued with most of the homes in vertical construction. The contractor is receiving quite a bit of interest in the ADU equipped homes. None have been released for sale. For more information, please contact Acting Building Official Omar Noorzad at [omar.noorzad@hayward-ca.gov](mailto:omar.noorzad@hayward-ca.gov)



## **Program Status Updates**

### **Soft Story Screening Ordinance Update**

Since COVID has resulted in some challenges for owners, the Building Division has extended the required screening dates through June of 2022. This in turn has provided some much-needed relief to owners trying to comply with the screening ordinance. In order to prompt the remainder of the identified structures through the soft story ordinance, the Building Division has sent out reminder notices to property owners. We have notified them of the date for submittals and the extension of the dates required for a response. The Building Official is screening the forms and is updating the data as responses are submitted. For more information, please contact Acting Building Official Omar Noorzad at [omar.noorzad@hayward-ca.gov](mailto:omar.noorzad@hayward-ca.gov)

# **Code Enforcement Division Updates**

## **April 2022**

## **Community Preservation Ordinance Update**

The Code Enforcement Division has begun work on updating the Community Preservation Ordinance. The Community Preservation Ordinance is the City's primary ordinance utilized by Code Enforcement to address urban property blight, deferred maintenance and nuisance conditions associated with private property. The ordinance is also the primary connector for providing compliance through external state regulations and standards, such as the State Health and Safety Code and California Building Codes through which many active preservation programs rely on.

The Community Preservation Ordinance project has been divided into four work phases, one phase per quarter, to allow for appropriate analysis of internal and community pain points, best-practices research, community outreach and ordinance preparation

### **COMMUNITY PRESERVATION ORDINANCE - PROJECT TIMELINE FY 22/23**

Phase 1 – 21/22: Q1	Phase 2 – 22/23: Q1	Phase 3 – 22/23: Q3	Phase 4- 22/23: Q3
Initial Project Phase	Draft Phase	Outreach Phase	Public Sessions
Initial Research	Outreach Plan Development	Community Outreach	Final Draft
Initial Stakeholders Meeting	Initial Draft Development	CEDC- Presentation	Public Meetings
Framework Development	Web Survey Development	CGR - Presentation	
Best Practices Research		Draft Update	

## **Rental Inspection Program**

The Code Enforcement staff has re-initiated rental housing inspections both proactively and in response to complaints. Proactive efforts on large scale multifamily and single-family inspections were paused as a result of California's State of Emergency and Division assignments to Haywards Emergency Operations Center (EOC) to assure reduced transmission of COVID-19 and ensure general public and employee safety.

## **Vacant Property Program**

With the adoption of Article 29 in Chapter 10 of the HMC (Vacant Property Ordinance), the Code Enforcement Division continues to make improvements on the City's ability to proactively identify, analyze and address existing and emerging community conditions which effect community safety and sustainability.

In partnership with IT's GIS Team, the Code Enforcement Division has implemented the regions first monitoring and tracking tool and GIS for vacant properties. The tool will provide staff with the ability to understand vacancy information through the city as well as provide access to important information such as real-time color-coded conditions ratings. Information available will include, but will not be limited to, the following: Property conditions, code case activity, vacancy time stamp, conditions imagery, development status, monitoring dates, and much more.

The new tool is meant to help support a variety of divisions and departments in their need to understand and utilize vacancy data. The new GIS layer should be available within the mid part of Q4 of the 21/22 FY.



# Code Enforcement Vacant Property Mapping Tool

