



Appendix C – Sites Inventory

Hayward Housing Element (2023-2031)

prepared by

City of Hayward

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Table A: Housing Element Sites Inventory		Site ID	Assessor	Consolidated	General Plan	Zoning	Minimum Density	Maximum Density	Parcel Size	Existing	Infrastructure	Publicly Owned	Site	Lower	Moderate	Above Moderate	Total	Improvement To	Year	Floor		
Site Address/Intersection	ZIP Code	Parcel Number	Sites	Designation (Current)	Designation (Current)	Allowed (units/acre)	Allowed (units/acre)	(Acres)	Use/Vacancy	Infrastructure	Publicly Owned	Status	Identified in Last/Last Two Planning Cycle(s)	Income Capacity	Income Capacity	Income Capacity	Capacity	Land Value Ratio	Built	Area Ratio		
22765 Grand St	94541	431 0040-026-00		CC-RDC	UN	40	110	0.23	Commercial	YES	Current	NO - Privately Owned	Available	0	0	18	18	0	0	N/A	0.2	
502 C St	94541	431 0040-037-00		CC-RDC	UN	40	110	0.2	Industrial	YES	Current	NO - Privately Owned	Available	0	0	14	14	0	0	0.94	2045	0.5
548 Clare St	94541	431 0040-029-00		CC-RDC	UN	40	110	0.6	Industrial	YES	Current	NO - Privately Owned	Available	51	0	0	51	0	0	2.39	N/A	0.8
529 C St	94541	431 0040-030-02		CC-RDC	UN	40	110	0.58	Commercial	YES	Current	NO - Privately Owned	Available	0	0	47	47	0	0	0.79	1954	0.4
22765 Alise St	94541	431 0040-031-00		CC-RDC	UN	40	110	0.24	Commercial	YES	Current	NO - Privately Owned	Available	0	0	19	19	0	0	0.79	1955	0.5
548 Clare St	94541	431 0040-028-00		CC-RDC	UN	40	110	0.42	Commercial	YES	Current	NO - Privately Owned	Available	0	0	34	34	0	0	1.12	N/A	0.2
577 C St	94541	431 0040-033-00		CC-RDC	UN	40	110	0.41	Commercial	YES	Current	NO - Privately Owned	Available	0	0	33	33	0	0	0.96	1940	0.9
597 C St	94541	431 0040-034-02		CC-RDC	UN	40	110	0.33	Commercial	YES	Current	NO - Privately Owned	Available	0	0	27	27	0	0	2.35	1951	0.9
575 C St	94541	431 0040-032-00		CC-RDC	UN	40	110	1.07	Commercial	YES	Current	NO - Privately Owned	Available	0	0	88	88	0	0	0.74	N/A	0.3
22765 Grand St	94541	431 0040-027-00		CC-RDC	UN	40	110	0.3	Commercial	YES	Current	NO - Privately Owned	Available	0	0	24	24	0	0	0.52	N/A	0.7
541 C St	94541	431 0040-031-01		CC-RDC	UN	40	110	0.27	Commercial	YES	Current	NO - Privately Owned	Available	0	0	23	23	0	0	1.29	N/A	0.7
22740 Alise St	94541	431 0040-032-00		CC-RDC	UN	40	110	0.4	Commercial	YES	Current	NO - Privately Owned	Available	0	0	33	33	0	0	1.51	1963	0.5
516 Clare St	94541	431 0040-030-00		CC-RDC	UN	40	110	0.29	Commercial	YES	Current	NO - Privately Owned	Available	0	0	23	23	0	0	1.94	1947	0.8
22722 Alise St	94541	431 0040-033-00		CC-RDC	UN	40	110	0.33	Commercial	YES	Current	NO - Privately Owned	Available	0	0	27	27	0	0	0.21	1960	0.4
25175 Mission Blvd	94544	444 0040-012-02		SMU	MB-CN	17.5	35	1.86	Commercial	YES	Current	NO - Privately Owned	Available	0	0	48	48	0	0	0.02	1965	0.2
28424 Mission Blvd	94544	445 0041-006-04		SMU	MB-CC	40	100	1.33	Vacant	YES	Current	NO - Privately Owned	Available	0	0	59	59	0	0	0	N/A	0
Flancher in	94544	445 0001-004-13		SMU	MB-CN	17.5	35	1.7	Commercial	YES	Current	NO - Privately Owned	Available	44	0	0	44	0	0	0.02	N/A	0
Overlook Ave	94542	445 0180-001-00		SMU	SMU	25	55	10	Vacant	YES	Current	YES - City Owned	Available	0	0	102	102	0	0	0	N/A	0
1026 C St	94541	428 0066-038-01		CC-RDC	DT-MS	40	120	0.2	Parking	YES	Current	YES - City Owned	Available	0	0	16	16	0	0	0	N/A	0
1026 C St	94541	428 0066-037-00		CC-RDC	DT-MS	40	110	0.43	Parking	YES	Current	YES - City Owned	Available	0	0	37	37	0	0	0	N/A	0
22696 MAIN ST	94541	428 0066-036-02		CC-RDC	DT-MS	40	110	0.14	Parking	YES	Current	YES - City Owned	Available	0	0	11	11	0	0	0	N/A	0
21300 Foothill Blvd	94541	415 0350-112-00		CC-RDC	UC	40	120	1.4	Vacant	YES	Current	YES - City Owned	Available	0	0	115	115	0	0	0	2068	0
Mission Blvd	94541	428 0066-046-00		CC-RDC	DT-MS	40	110	0.38	Parking	YES	Current	YES - City Owned	Available	0	0	80	80	0	0	0	N/A	0
24874 Mission Blvd	94541	445 0130-038-04		SMU	MB-CN	17.4	35	1.82	Commercial	YES	Current	NO - Privately Owned	Available	0	0	75	75	0	0	0	N/A	0
27143 Mission Blvd	94541	452 0066-000-00		SMU	MB-CN	17.4	35	1.22	Commercial	YES	Current	NO - Privately Owned	Available	0	0	50	50	0	0	0.85	1963	0.1
28234 Mission Blvd	94541	078C 0628-003-12	A	SMU	MB-CC	40	100	0.47	Commercial	YES	Current	NO - Privately Owned	Available	83	0	0	83	0	0	0.21	N/A	0
28546 Mission Blvd	94541	078C 0628-003-23	A	SMU	MB-CC	40	100	0.21	Commercial	YES	Current	NO - Privately Owned	Available	0	0	16	16	0	0	0.04	N/A	0
28546 Mission Blvd	94541	078C 0628-003-26		SMU	MB-CC	40	100	0.32	Commercial	YES	Current	NO - Privately Owned	Available	0	0	0	0	0	0	0.11	1961	0
28700 Mission Blvd	94541	078C 0461-004-00		SMU	MB-CC	40	100	0.89	Commercial	YES	Current	NO - Privately Owned	Available	0	0	66	66	0	0	1.03	1973	0.5
28722 Mission Blvd	94541	078C 0461-005-00		SMU	MB-CC	40	100	0.87	Commercial	YES	Current	NO - Privately Owned	Available	0	0	60	60	0	0	0.67	1970	0.5
Foothill Blvd	94541	415 0350-111-02		CC-RDC	UC	40	110	2.14	Vacant	YES	Current	YES - City Owned	Available	176	0	0	176	0	0	0	N/A	0
24732 Mission Blvd	94541	445 0130-039-02		SMU	MB-CN	17.4	35	5.12	Commercial	YES	Current	NO - Privately Owned	Available	0	0	211	211	0	0	0.92	1979	0.8
1043 C St	94541	428 0066-033-01		CC-RDC	DT-MS	40	110	0.51	Commercial	YES	Current	NO - Privately Owned	Available	0	0	41	41	0	0	0.41	1947	0.7
C St	94541	427 0011-020-00		CC-RDC	DT-MS	40	110	0.89	Parking	YES	Current	YES - City Owned	Available	70	0	0	70	0	0	0	N/A	0
A St	94541	411 0240-038-00		CC-RDC	UN	40	110	0.93	Parking	YES	Current	YES - City Owned	Available	0	0	78	78	0	0	0	N/A	0
C St	94541	431 0044-033-04		CC-RDC	UC	40	110	1.78	Parking	YES	Current	YES - Special District Owned	Available	0	0	23	23	0	0	4.4	145	0
Dixon St	94544	078C 0443-001-29		SMU	PD	75	100	5.88	Parking	YES	Current	YES - Special District Owned	Available	219	88	0	307	0	0	0	N/A	0.1
Foothill Blvd	94541	415 0350-113-00		CC-RDC	UC	40	110	2.28	Parking	YES	Current	YES - City Owned	Available	188	0	0	188	0	0	0	N/A	0
968 B St	94541	428 0066-057-00		CC-RDC	DT-MS	40	120	0.77	Vacant	YES	Current	NO - Privately Owned	Available	0	0	14	14	0	0	0	N/A	0
12523 Montgomery St	94542	428 0046-053-00	B	CC-RDC	UC	40	110	0.88	Vacant	YES	Current	YES - Special District Owned	Available	0	0	2	2	0	0	0	N/A	0
22627 Montgomery St	94543	428 0046-054-00		CC-RDC	UC	40	110	0.88	Vacant	YES	Current	YES - Special District Owned	Available	0	0	2	2	0	0	0	N/A	0
948 A St	94541	428 0046-052-02	B	CC-RDC	UC	40	110	1.4	Vacant	YES	Current	YES - Special District Owned	Available	78	21	0	99	0	0	0	N/A	0
25000 Mission Blvd	94544	445 0200-012-04		SMU	MB-CN	17.4	35	4.52	Vacant	YES	Current	YES - City Owned	Available	0	0	96	96	0	0	0	N/A	0
28900 Mission Blvd	94544	078C 0461-009-01		SMU	MB-CC	40	100	1.58	Commercial	YES	Current	NO - Privately Owned	Available	0	0	116	116	0	0	0.29	N/A	0.5

Table C: Land Use

Zoning Designation	General Land Uses Allowed
MB-CN	Medium Density Residential/Mixed-Use (Sec. 10-24.2.2.040)
MB-CC	High Density Residential/Mixed-Use (Sec. 10-24.2.2.060)
MB-NN	Medium High Density Residential/Mixed-Use (Sec. 10-24.2.2.050)
DT-MS	High Density Residential/Mixed-Use (Sec. 10-28.2.2.070)
PD	Planned Development (Sec. 10-1.2500)
SMU	High Density Residential/Mixed-Use (Sec. 10-1.750)
UN	Medium High Density Residential/Mixed-Use (Sec. 10-28.2.2.060)
UC	Very High Density Residential/Mixed-Use (Sec. 10-28.2.2.080)