

**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, November 14, 2019, 7:00 p.m.
777 B Street, Hayward, CA 94541**

MEETING

A regular meeting of the Hayward Planning Commission was called to order at 7:00 p.m. by Chair Bonilla.

CALL TO ORDER Pledge of Allegiance

Commissioner Faria led in the Pledge of Allegiance.

ROLL CALL

Present: COMMISSIONERS: Stevens, Andrews, Faria, Patton, Roche, Goldstein
CHAIRPERSON: Bonilla
Absent: COMMISSIONER: None

Staff Members Present: Brick, Buizer, Chan, Martinez

General Public Present: 10

PUBLIC COMMENT:

There were none.

PUBLIC HEARINGS: For agenda item No. 1, the Planning Commission may make a recommendation to the City Council. Item #2 may be continued until the next meeting on December 12, 2019.

1. Proposed Development of a Fuel Facility with Related Site Improvements at the Costco Business Center Located at 22330 Hathaway Avenue, APN: 429-0082-003-00. Barghausen Engineering on Behalf of Costco Wholesale Corporation (Applicant/Owner), Requiring Approval of a Major Modification to an Existing Planned Development Zoning District (Application No. 201706217) Adoption of a Mitigated Negative Declaration and Mitigation Monitoring Report Program

Commissioner Andrews disclosed that she knows Ms. Amy Lopez, project traffic engineer, and this is not a conflict, as her organization does not benefit from the project.

Commissioner Stevens disclosed that he knows Ms. Theresa Wallace of LSA, the CEQA consultant, but there is not a conflict.



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, November 14, 2019, 7:00 p.m.
777 B Street, Hayward, CA 94541**

Commissioner Faria mentioned that there was a request to continue Item #2 until December 12, 2019. Chair Bonilla asked if there were any objections from the Commission and there were none.

Associate Planner Martinez provided a synopsis of the staff report and PowerPoint presentation. Mr. Martinez noted that the CEQA consultant, Ms. Theresa Wallace, was present for any questions.

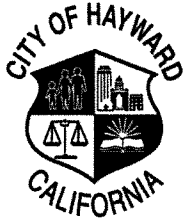
Mr. Sean Anderson, applicant, provided the project presentation and shared that the project development team was available for any questions.

Commissioner Roche asked how successful the Transportation Management Plan Program (TDM) has been for other projects, and Associate Planner Martinez responded that data is not available as the success of a TDM program depends on the specific project and is contingent on the proximity of a project to public transportation. Ms. Amy Lopez, project traffic engineer, responded to Ms. Roche that the traffic study cutoff time was 3 p.m. as peak traffic times were deemed to be earlier in the day. Ms. Lopez said their studies have shown that because of the type of customers who utilize the Costco Business Center the parking lot is underutilized and does not reach maximum capacity. Ms. Lopez responded to Ms. Roche that at other Costco Business Centers where gas stations were installed, there was a slight uptick in traffic. Ms. Roche commented that the gas station will draw more regular Costco members to the Business Center.

In response to Commissioner Andrews' question regarding electric vehicle (EV) charging stations, Mr. Anderson responded that in previous experiments with installing EV charging stations, the results showed that the units were underutilized because members patronizing the Business Centers make shorter trips which did not allow for adequate time to charge an electric vehicle. Associate Planner Martinez said that per the California State Energy Code, this project does not require EV charging stations.

Commissioner Faria spoke about the existing traffic impact on the eastbound A Street left turn lane onto Hathaway and inquired if a traffic evaluation was conducted and if there are any mitigation measures the applicant would recommend. Ms. Lopez responded that the traffic evaluation was conducted and that adding another left turn lane would not make a difference to the slight uptick in traffic. Ms. Faria agreed with Commissioner Roche that there would be traffic impacts after 3 p.m.

Commissioner Patton said that he is in favor of having a requirement to include a certain percentage of EV charging stations. Mr. Patton suggested addressing the traffic impact concerns for the eastbound left turn lane on A Street by having a deeper pocket left turn lane to allow more space for the queuing of cars as the traffic study showed there would be



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, November 14, 2019, 7:00 p.m.
777 B Street, Hayward, CA 94541**

an increase to the level of service at that intersection. Ms. Lopez said this proposed mitigation measure would not change the increased level of service at that intersection. Mr. Patton asked staff what has changed from the previous denial in 2002, and Associate Planner Martinez responded that there was the General Plan update since 2002 and the current Downtown Specific Plan overrides the prior Expanded Downtown Redevelopment Plan. Mr. Martinez said the project gas station will only provide gas for Costco members and noted that four of the existing seven stations are 24-hour gas stations which offer different, ancillary services such as car washes and convenience stores.

In response to Commissioner Goldstein's question about solar panels for the gas station canopy and the existing Business Center, Associate Planner Martinez commented on having this same conversation with the applicant. The applicant's response was that the age of the existing Business Center makes the solar panel conversion cost prohibitive and the new canopy does not have enough surface space for solar panels. Mr. Anderson said the current Business Center structure does not have the infrastructure to support solar panels and the new gas station canopy would not be able to generate the needed energy to power the facility and is not monetarily feasible.

In response to Commissioner Stevens' question about high voltage, quick charging stations, Mr. Anderson responded that they have not been involved in this type of research as their focus is on the design of the gas station.

Mr. Anderson responded to Ms. Roche that as far as he knows, none of the other Costco Business Centers that have installed gas stations have converted to a general Costco Warehouse.

Associate Planner Martinez informed the Commission that the traffic impact analysis was reviewed by City Transportation staff and deemed adequate. Mr. Martinez added that the CEQA consultant, LSA, reviewed the CEQA analysis and found it adequate.

Chair Bonilla opened the public hearing at 7:39 p.m.

Mr. Daljit Singh, Hayward business owner for 15 years, spoke against the project. Mr. Singh spoke about the massive traffic impacts, impact to residents, air quality and how this will severely impact existing gas stations and could cause some small businesses to close. Mr. Singh said the CEQA analysis states the nearest house is 400 feet, but if one measures from the last car in the queue, the distance to the nearest house will actually be 250 feet. Mr. Singh said he invested in the Hayward community by installing the green element of a hydrogen station to help his community and the environment when he could have used the funds to add additional gas pumps and other amenities.



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, November 14, 2019, 7:00 p.m.
777 B Street, Hayward, CA 94541**

Chair Bonilla closed the public hearing at 7:48 p.m.

Commissioner Andrews finds it difficult to believe that there are not EV charging stations being proposed and suggested adding to the conditions of approval that EV charging stations be a requirement.

Commissioner Roche said Costco gas stations are destination gas station and is concerned about whether the traffic study data is relevant and has concerns about the impacts to the area. Ms. Roche said a rush hour traffic analysis should have been included.

Commissioner Goldstein said a Costco gas station will not benefit the local Hayward community, that he found Mr. Singh's comments compelling, and that there will be an impact to the existing small business owners. Mr. Goldstein does not support the project.

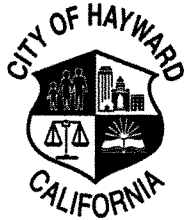
Commissioner Faria appreciates the traffic study and the review by City staff, but she has concerns about the traffic impacts on the left turn lane and that the hours studied by the applicant provided some information but not a complete picture, and that the study should have included the evening commute traffic impacts when people are coming home from work.

Chair Bonilla said that in his research of the existing gas stations, there was not a lot of backup of cars utilizing the stations and he has concerns about the impact to the existing business owners. Mr. Bonilla views the Costco gas station as a separate business from the Business Center and that what has substantially changed from the last denial were insufficient to support the project.

Commissioner Patton was open to hearing from the public, there should be requirements for EV charging stations as that is the future, there have been several attempts by Costco for this type of project and the grounds for the previous denials still exist along with the impact to the existing gas stations. Mr. Patton said that Mr. Singh brought up very good points regarding storage, particulate matter and idling cars impacting air quality, and the traffic impacts, especially from the eastbound A Street left turn lane, especially during peak hours. Mr. Patton said that after hearing all the comments, he is not in favor of the project.

Commissioner Stevens said that he can support the project if it includes a standard EV charging unit and would like to have an analysis presented to staff as to why an advanced vehicle charging station is not included. Mr. Stevens said that to not include an EV charging station is not looking toward the future and is not good planning.

Chair Bonilla has concerns about exposing the community to increased health risks since the needs of the community are being met by the existing gas stations.



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, November 14, 2019, 7:00 p.m.
777 B Street, Hayward, CA 94541**

Commissioner Goldstein made a motion, seconded by Commissioner Patton, to recommend to the City Council to deny the application for the proposed project. The motion carried with the following vote:

AYES: Commissioners Patton, Roche, Goldstein
Chair Bonilla
NOES: Andrews, Stevens, Faria
ABSENT: None
ABSTAIN: None

2. Greenhouse Gas Emissions Reduction Goals – General Plan Amendment No. 201906893 (Item Continued to December 12, 2019)

APPROVAL OF MINUTES

3. Approval of minutes of the Planning Commission Meeting Minutes of October 24, 2019.

Commissioner Roche made a motion, seconded by Commissioner Stevens, to approve the Planning Commission Meeting Minutes of October 24, 2019. The motion passed with the following votes:

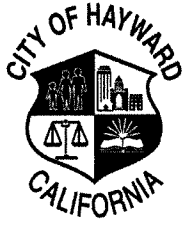
AYES: Commissioners Stevens, Andrews, Faria, Patton, Roche, Goldstein
Chair Bonilla
NOES: None
ABSENT: None
ABSTAIN: None

COMMISSION REPORTS

Oral Report on Planning and Zoning Matters:

At the Commission's request, Planning Manager Buizer provided housing data and how this data meets the City's Regional Housing Needs Allocation (RHNA). Ms. Buizer also provided the Commissioners with the Development Pipeline brochure developed by the Economic Development Department in consultation with the City's Building and Planning Department. Chair Bonilla thanked staff for the data and requested staff to add income brackets for more context and to spell out the acronyms.

Commissioner Andrews thanked staff for the housing data.




**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, November 14, 2019, 7:00 p.m.
777 B Street, Hayward, CA 94541**

Commissioner Goldstein wished everyone a safe and happy Thanksgiving.

ADJOURNMENT


Chair Bonilla adjourned the meeting at 8:08 p.m.

APPROVED:



Julie Roche, Secretary
Planning Commission

ATTEST:



Denise Chan, Senior Secretary
Office of the City Clerk