

**PLANNING COMMISSION MEETING
THURSDAY, NOVEMBER 14, 2019**

PRESENTATIONS

STAFF PRESENTATION

**ITEM #1 PUBLIC HEARING
Ph#19-090**

COSTCO BUSINESS CENTER

FUEL FACILITY

Planned Development Modification

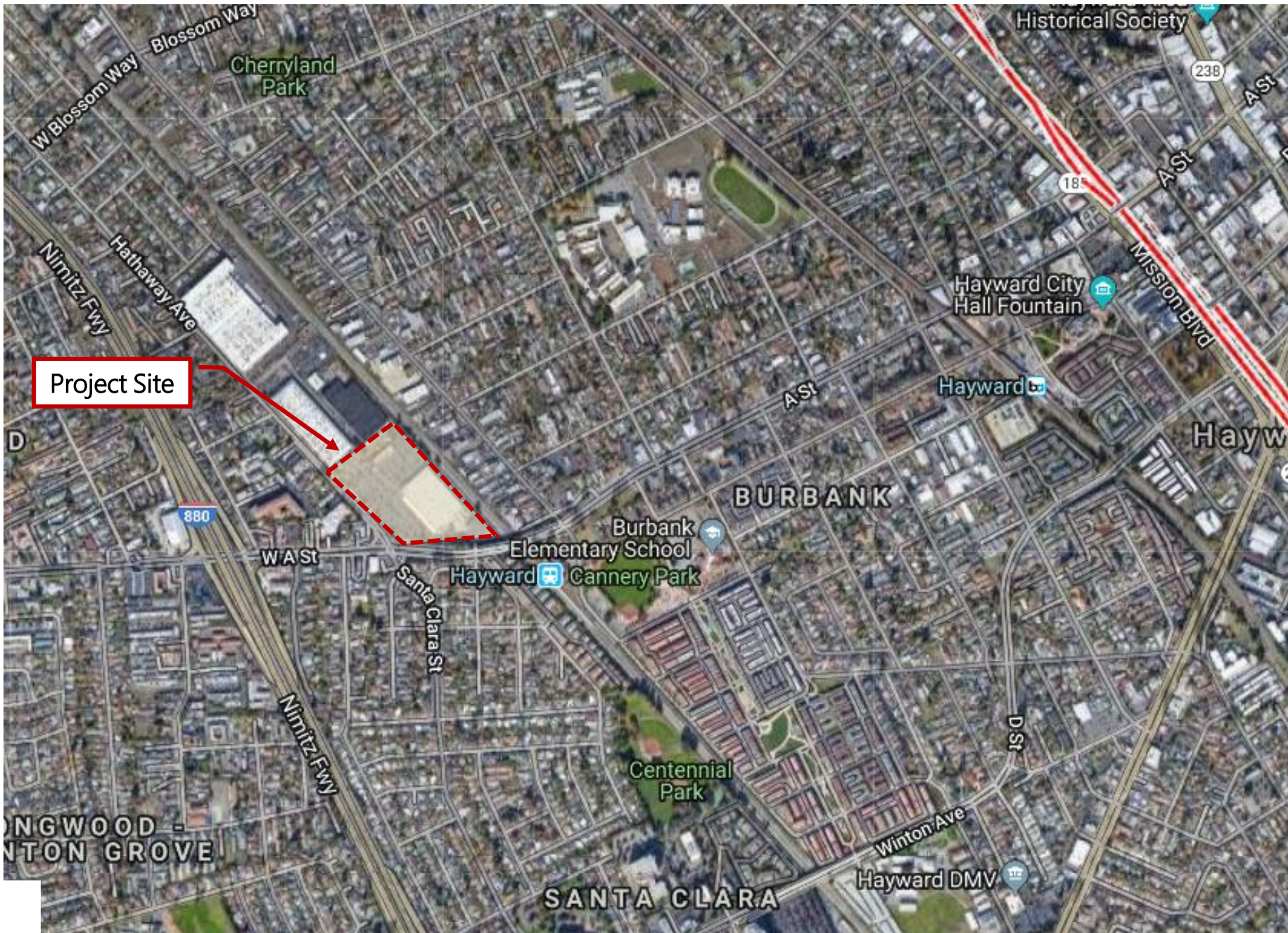
Proposed Fuel Facility (Gas Station) at the Costco Business Center

Planning Commission Public Hearing
November 14, 2019
Marcus Martinez, Associate Planner



VICINITY MAP

- ✓ North Hayward
- ✓ Approximately ¼ Mile from Interstate 880 (Nimitz) Freeway
- ✓ Northeast Corner of "A" Street and Hathaway Avenue



PROJECT SITE

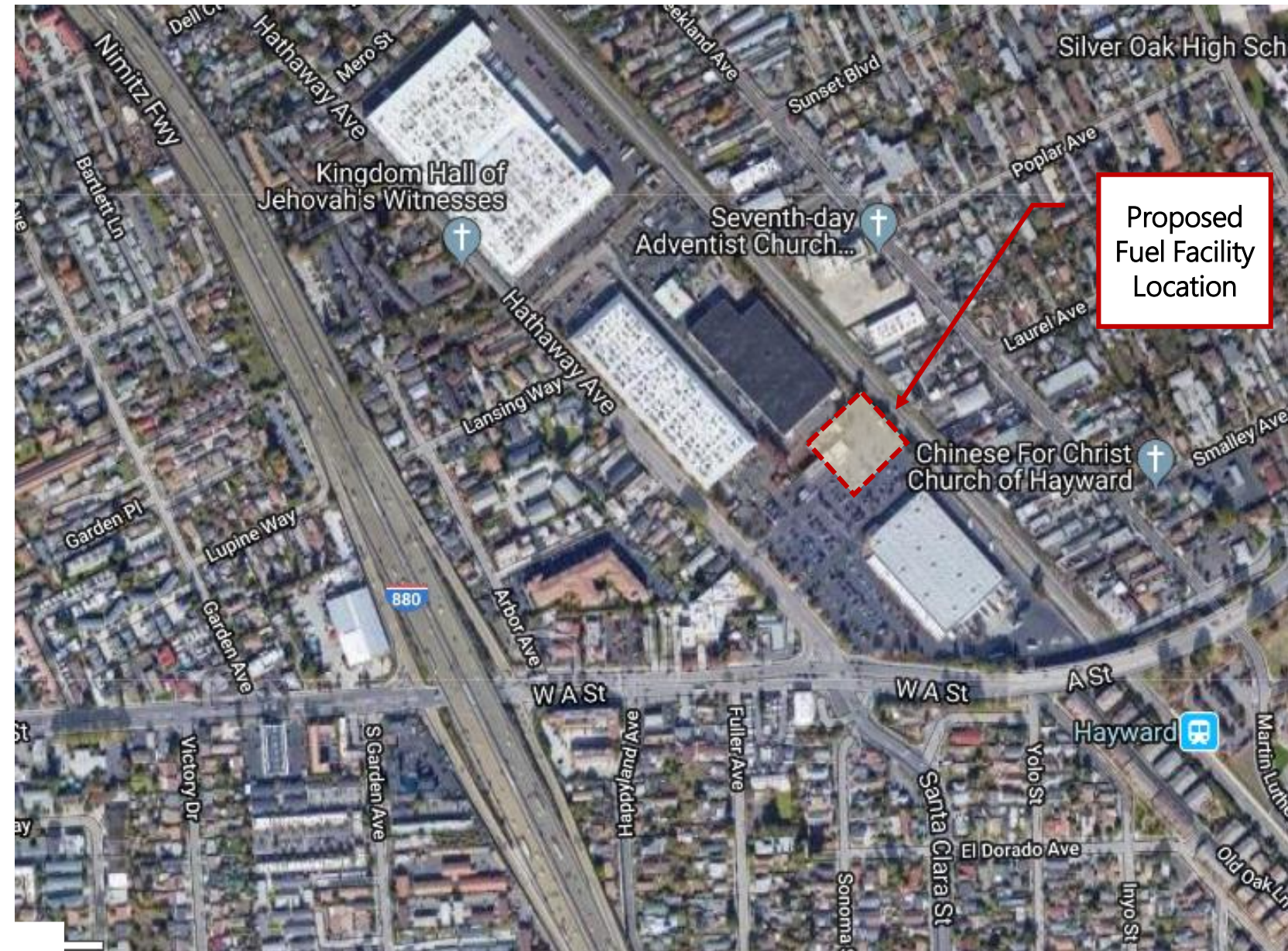
- ✓ 22330 Hathaway Avenue
- ✓ Costco Business Center
- ✓ 2.1-Arce Project Area of Entire 10.87-Acre Property
- ✓ Access from Hathaway Avenue

Zoning District:

- ✓ Planned Development ("PD")

General Plan Land Use Designation:

- ✓ Mixed Industrial ("MI")



PROJECT SUMMARY



Requested Approvals

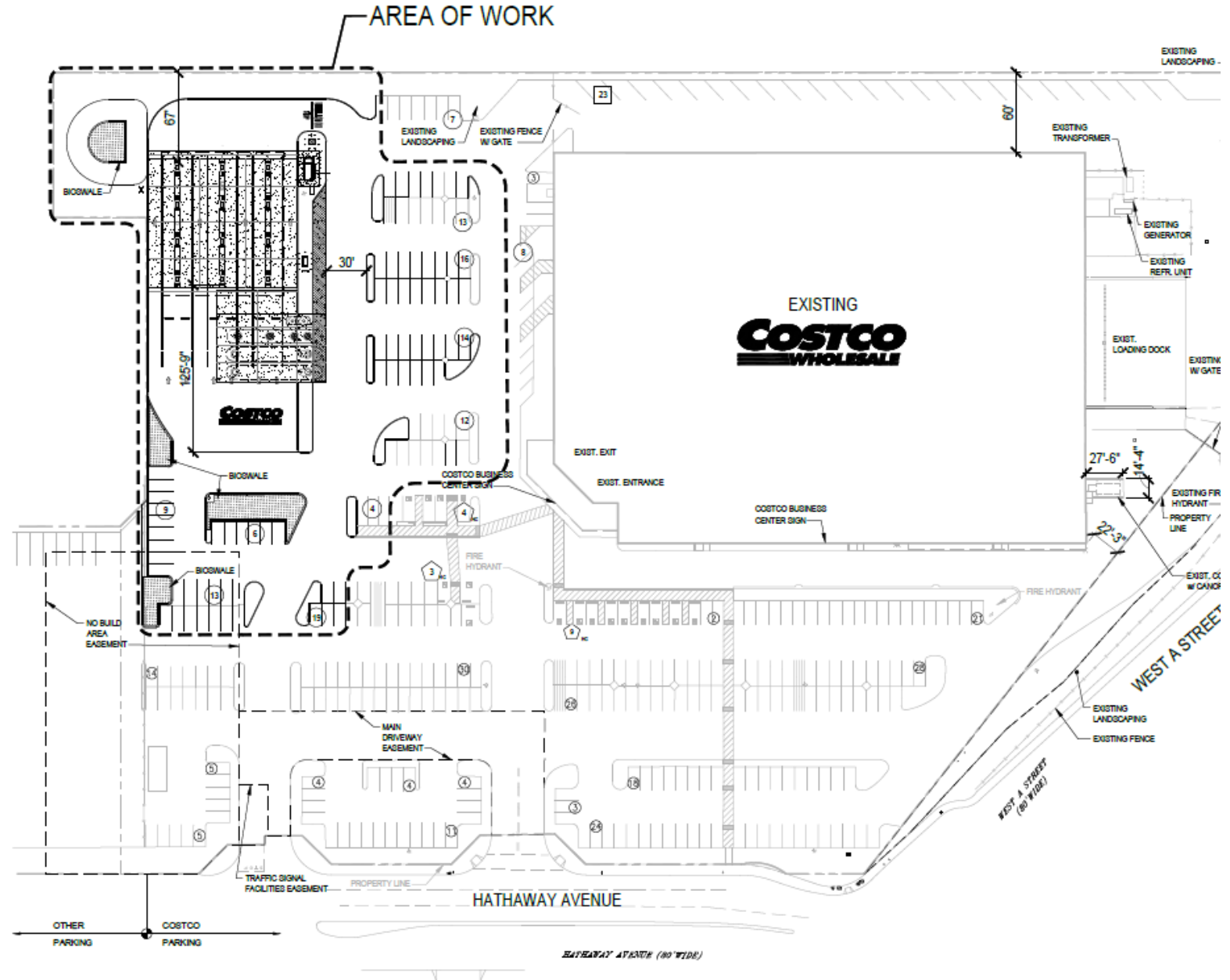
- Major Modification of an existing Planned Development (PD) District

Project Scope

- Proposed Fuel Facility (Gas Station)
- ~ 9,350 Square-Foot Canopy
- 12 Dispensers (24 Fueling Positions)
- Demolition of Existing Tire Center Building
- Related Site Improvements (i.e. landscaping, stormwater management, site circulation.)

SITE DESIGN & CIRCULATION

- Site History:
 - Formerly at Corner of "A" Street and Hathaway Avenue
 - Most Utilized Parking Area
- Proposed Location:
 - Northern Corner of the Site
 - Least Utilized Parking Area
- Two Points of Access along Hathaway Avenue
 - Signalized Intersection
 - Non-Signalized Driveway



PROJECT FEATURES

Hours of Operation:

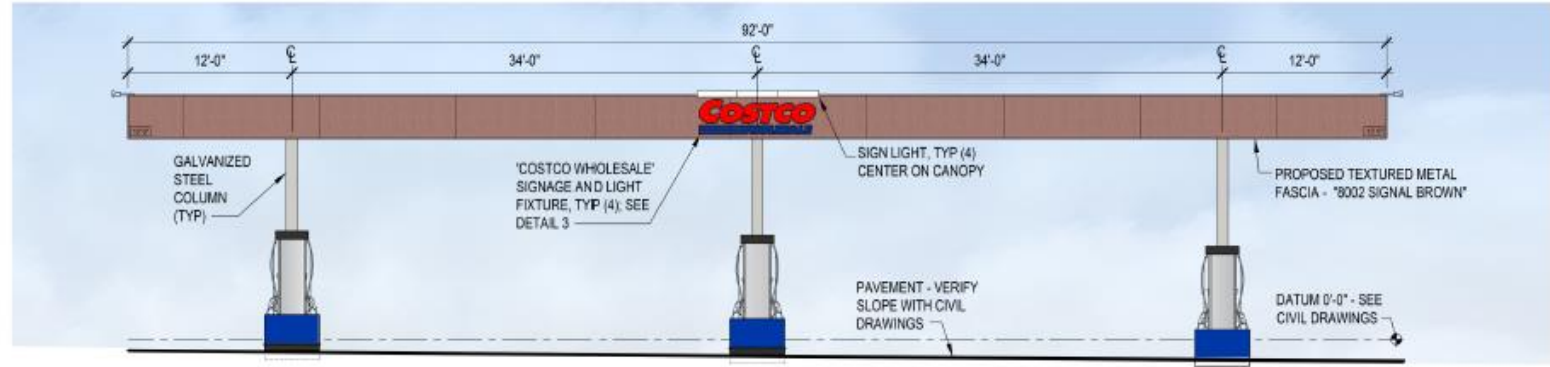
- Monday – Friday; 6 a.m. – 9:30 p.m.
- Saturday – Sunday; 6 a.m. – 8 p.m.

Off-Street Parking

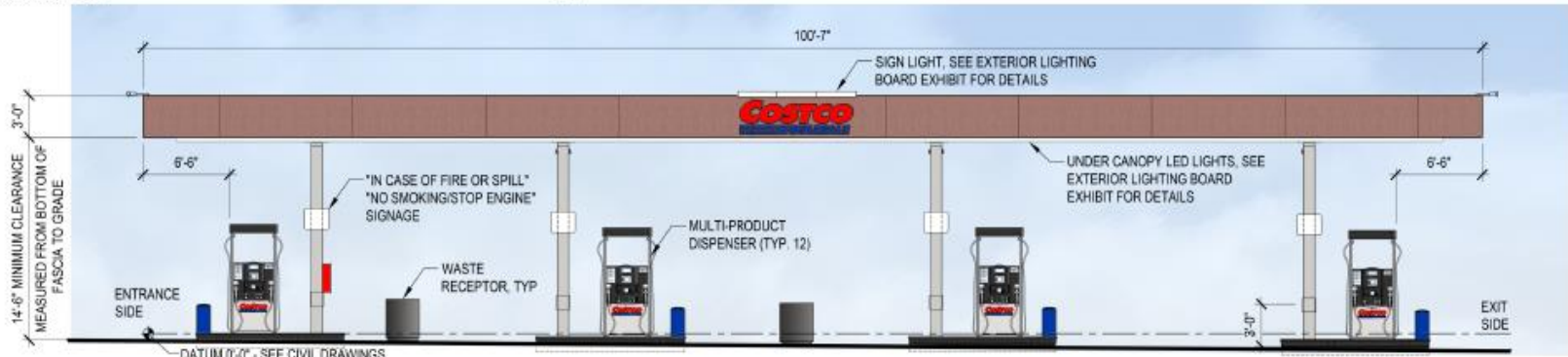
- Existing : 503 Parking Spaces
Loss of 105 Parking Spaces
- Proposed : 398 Parking Spaces
(65 Spaces under Requirement)

Amenities

- Rehabilitation of 5,750 Square-Feet of Landscaping beyond Requirement
- Transportation Demand Management (TDM) Measures to offer employees transit passes, promote carpool/vanpool programs, etc.



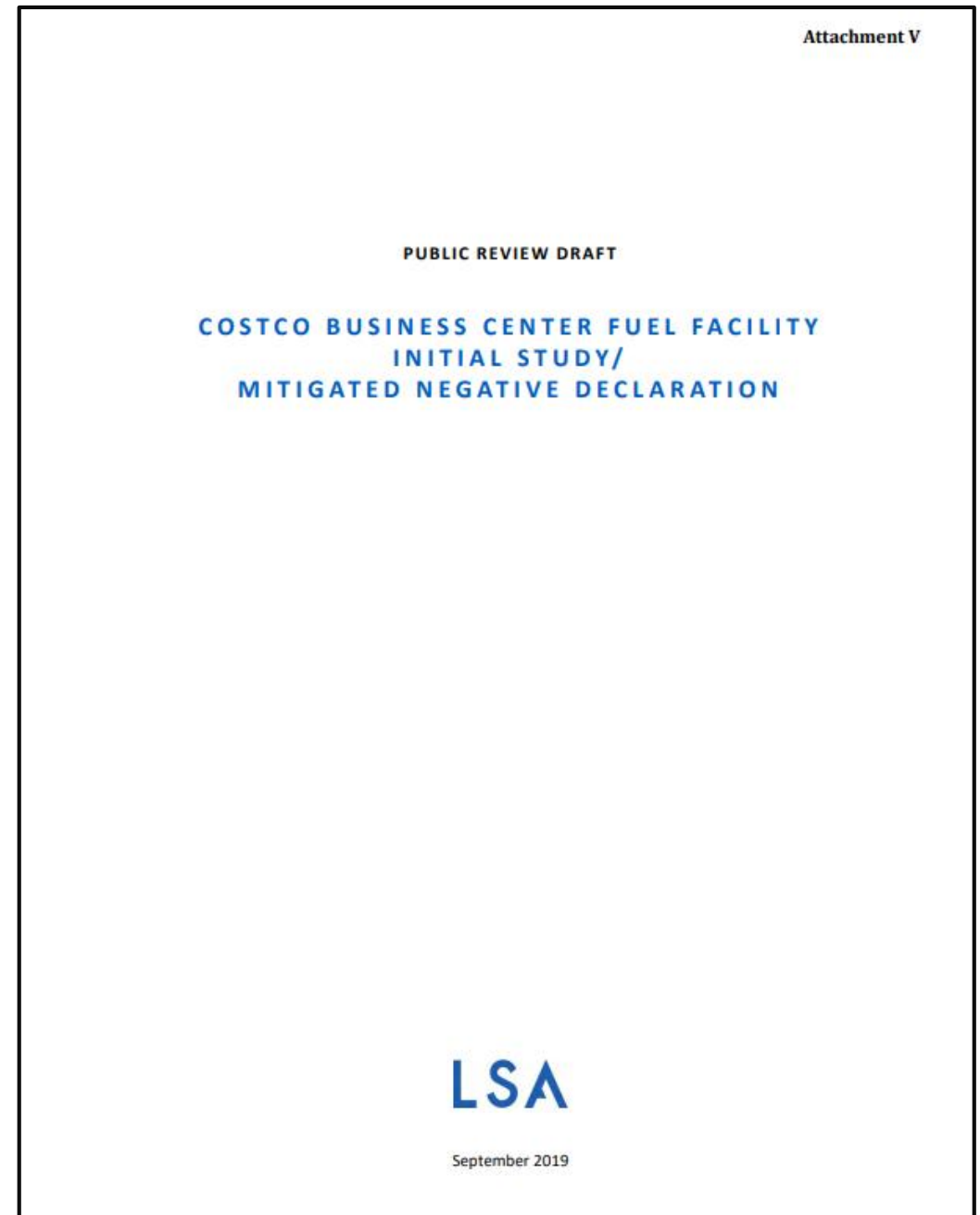
1 NORTH CANOPY AND DISPENSER ISLANDS (SOUTH ELEV. SIM.)
SCALE: 1/4" = 1'-0" 0417



2 WEST CANOPY AND DISPENSER ISLANDS (EAST ELEV. SIM.)
SCALE: 1/4" = 1'-0" 0417

- ✓ An Initial Study and Mitigated Negative Declaration (IS/MND) were proposed for the proposed project
- ✓ Impacts identified were related to:
 - Air Quality, Biological Resources, Cultural Resources, Geology & Soils, Hydrology & Water Quality, and Noise
- ✓ Mitigation Measures have been incorporated into project to reduce impacts to a level *less than significant*

Environmental Review





CONSISTENCY WITH HAYWARD 2040 GENERAL PLAN

The application is consistent with the following goals and policies:

- ✓ Goal Economic Development-1: A Diversified and Robust Economy
- ✓ Economic Development -1.3: Commercial and Industrial Development
- ✓ Economic Development-1.11: Local-Serving Retail
- ✓ Economic Development -1.13: Regional-Serving Retail
- ✓ Goal Economic Development-3: Business Expansion and Retention
- ✓ Land Use-1.4: Revitalization and Redevelopment
- ✓ Land Use-5.1: Mix of Uses and Activities

STAFF RECOMMENDATION

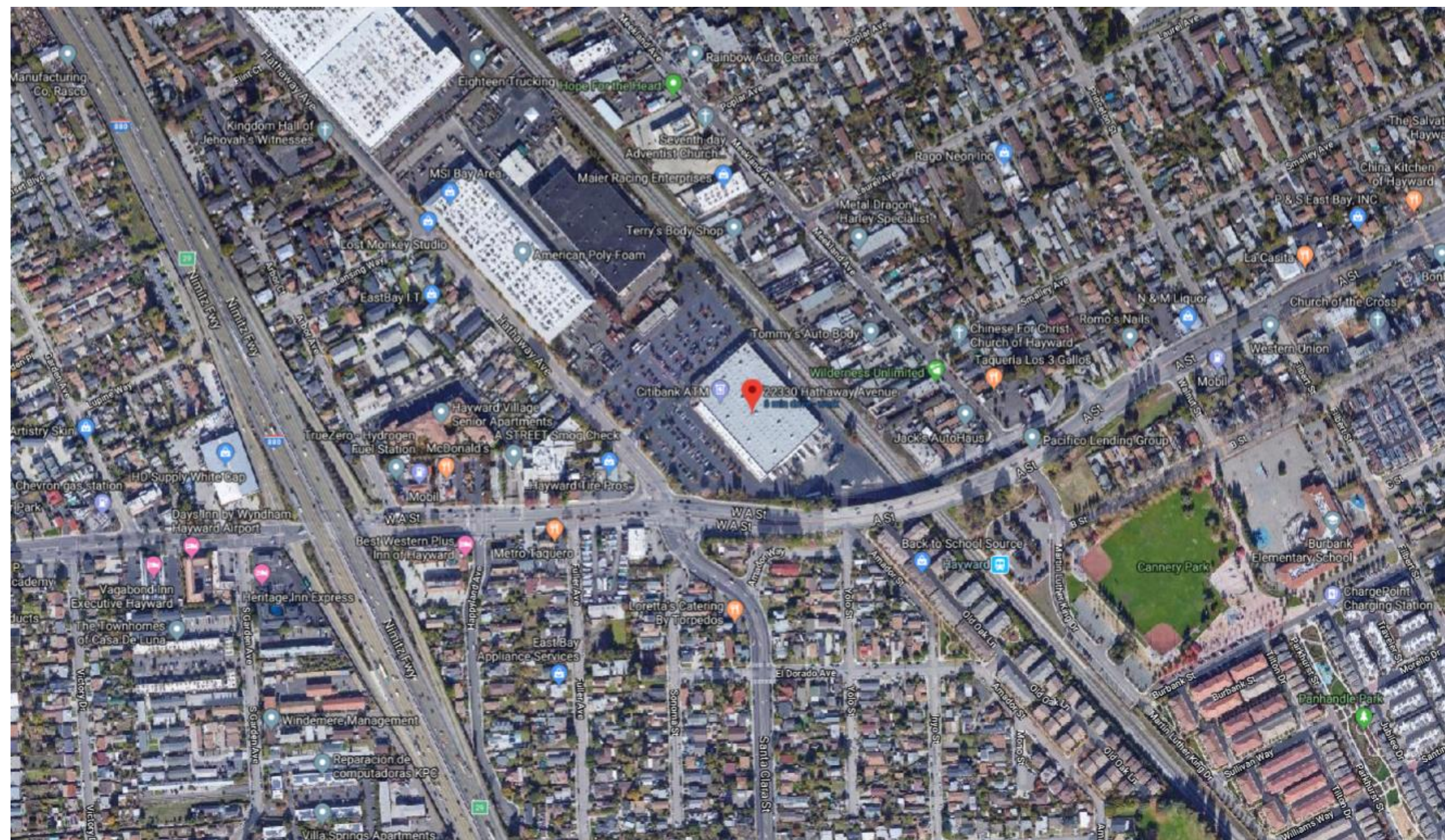
That the Planning Commission
Recommend to the City Council:

- ✓ APPROVAL of the Major Modification of the Planned Development District based on the required Findings and subject to the Conditions of Approval; and
- ✓ ADOPTION of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program



Questions?

Reference Slides



Mixed Industrial

The Mixed Industrial designation generally applies to older industrial properties within the central part of the city. These properties are typically located near railroad tracks and are generally surrounded by residential neighborhoods and commercial uses. Typical building types include warehouses and light industrial buildings. Future changes to mixed-industrial areas are expected to include building and landscaping improvements, additional infill development on vacant lots, and the redevelopment of underutilized properties. Mixed Industrial areas that become obsolete in the future may be redeveloped as master-planned communities. An area plan, specific plan, or Planned Development application would be developed to guide the redevelopment of the industrial properties into a master planned community.



Allowed Uses

- Warehousing and logistics
- Automobile service and repair stations

Supporting Uses

- Manufacturing (traditional, advanced, specialized, and food manufacturing)
- Wholesale and service uses

Development Standards

- Density: Not applicable
- Maximum FAR: 0.8

West of Interstate 880

Valero (A and Hesperian) 20450 Hesperian Blvd, Hayward, CA 94541 – HOURS UNKNOWN

76 (A and Royal) 700 W A St, Hayward, CA 94541 – OPEN 24 HOURS

Chevron Gas (A and Garden) 525 W A St, Hayward, CA 94541 – 4AM to MIDNIGHT EVERYDAY

East of Interstate 880

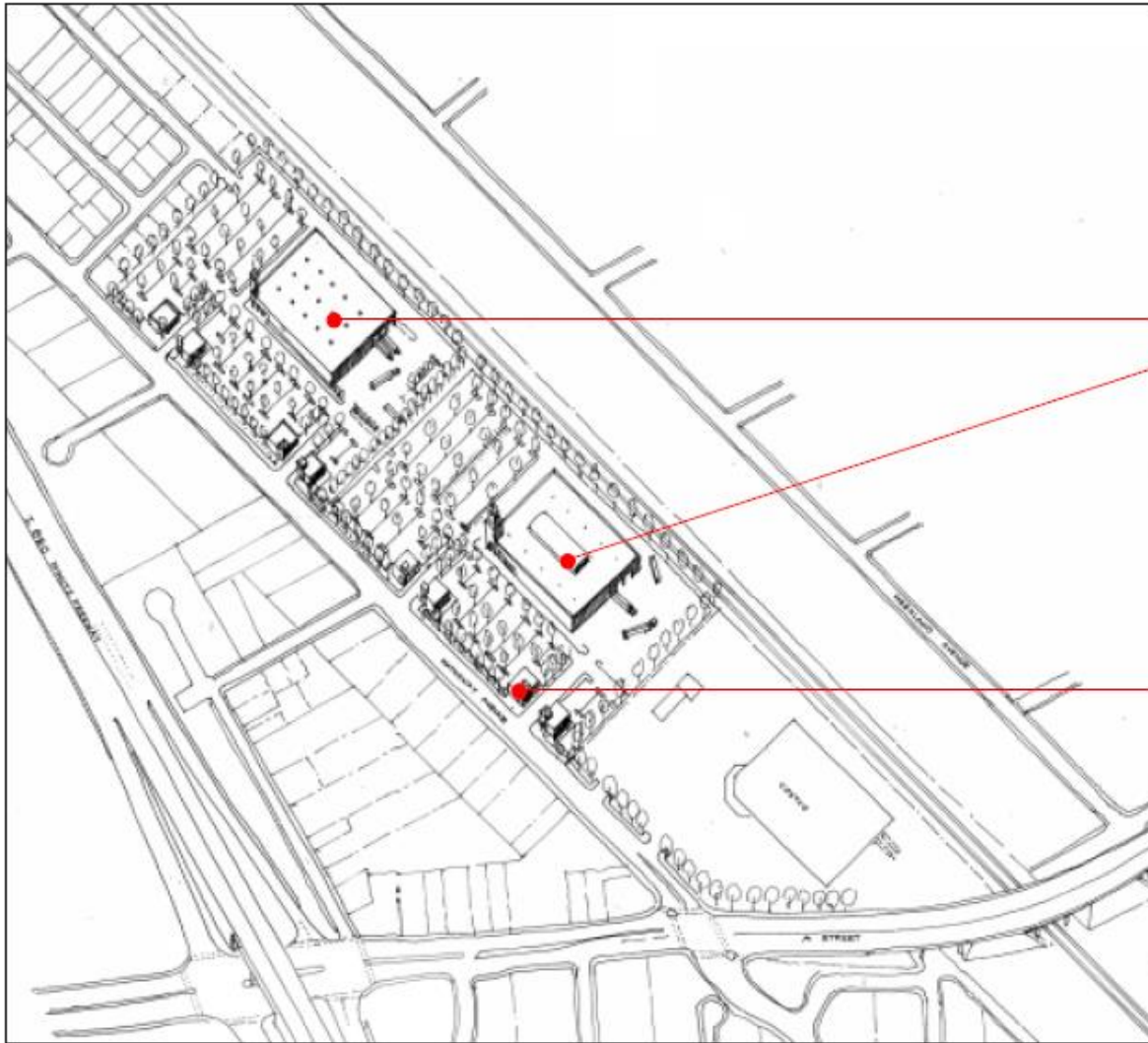
Mobil Gas Station (A and I-880) 391 W A St, Hayward, CA 94541 – OPEN 24 HOURS

Mobil Gas Station (A and Walnut) 207 A St, Hayward, CA 94541 – 5 AM to MIDNIGHT EVERYDAY

Chevron (A and Flagg) 486 A St, Hayward, CA 94541 – OPEN 24 HOURS

76 (A and Mission) 898 A St, Hayward, CA 94541 – OPEN 24 HOURS

Hathaway Avenue Area



Because of its proximity to the Nimitz Freeway, this portion of the site is most appropriate for Big Box retailing. The existing Costco store, at the corner of Hathaway Avenue and A Street, could be joined by two additional retail stores in place of the existing Owens-Brockway/Container General warehouse and the Hayward Properties and Weigman Road Properties buildings. The illustration shows two 100,000 sq. ft. retail stores with a series of 5,000 sf pavilions along Hathaway Avenue. The large stores are set back from the street and have a parking ratio of 7 cars per 1,000 sf of space. Truck deliveries are to be screened from the parking areas. Landscaping buffers along Hathaway Avenue and tree planting within the parking areas are to City of Hayward Off-Street Parking standards.

Proposed new Big Box
Retail Stores (100,000 sf)

Proposed new 5,000 sf
retail pavilions