

**PLANNING COMMISSION MEETING
THURSDAY, FEBRUARY 11, 2021**

PRESENTATIONS

STAFF PRESENTATION

ITEM #1 PH 21-007

2382 Rainbow Court

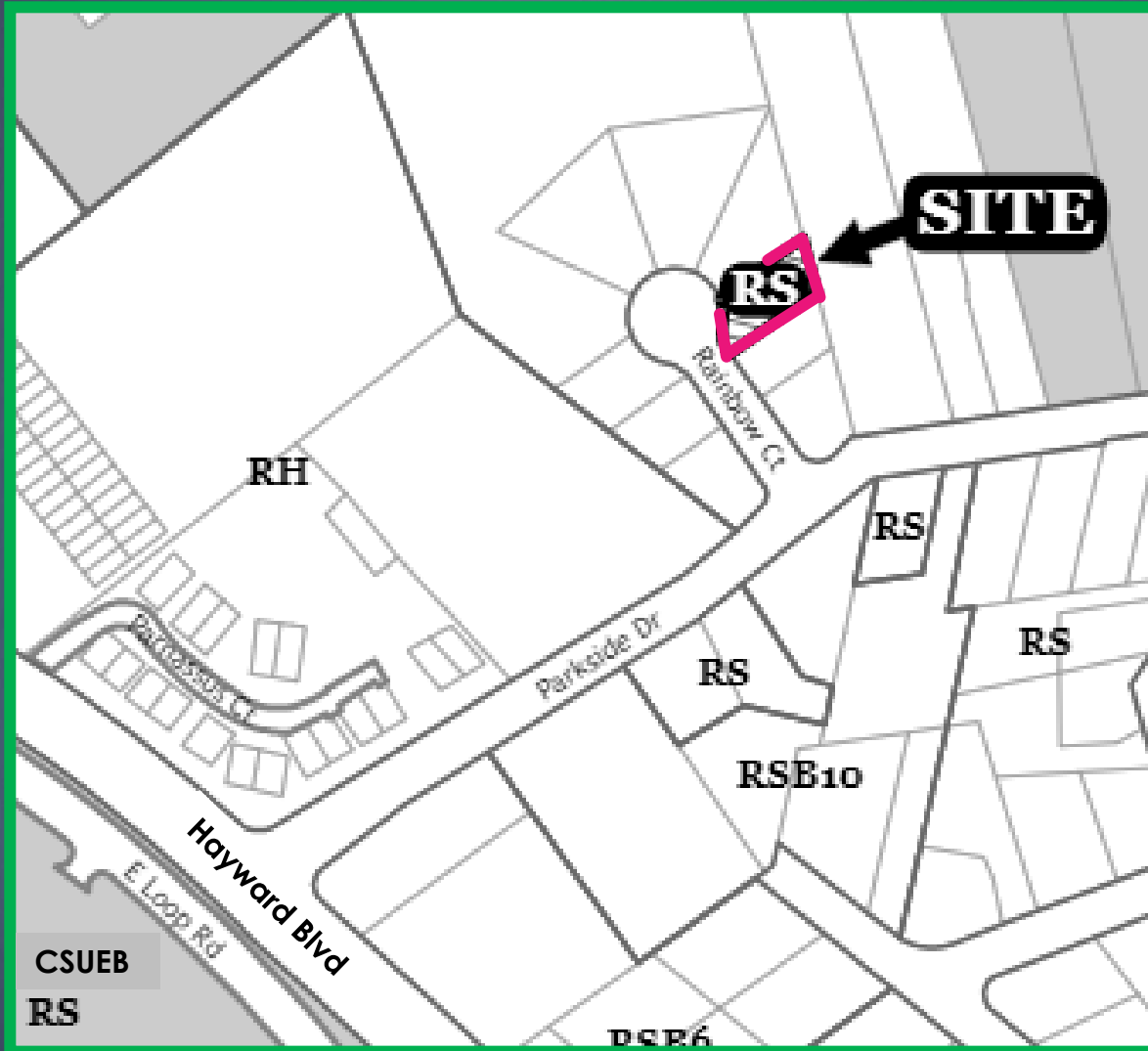


DEVELOPMENT SERVICES

Hillside Single Family Dwelling 2382 Rainbow Court

Ravi Jonnadula, H & M Ventures

Project Site



Location:
2382 Rainbow
Court

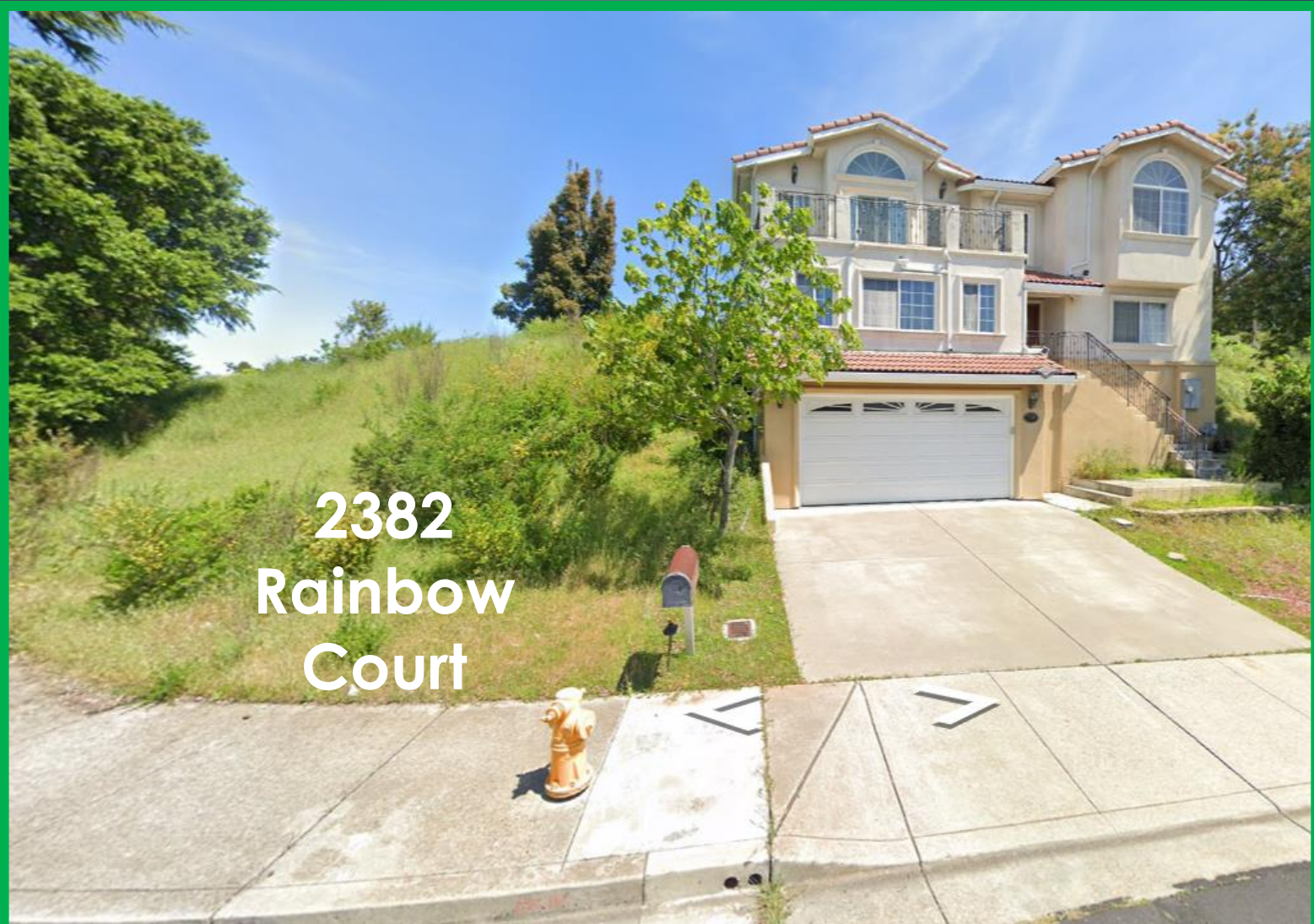
Zoning:
Single-Family
Residential

Land Use
Designation:
Low Density
Residential

SITE

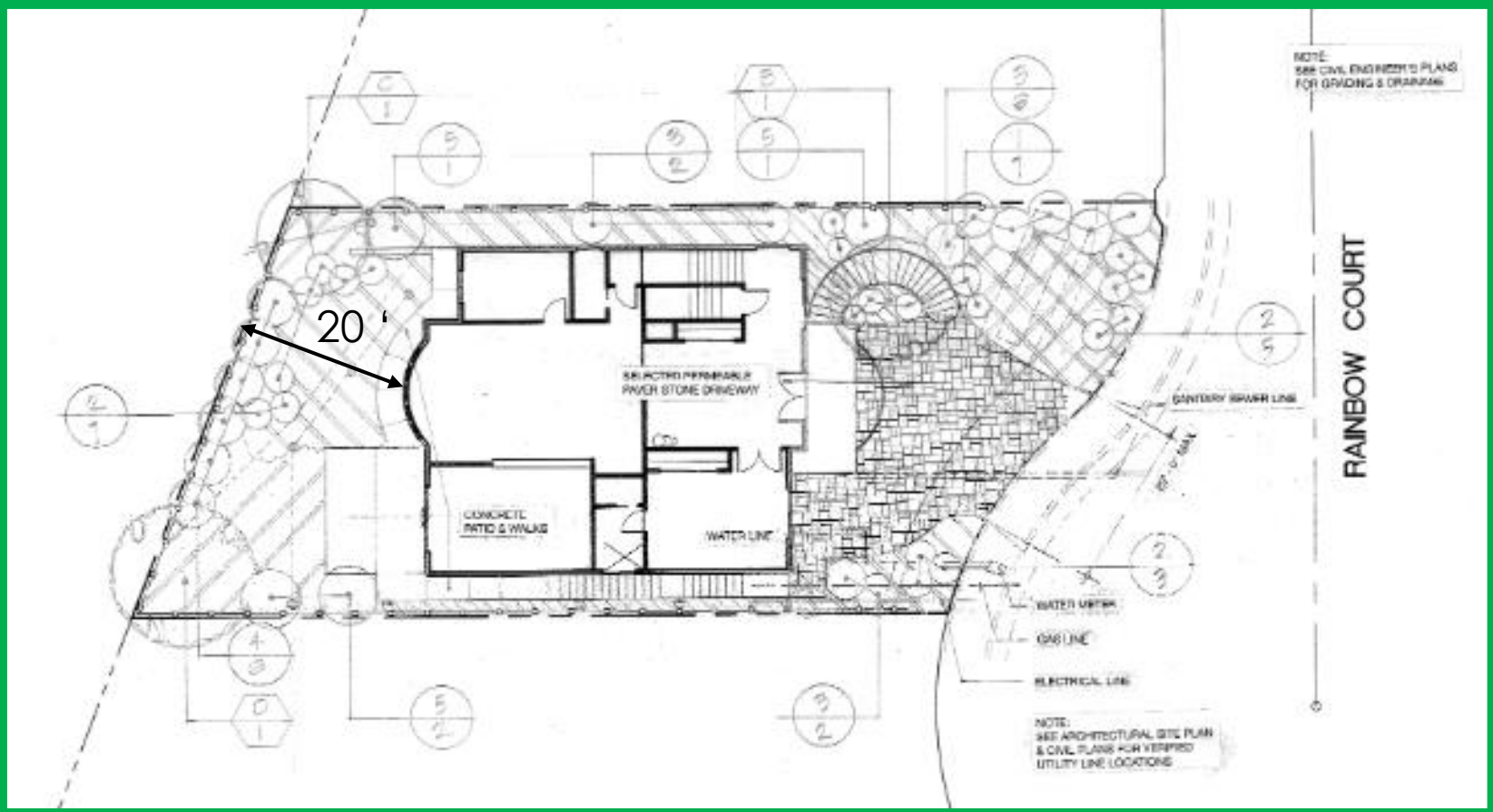


2382
Rainbow
Court



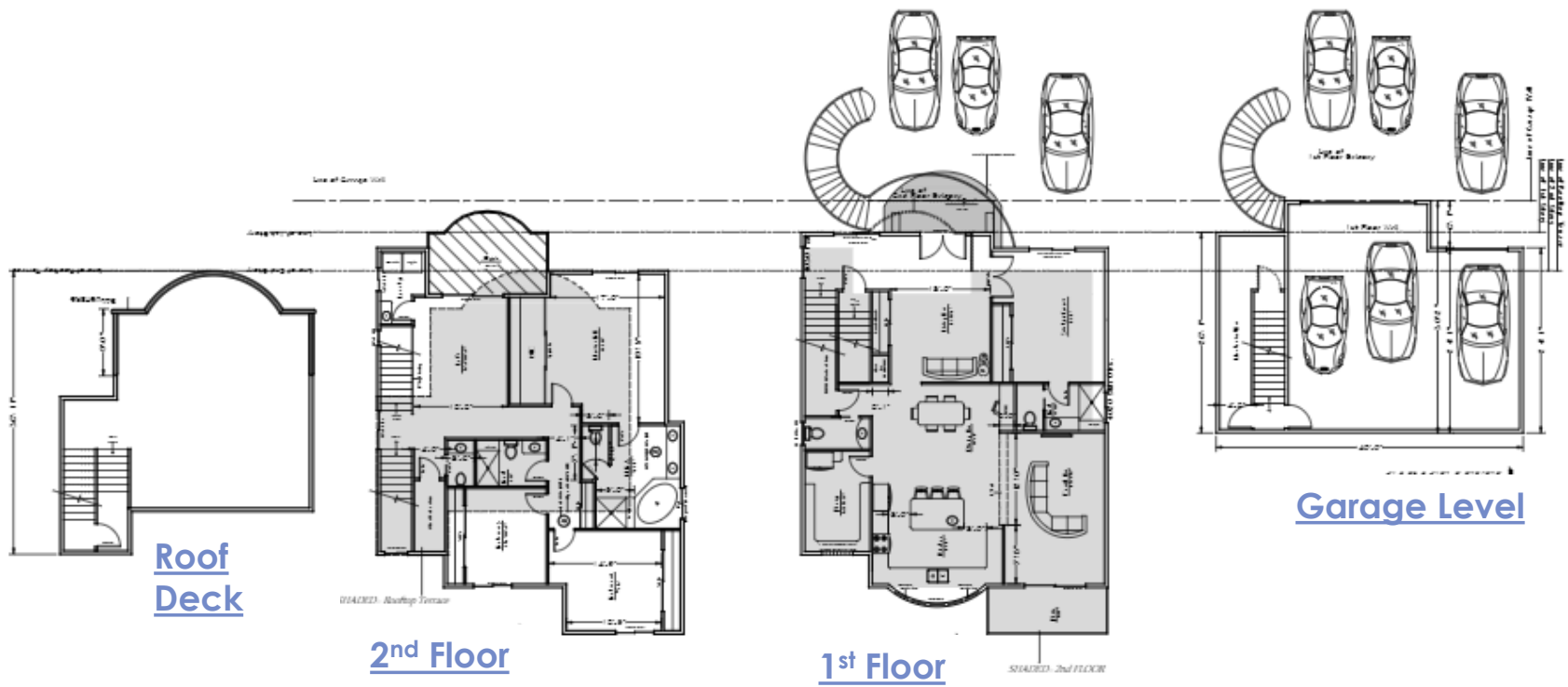


SITE PLAN



Lot Size
5.125 square feet

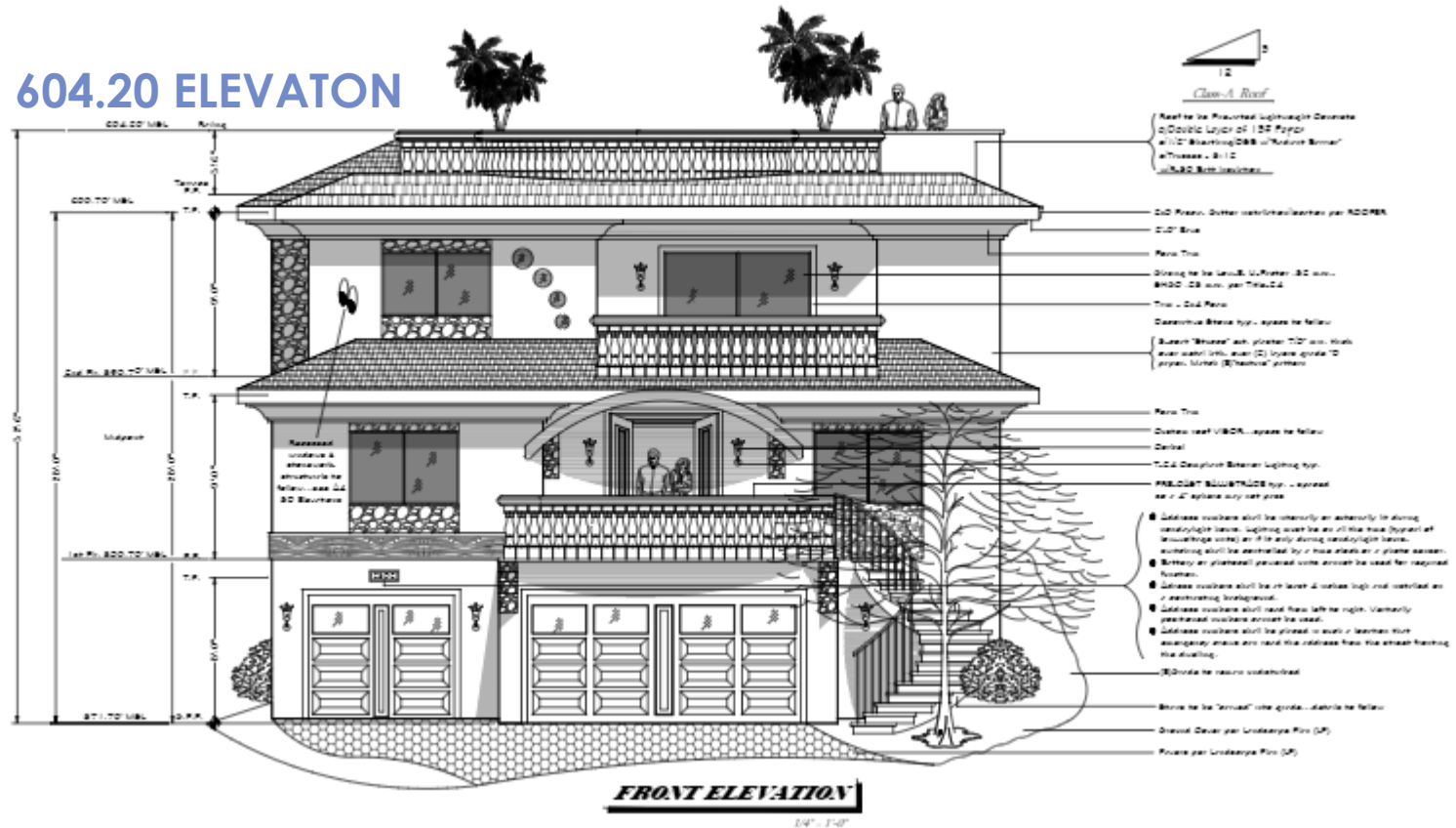
FLOOR PLANS



FRONT ELEVATION

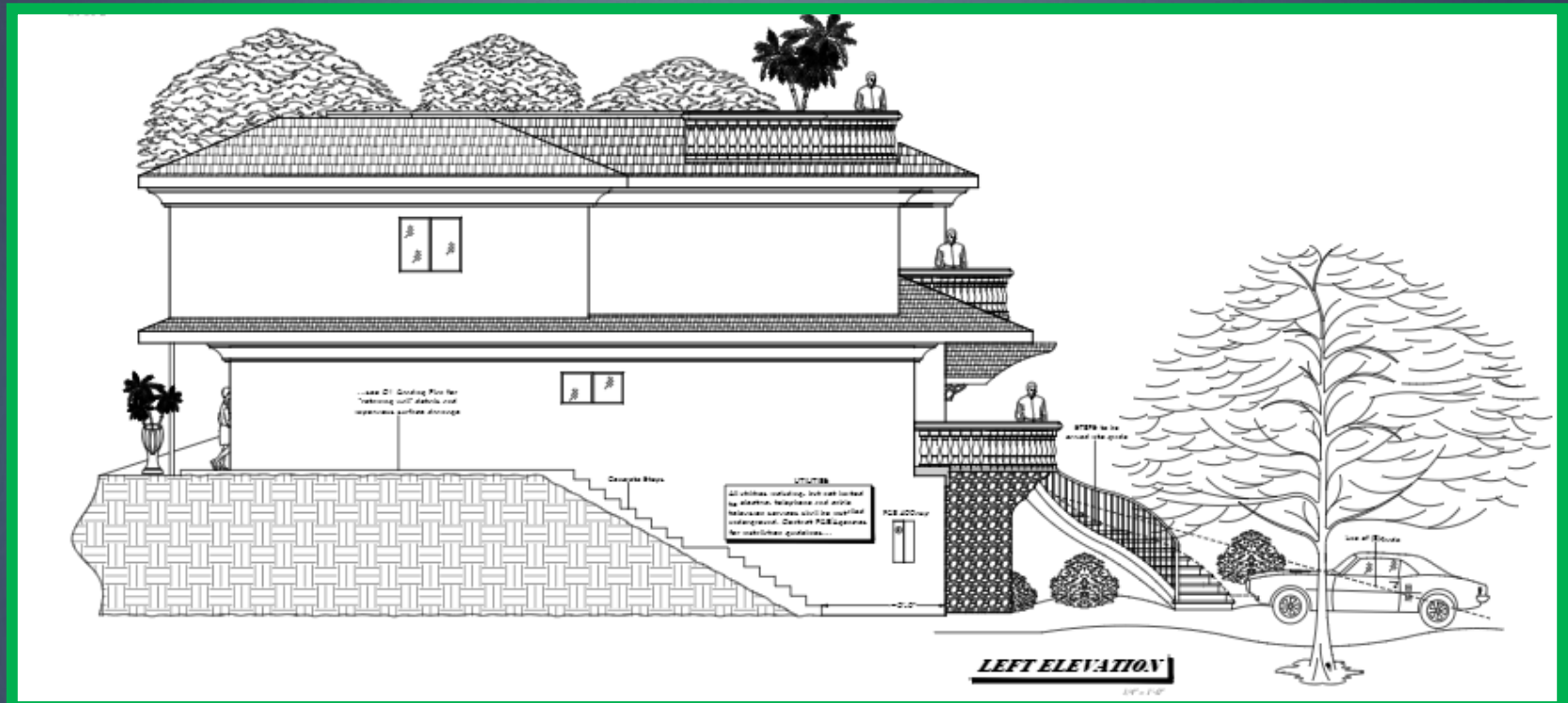


604.20 ELEVATION

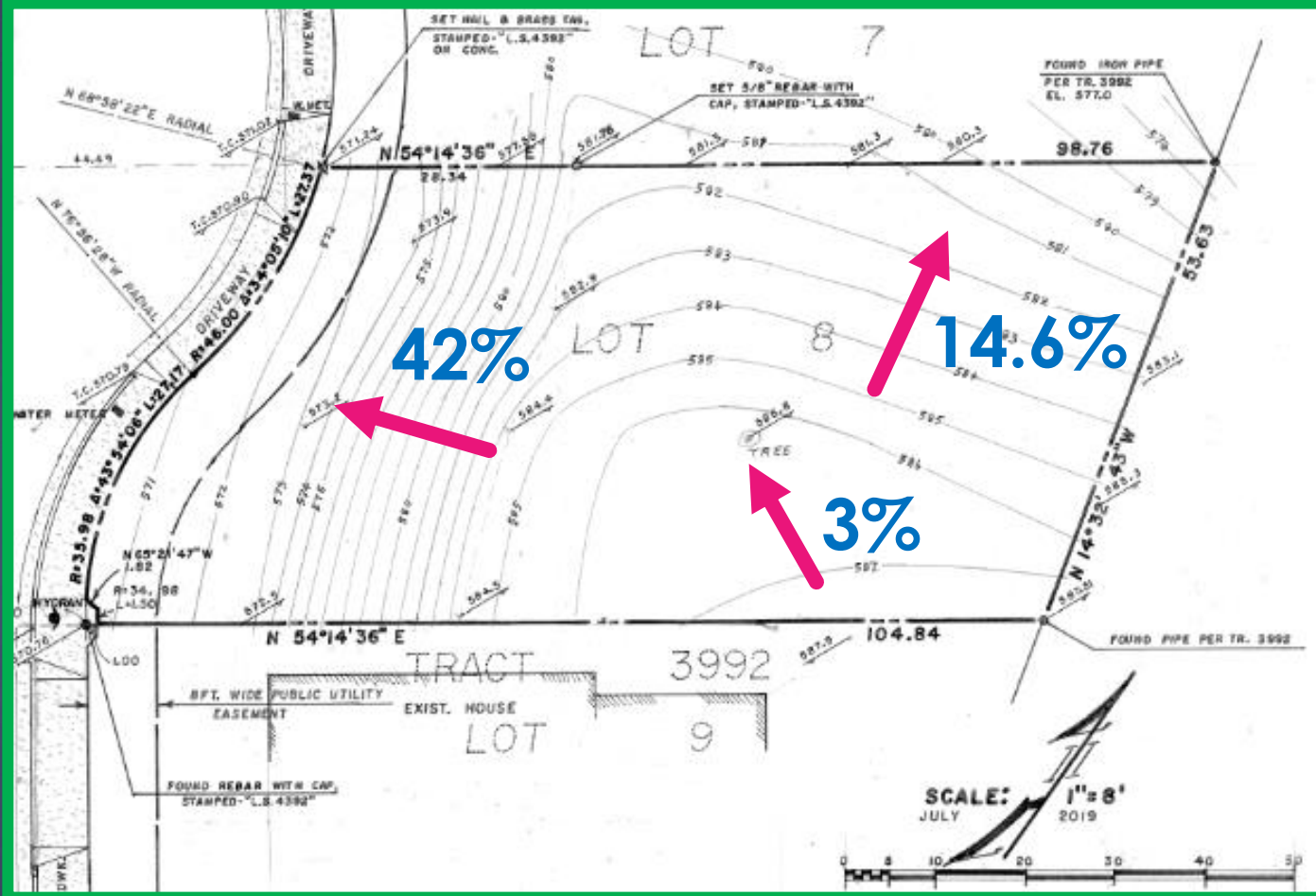




LEFT ELEVATION



TOPOGRAPHIC SURVEY



SITE

Moderately Sloped

No Geological Hazard

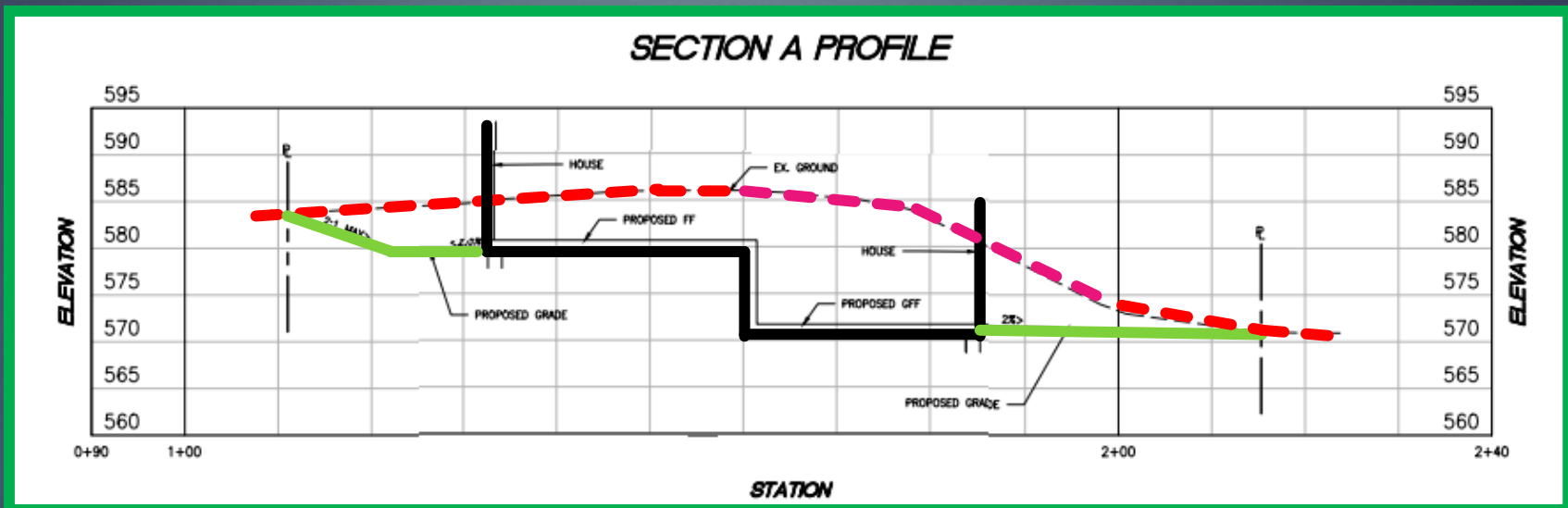
Average slope 21.3%

Site Photos



▶ Cross Section

▶ (Center of Property-Front to Rear)



*Export 960 cubic yards

Staff Recommendation



That the Planning Commission Recommend to City Council the approval of the Site Plan Review with Grading Permit, for the proposed single-family residence on a vacant hillside lot, based on the required Findings and subject to the Conditions of Approval

Questions & Discussion



STAFF PRESENTATION

ITEM #2 PH 21-008

2416 Radley Court, Unit 3

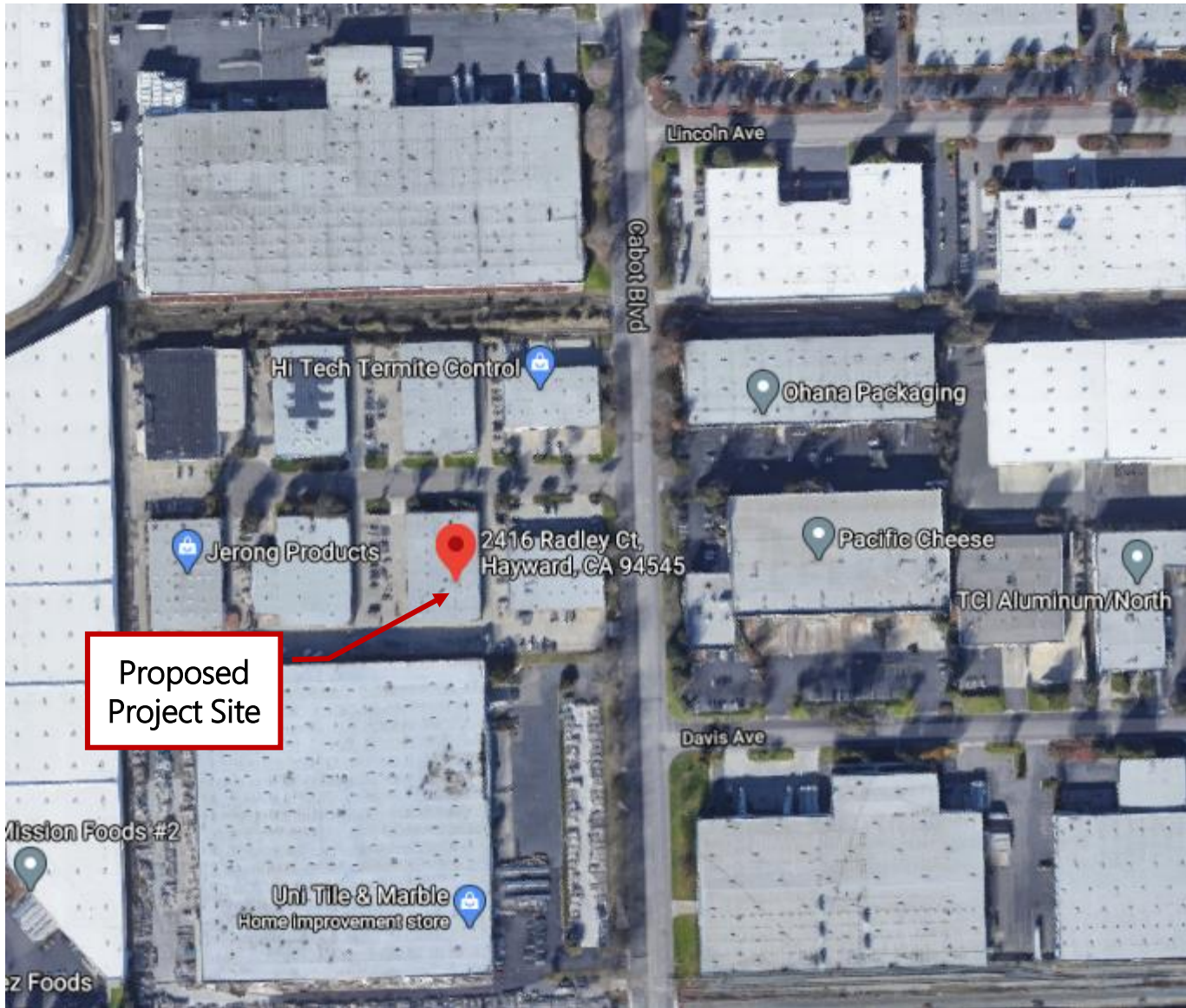
Conditional Use Permit

Proposed Cannabis Microbusiness with Manufacturing, Distribution, and Delivery Activities

(Application No. 201901980)

Planning Commission Public Hearing
February 11, 2021
Marcus Martinez, Associate Planner





PROJECT SITE

- ✓ 2416 Radley Court, Unit 3
- ✓ 10-Unit Industrial Condominium Building



Exterior View of Industrial Unit

Zoning District:

- ✓ Industrial Park (IP)

General Plan Land Use Designation:

- ✓ Industrial Corridor (IC)

PROJECT SUMMARY



Requested Approval

- Conditional Use Permit

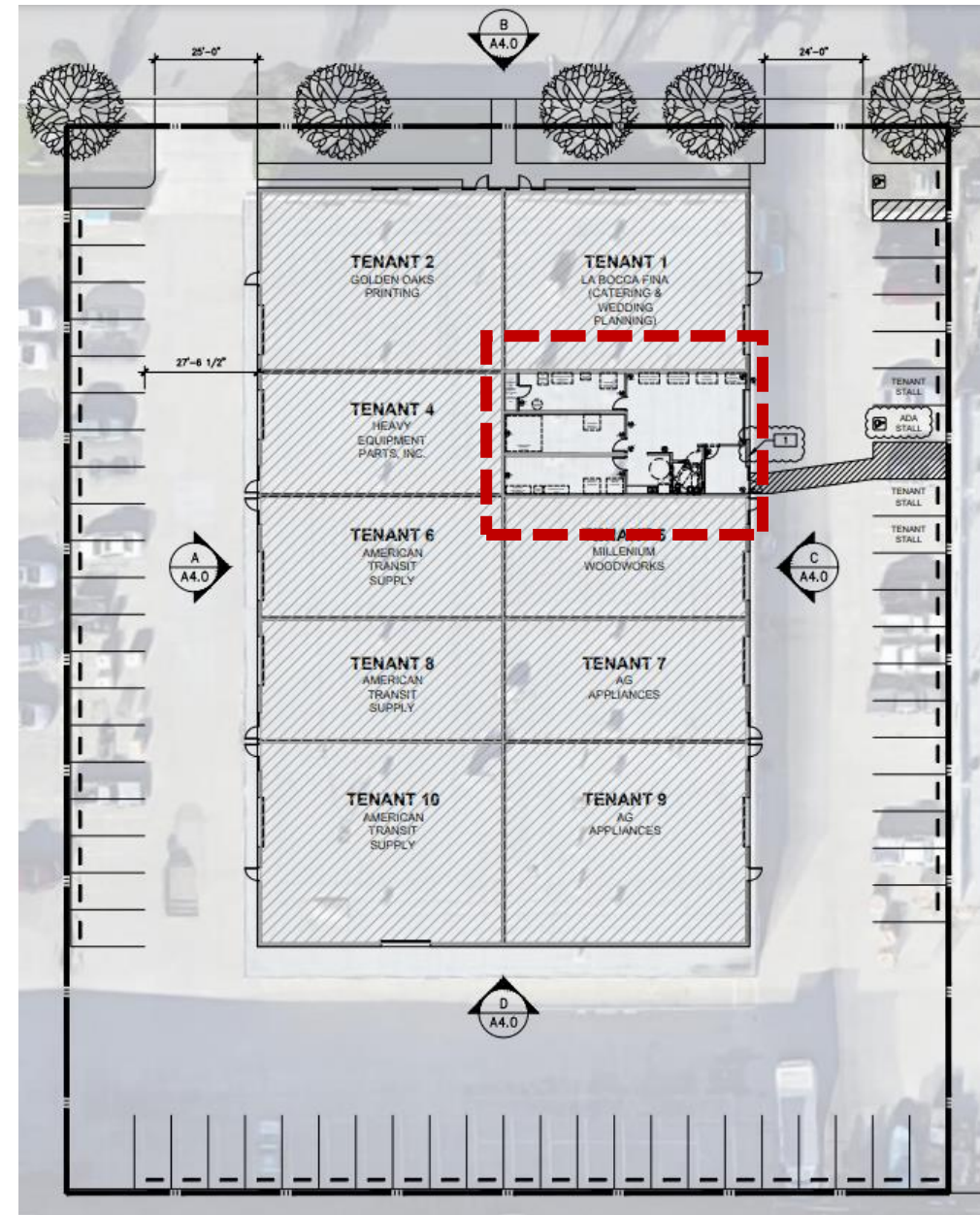
Project Scope

- Operation of new commercial cannabis business for a microbusiness including manufacturing, distribution, and delivery activities
- Tenant improvement to existing industrial tenant space to meet current building and fire code requirements
- Implementation of Odor Mitigation Plan and Security and Safety Plan

PROJECT SITE PLAN

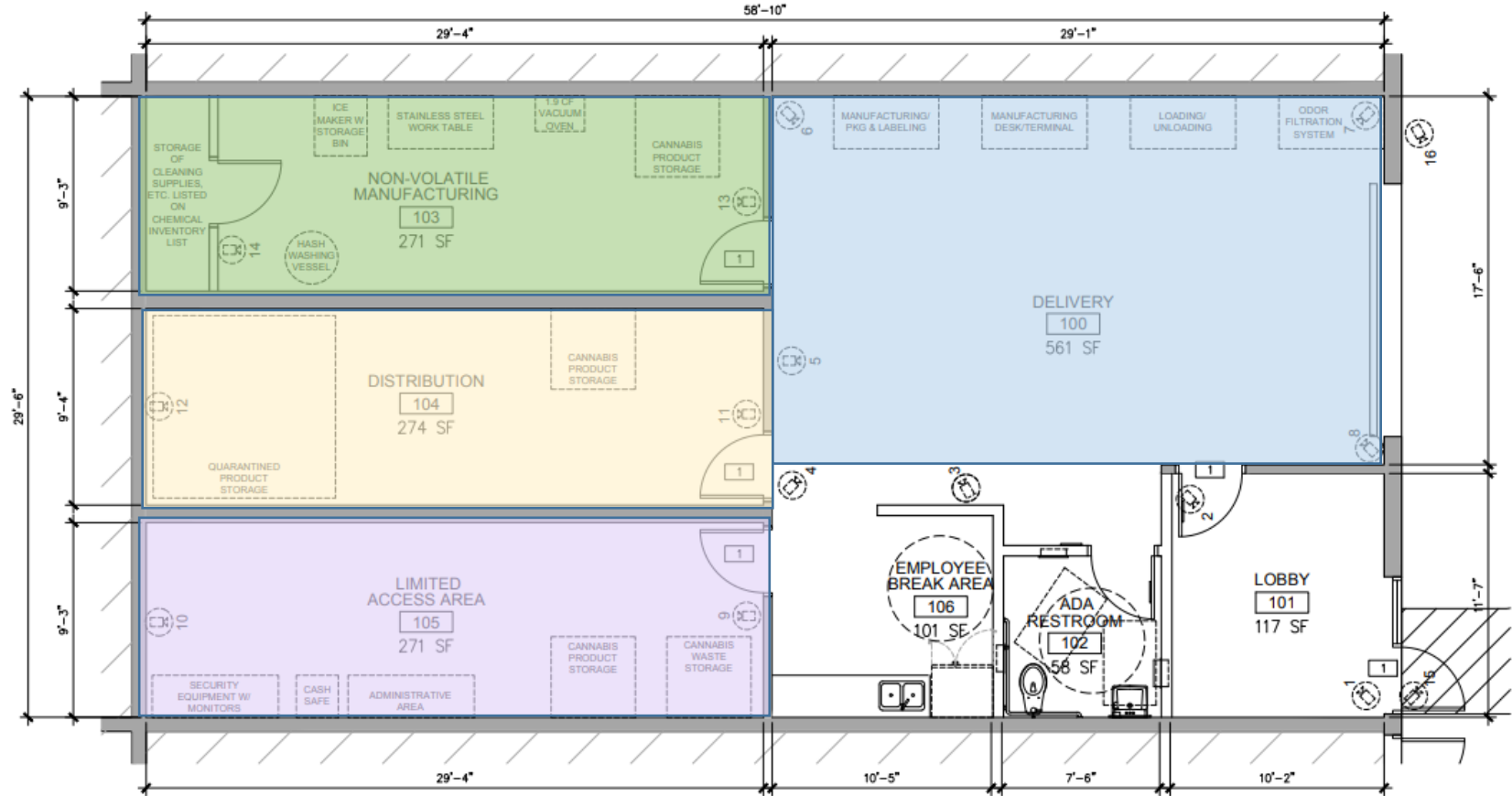
- Industrial condominium unit immediately surrounded by equipment parts, printing, catering, appliance, and transit businesses
- Interior industrial unit from the street with one façade for entry and exit on east side of building
- Parking:
 - Approximately 60 parking spaces for entire site
 - 3 - 4 parking spaces dedicated for the commercial cannabis business

Radley Court



PROPOSED FLOOR PLAN

- Tenant improvement for ADA upgrades and to comply with CA building and fire codes
- ~1,750 square-foot total industrial tenant space
 - 271 sqft. for non-volatile manufacturing
 - 274 sqft. for distribution and storage area
 - 271 sqft. for administrative limited access area
 - 561 sqft. for delivery operations and labeling



PROPOSED FLOOR PLAN

SCALE: 1/4"=1'-0"



BUSINESS OPERATIONS



1 of 2

Microbusiness Operations

- ✓ 6 – 8 Employees including Management
- ✓ Delivery (Licensed Facility to Direct Consumer)
- ✓ Distribution (Licensed Facility to Licensed Facility)
- ✓ Manufacturing Process
 - Ice Water Hash Extraction (No Solvents or Volatile Chemicals)

Hours of Operation

- ✓ Delivery: Daily, 6 a.m. - 10 p.m. PST
- ✓ Manufacturing and Distribution: Daily, 6 a.m. – 8 p.m.

BUSINESS OPERATIONS



2 of 2

Safety and Security Plan

- ✓ Alarm System
- ✓ Security Cameras and Improved Site Lighting
- ✓ Lockboxes for Products/Money in Vehicles
- ✓ Interior Loading and Unloading Functions (as conditioned)

Environmental Plan

- ✓ Implementation of Odor Mitigation Plan
- ✓ Separate Water Meter with Water Monitoring System
- ✓ Sustainability Initiatives
 - Fleet: Toyota Priuses and Hybrid Cargo Van
 - Internal LED Lighting, Low Energy Extraction Method

STAFF ANALYSIS



- ✓ Complies with zoning requirements of the industrial zoning district and cannabis land use ordinance within Hayward Municipal Code
- ✓ Applicant will be required to implement a security plan (reviewed by Police Department) to prevent theft, loitering, and maintain proper records according to state and local regulations
- ✓ Aligns with goals and polices within Hayward 2040 General Plan:
 - Land Use Policy – Industrial and Warehouse Conversions
 - Economic Development Goal – Diversified and Robust Economy
 - Economic Development Policy – Assist Local Entrepreneurs



CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed residential development is considered *categorically exempt* from CEQA per Section 15301 for the leasing and occupation of an existing facility.

- ✓ No additional environmental review is required.

STAFF RECOMMENDATION

That the Planning Commission::

- ✓ APPROVE the Conditional Use Permit application for the proposed cannabis microbusiness based on the required Findings and subject to the Conditions of Approval.



Questions?

STAFF PRESENTATION

ITEM #3 PH 21-010

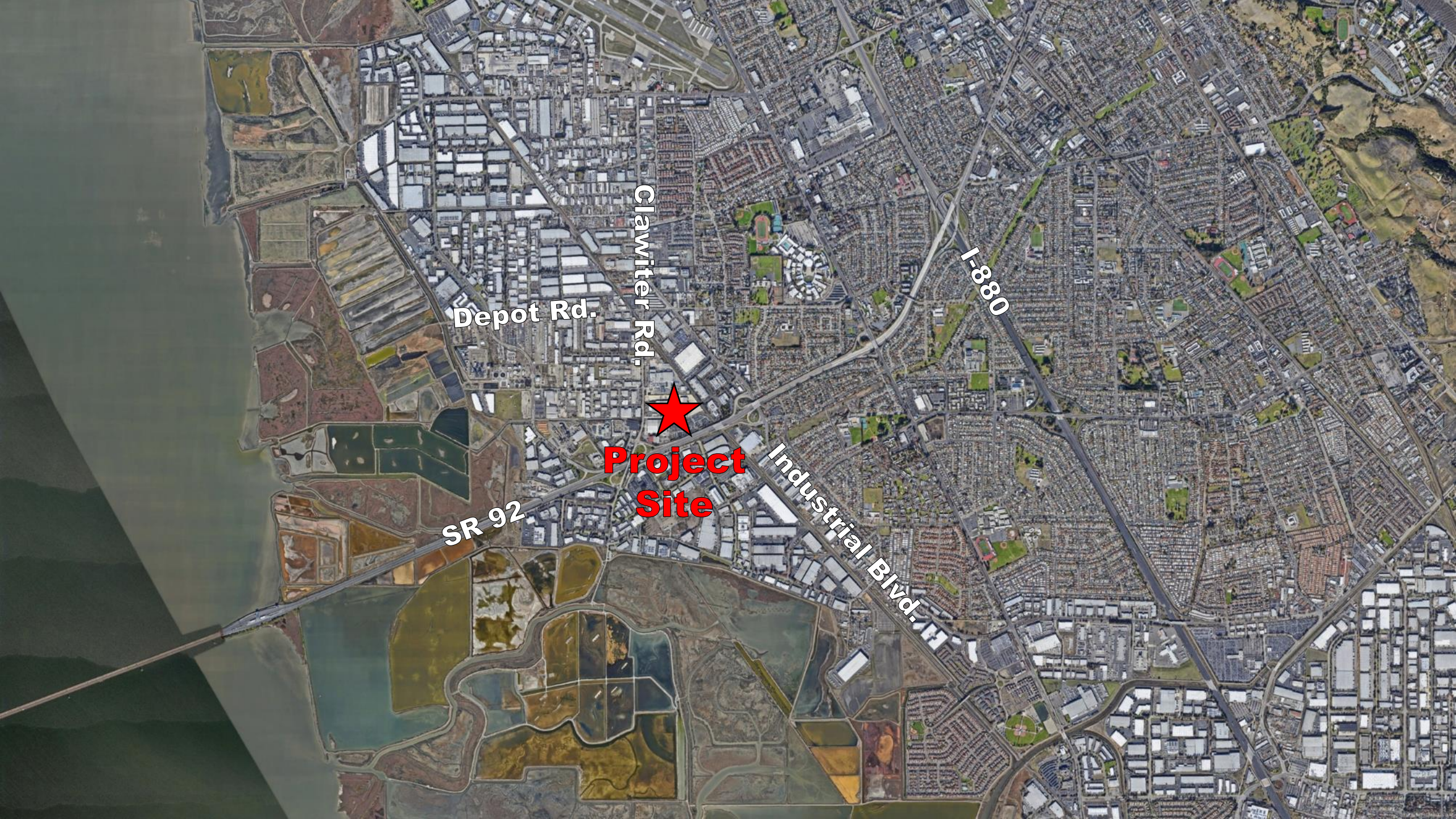
25800 Clawiter Road

Major Site Plan Review & Conditional Use Permit

Proposed Industrial Campus with Three Speculative
Industrial Buildings and a Three-Story Data Center
on a 26-Acre Site at 25800 Clawiter Road

Planning Commission Hearing
February 11, 2021
Elizabeth Blanton, AICP, Associate Planner





Depot Rd.

Clawwiter Rd.

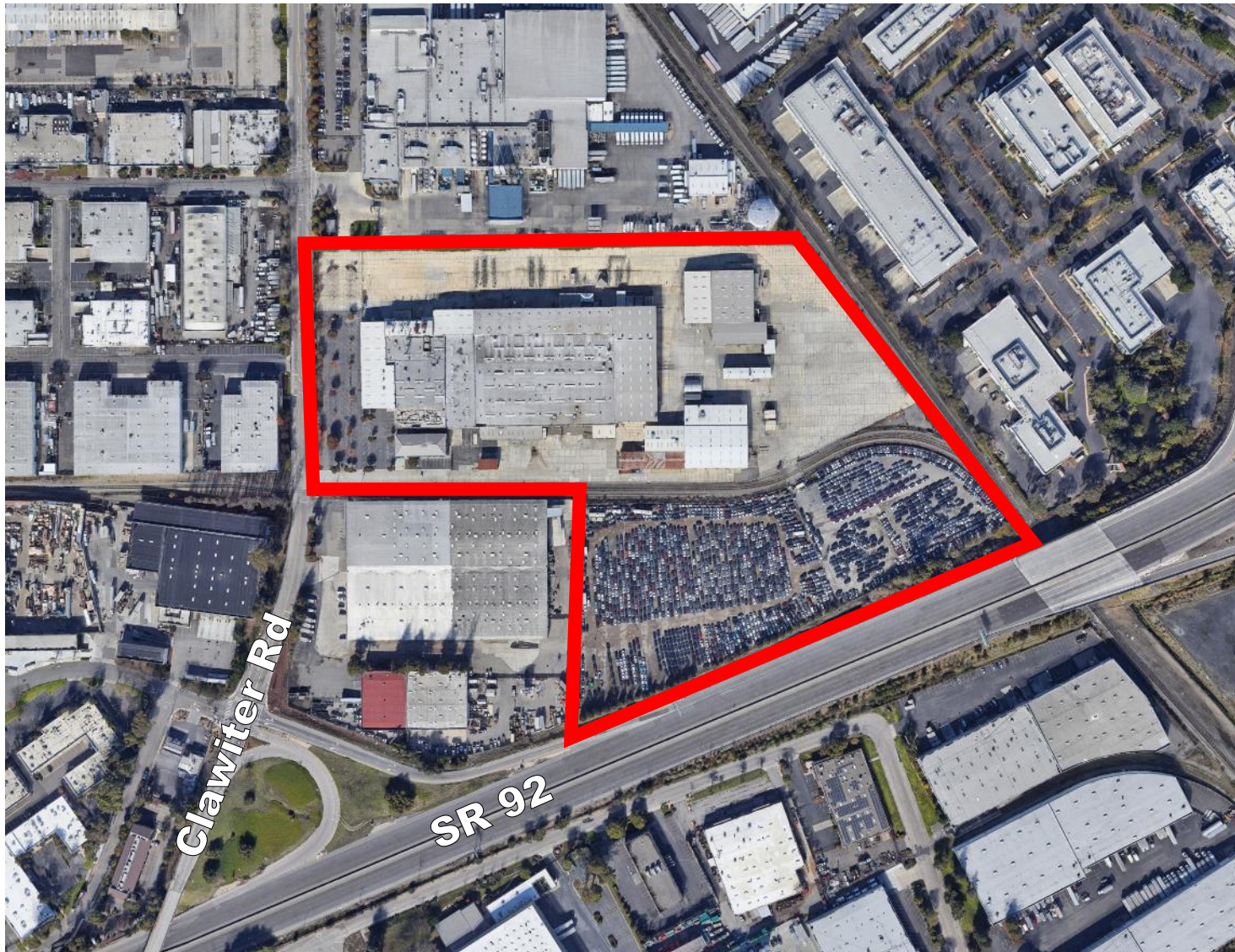
I-880



Project Site

SR 92

Industrial Blvd.



Project Location

- ✓ 25800 Clawiter Rd.
- ✓ 26 acres

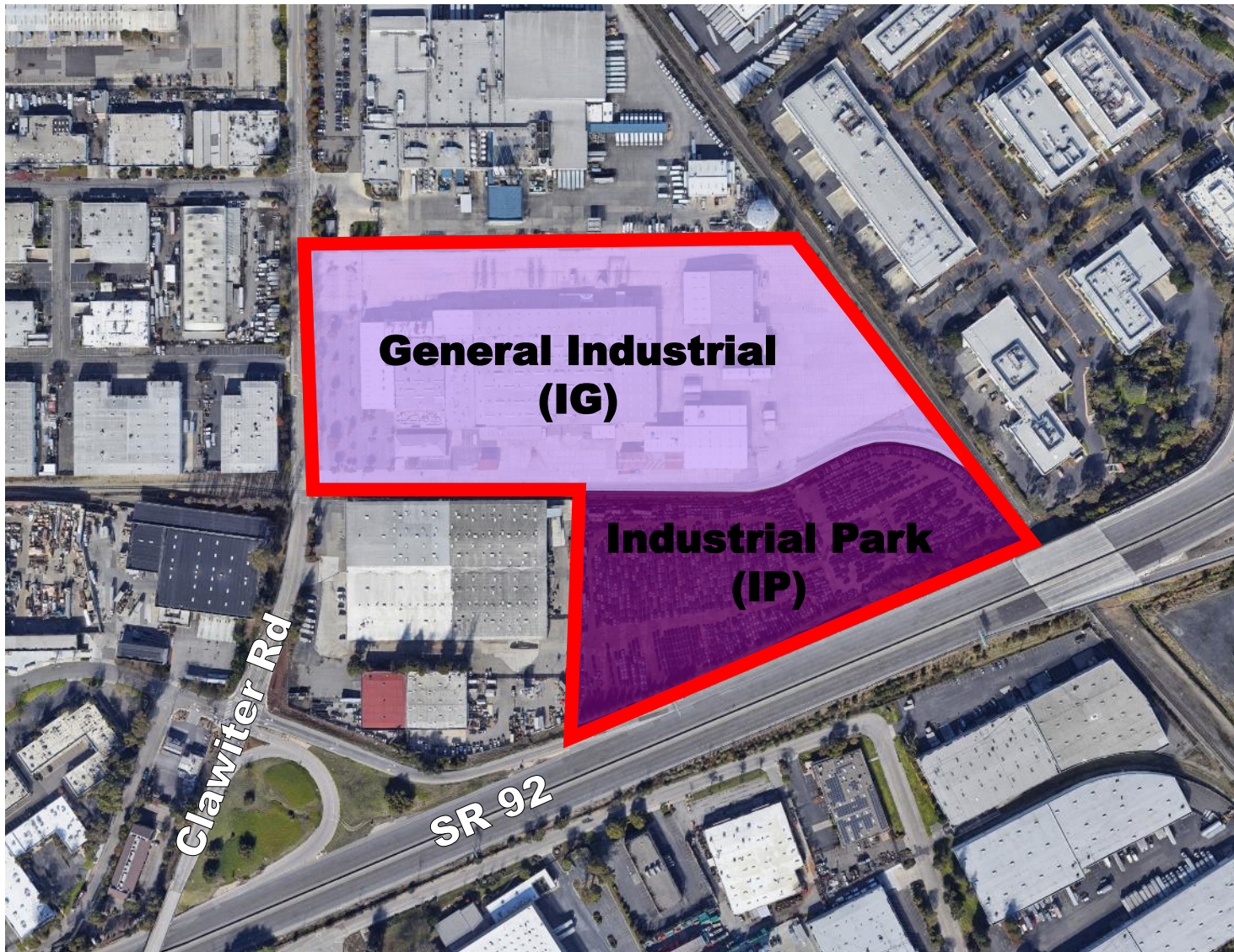
Zoning District

- ✓ General Industrial (IG)
- ✓ Industrial Park (IP)

General Plan Land Use Designation

- ✓ Industrial Corridor (IC)

Project Site



Project Location

- ✓ 25800 Clawiter Rd.

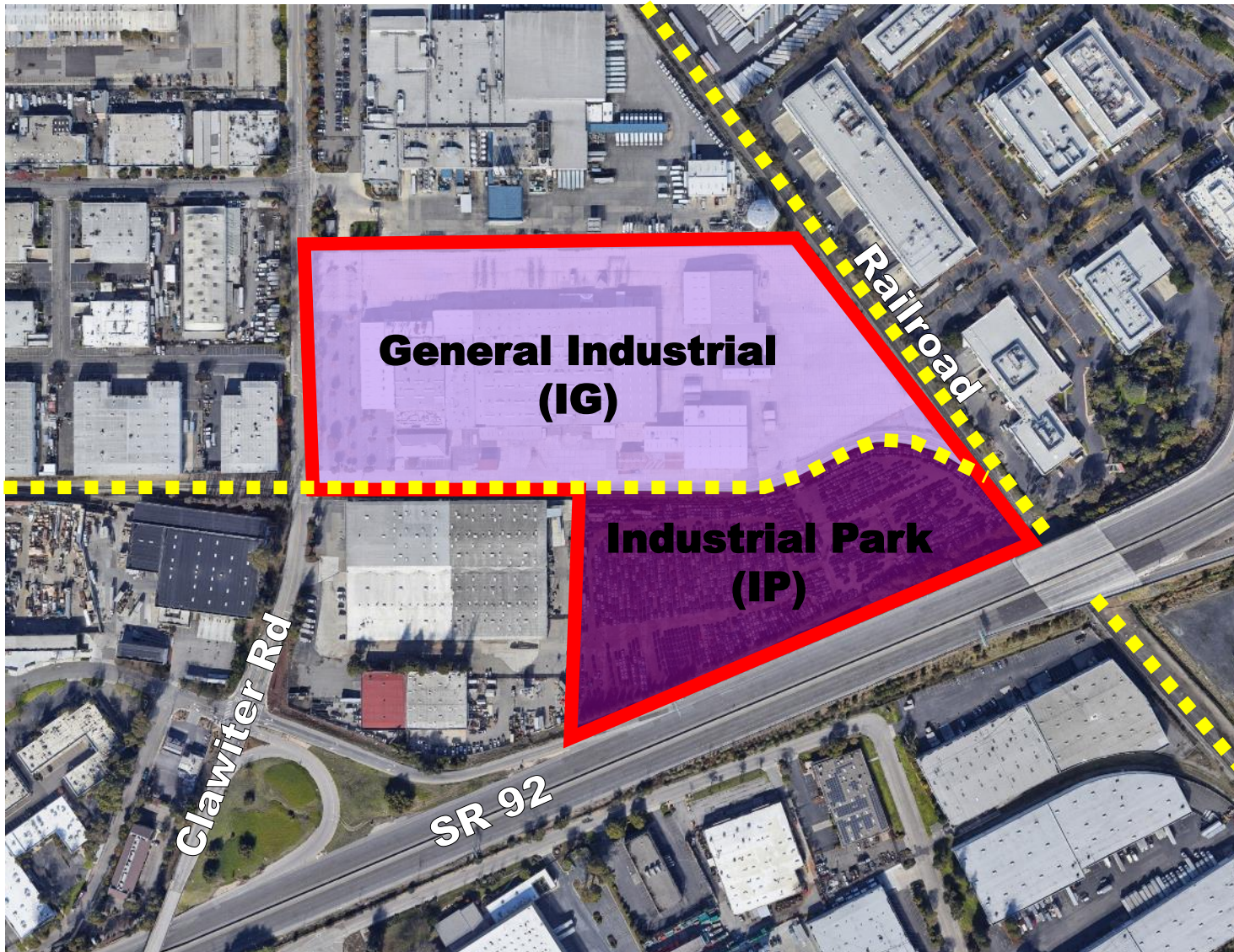
Zoning District

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General Plan Land Use Designation

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Project Site



Project Location

- ✓ 25800 Clawiter Rd.

Zoning District

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Project Site



Project Location

✓ 25800 Clawiter Rd.

Zoning District

✓ General Industrial (IG)

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Project Site



Feedback from CEDC (October 2018)

- ✓ Highly visible gateway site
- ✓ Flexible spaces that would attract commercial, office, advanced manufacturing and/or research and development uses
- ✓ Overall look should reflect commercial/office characteristics

Feedback from Planning Commission (February 2020)



- ✓ Enhance architectural design of prominent facades
- ✓ Increase public benefits to a level that would warrant the proposed height increase of Building 4
 - ✓ Incorporate an art component that potentially connects to local history
 - ✓ Improve bike infrastructure to and from the site
 - ✓ Explore the opportunity for walking paths, an area for food trucks, and improved amenities for workers



Building #1

- ✓ Spec Building
- ✓ 66,444 s.f.

Building #2

- ✓ Spec Building
- ✓ 56,720 s.f.

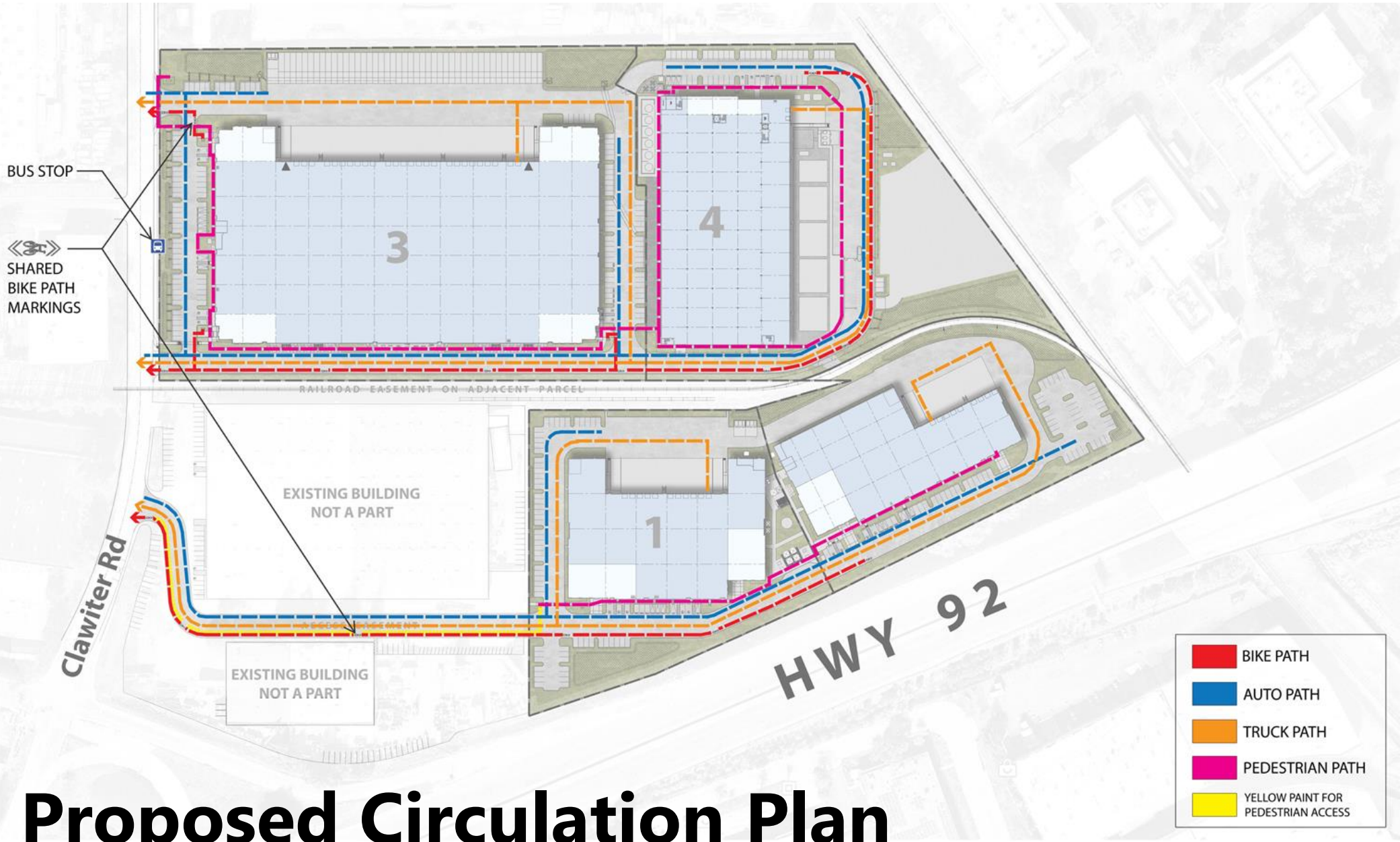
Building #3

- ✓ Spec Building
- ✓ 213,931 s.f.

Building #4

- ✓ Data Center
- ✓ 278,526 s.f.

Proposed Site Plan



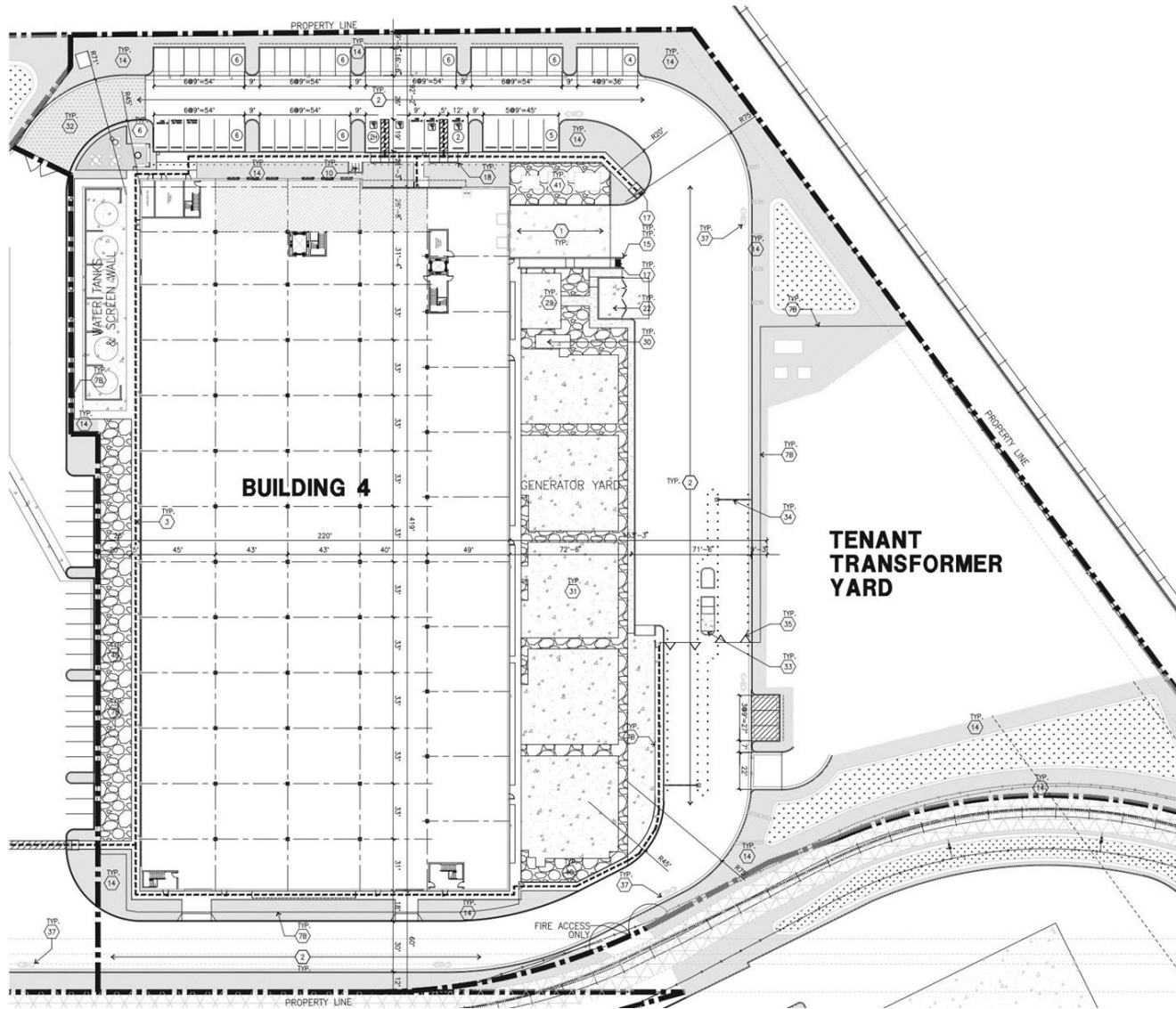
Proposed Circulation Plan



View from South



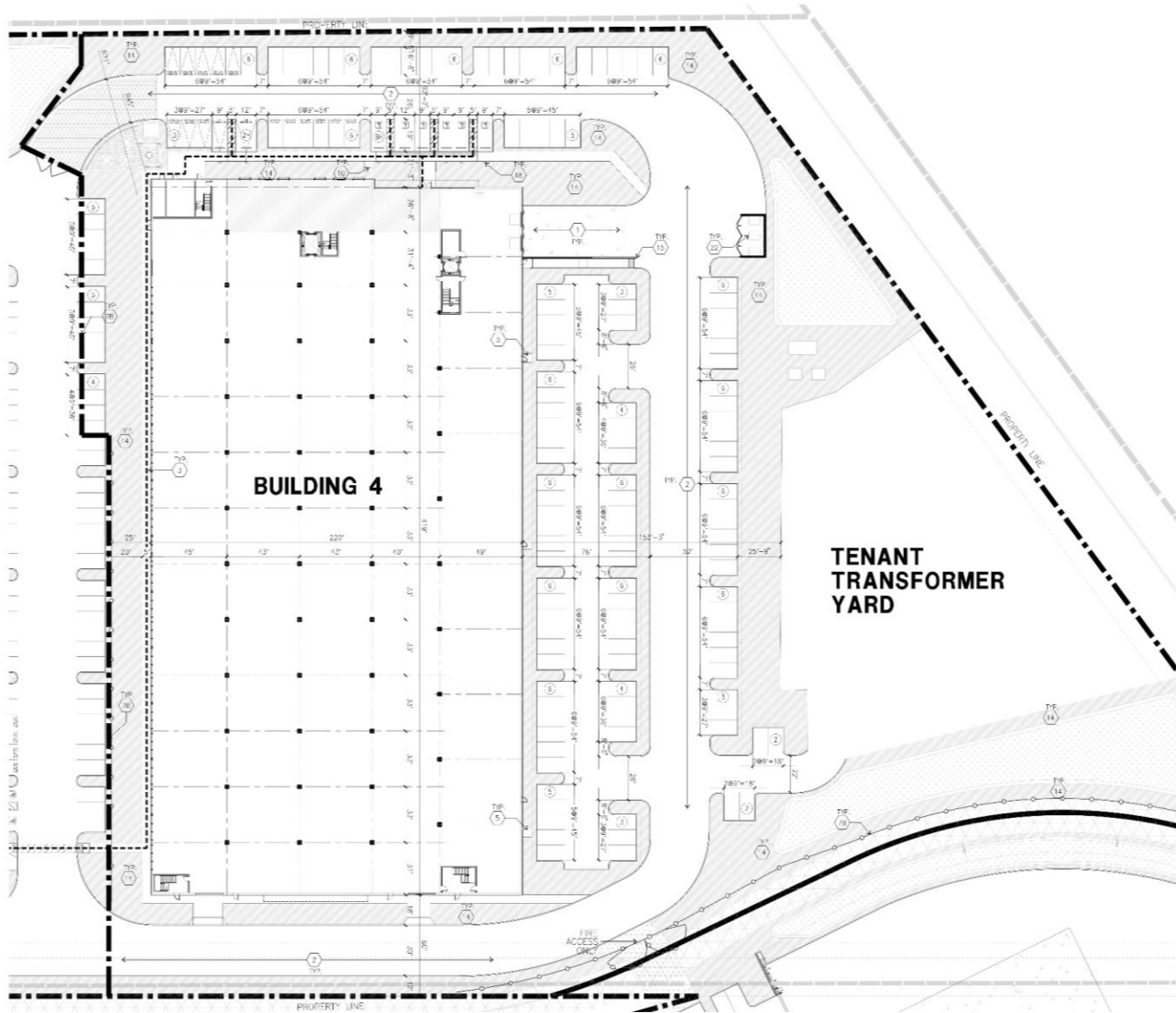
View from Clawiter Road



Parking

- ✓ 50 spaces proposed
- ✓ 140 spaces required
- ✓ Maximum of 30 employees per shift at Data Center

Proposed Parking Plan – Building #4



Parking

- ✓ 140 parking spaces can fit on site if use changes in future

Alternative Parking Plan – Building #4



Building Height

- ✓ 3 stories; 88' (108' to top of screening)
- ✓ Exceeds allowable height of 75' in General Industrial (IG) zoning district
- ✓ Approving authority may allow increased building heights if:
 - *Increase is necessary to provide improved site layout; or*
 - *Will result in public benefits/amenities that could not be achieved otherwise*

Elevations – Building #4



Outdoor seatings



Lounge furniture by RH



Outdoor dining furniture by RH



10' x 10' Ground Mounted Sun Shades with seating



Metal Outdoor Benches



Metal with wood slat Trellis



Olive Trees



Vegetable Garden



Decorative Pavings

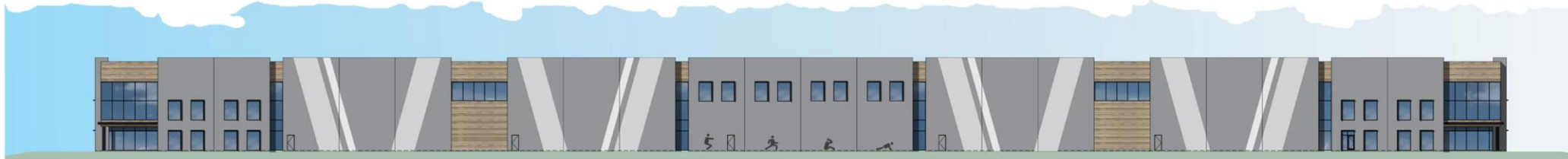


Food Truck area



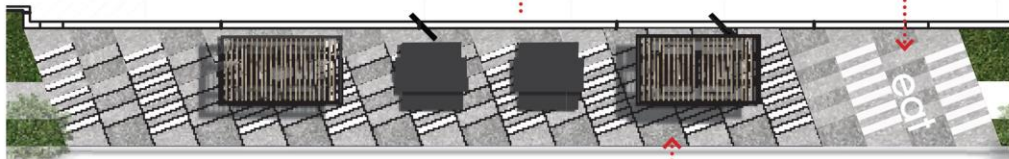
Scooter parking

Proposed Amenity Areas



BLDG 3 (South)

Overall Plan



Various seatings with Pergola for Employee's break on Interesting pavement pattern

Signage on Pavement Throughout

Two tone concrete pavements



Stretch stations with nature trail wood equipment by Fittrail

Simple and quick exercise/stretch area for employees

Fine Gravels



- Calf Stretch
- Body Stretch
- Leg Stretch
Push up
- Sit up
Leg Raise
- Body Raise
Reverse Pull up
- Balance Beam
- Hamstring Pull
Lift and Drop



Outdoor dining furniture by RH



Metal Outdoor Benches

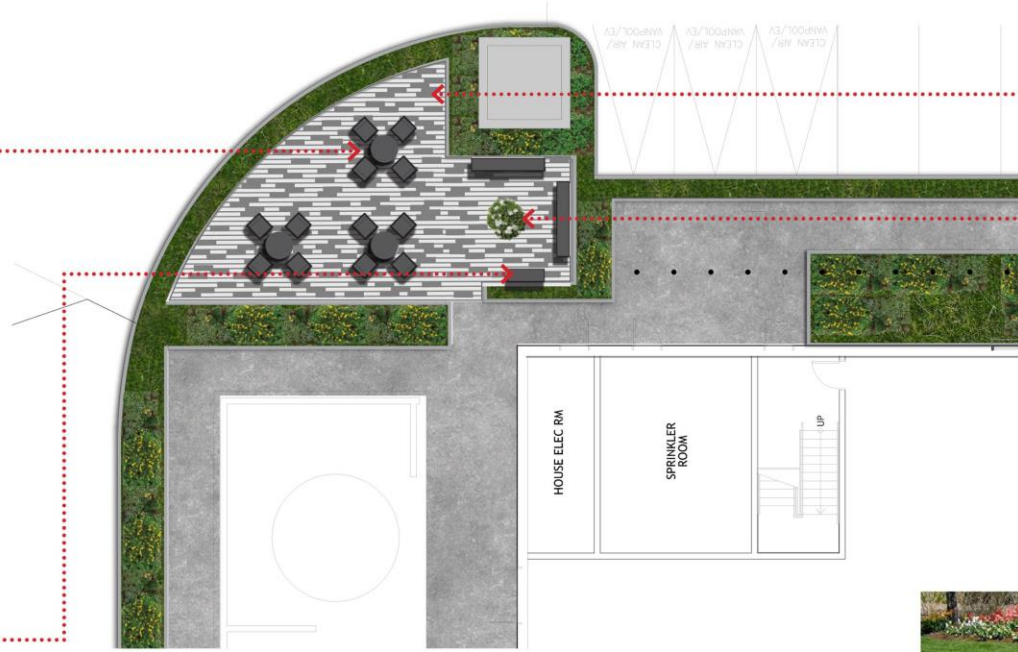


Same style Pergola

Proposed Amenity Areas



Outdoor dining furniture by RH



Decorative Pavings



Metal Outdoor Benches

BLDG 4



Flower bed

Proposed Amenity Areas



Proposed Art Plan



Additional Public Benefits

- ✓ \$49,400 contribution toward bicycle infrastructure improvements along Clawiter
- ✓ Plaza between Buildings 1 and 2 could host food trucks or other events
- ✓ Active conversations with the City to extend recycled water infrastructure to the site



Clawiter Road Industrial Project

Initial Study

prepared by

City of Hayward
777 B Street
Hayward, California 94541
Contact: Elizabeth Blanton, Associate Planner

prepared with the assistance of

Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, California 94612

December 2020



IS/MND

- ✓ Potential impacts were identified in:
 - ✓ Air Quality
 - ✓ Biological Resources
 - ✓ Cultural Resources
 - ✓ Geology/Soils
 - ✓ Greenhouse Gas Emissions
 - ✓ Hazards and Hazardous Materials
 - ✓ Tribal Cultural Resources
- ✓ All impacts were able to be mitigated to a level of less than significant

Environmental Review



Clawiter Road Industrial Project

Initial Study

prepared by
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Oakland, California 94612
December 2020



IS/MND

- ✓ Public review period ran from December 4 – January 4
- ✓ Four comment letters received regarding:
 - ✓ Construction impacts
 - ✓ Alignment with State mandates
 - ✓ Environmental oversight
 - ✓ Impacts to sensitive receptors
 - ✓ Analysis methodology
- ✓ Revisions shown in Response to Comments document

Environmental Review



- ✓ Revision to Mitigation Measure GHG-1
- ✓ Revisions to Conditions of Approval related to:
 - ✓ Mitigation Measure GHG-1
 - ✓ Transportation
 - ✓ Landscaping

Changes Made Since Agenda Publishing

STAFF RECOMMENDATION

That the Planning Commission:

- ✓ Approve the proposed Major Site Plan Review and Conditional Use Permit
- ✓ Adopt the Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program prepared pursuant to CEQA