

An architectural rendering of a modern industrial building. The building features a mix of light green and white panels with large windows. In the foreground, there is a paved parking lot with several cars, including a prominent white Chevrolet pickup truck. The area is landscaped with several tall, green trees and low-lying shrubs. The sky is clear and blue.

WEST WINTON AVENUE INDUSTRIAL PROJECT

PLANNING COMMISSION HEARING
JANUARY 25, 2018
JAY LEE, ASSOCIATE PLANNER

PRESENTATION OUTLINE

- 1. Introduction & Background**
- 2. Existing Conditions**
- 3. Proposed Project**
- 4. Staff Analysis**
- 5. Findings & Staff Recommendation**

INTRODUCTION & BACKGROUND

Applicant/Owner: Paceline Investors/IPT

Requested Entitlements

- 1. Vesting Tentative Parcel Map: merge 11 parcels**
- 2. Site Plan Review Application: construct 507,500-square-foot industrial spec building with related site improvements**

INTRODUCTION & BACKGROUND

Site History

- **Pre-1965: agriculture**
- **1965 to 2013: auto salvage**
- **Last businesses: Pick Your Part and E&J Auto Wreckers**
- **2017 to Present: site cleanup by applicant**

INTRODUCTION & BACKGROUND



INTRODUCTION & BACKGROUND



Previous Elevation



Proposed Elevation



Proposed Elevation w/ Landscape Buffer & Public Art

INTRODUCTION & BACKGROUND

Other Revisions

1. Enhanced pedestrian pathway with:
 - Landscaping & benches
 - Interpretive features
 - SF Bay Trail signage
2. Public art along western facade
3. Lighting plan to limit light pollution



EXISTING CONDITIONS

1. **Project Site:** 23.4-acres (vacant)
2. **Zoning:** Industrial District
3. **GP Designation:** Industrial Technology & Innovation Corridor
4. **Surrounding Uses**
 - North, East, & South: Industrial
 - West: Hayward Regional Shoreline



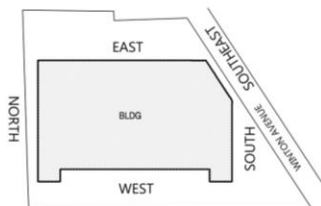
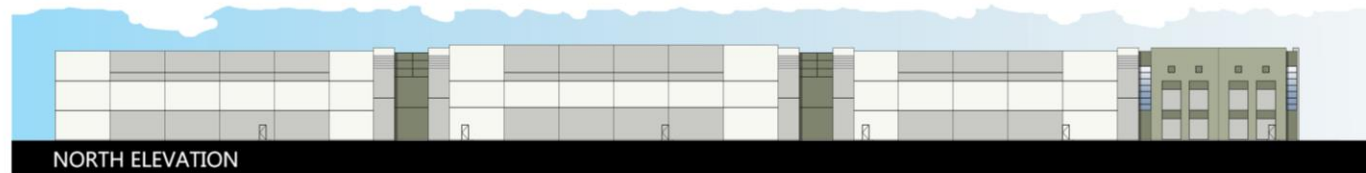
PROPOSED PROJECT

Project Overview

1. Vesting Tentative Parcel Map: merge 11 parcels into one
2. Building: Light industrial spec building with office space
3. Site Improvements: landscaping, circulation, lighting, drainage, and frontage improvements

Land Use	Floor Area
Warehouse	491,000 SF
Office	Up to 10,000 SF
Mezzanine/Office	6,500 SF
Total	507,500 SF

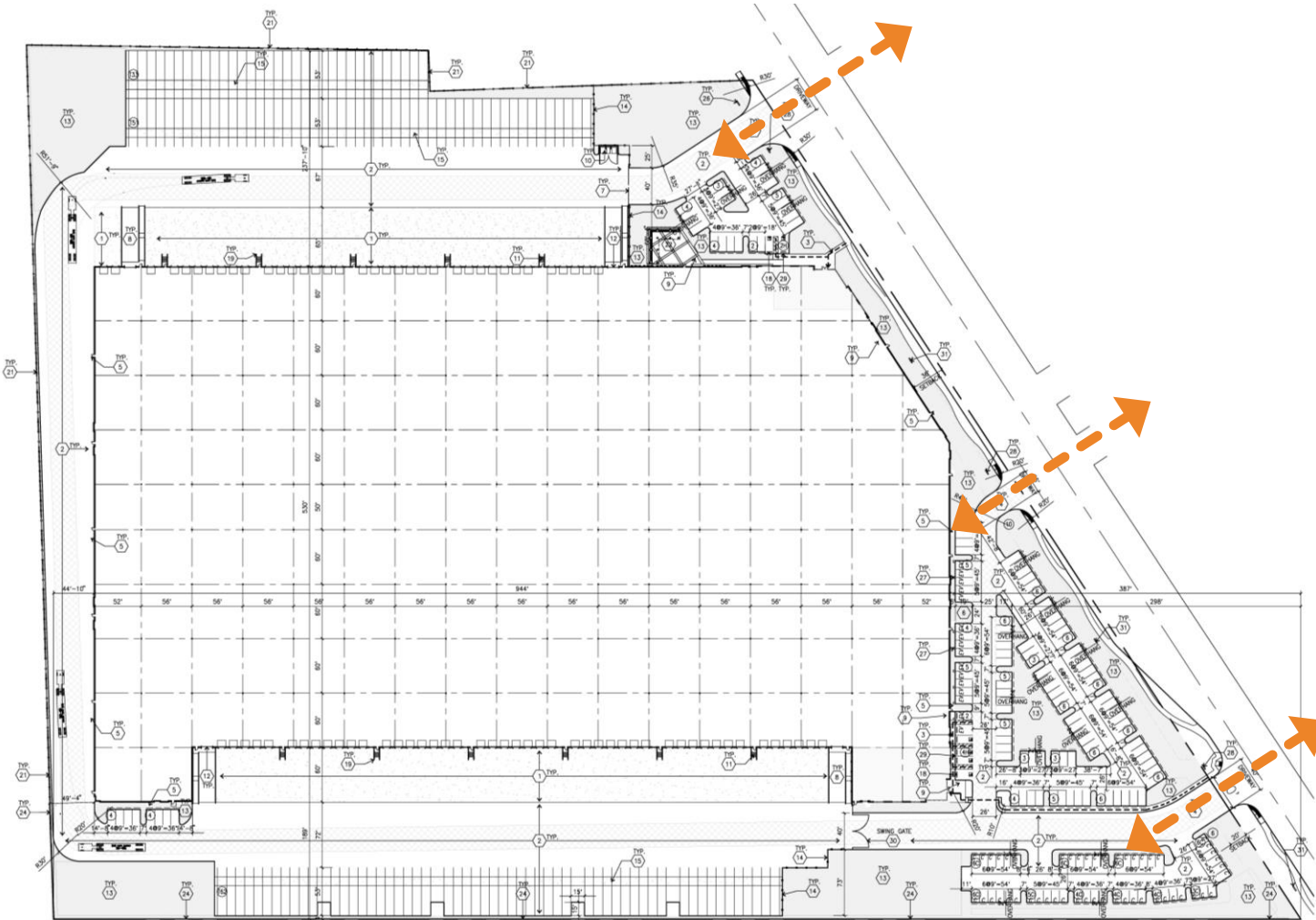
PROPOSED PROJECT



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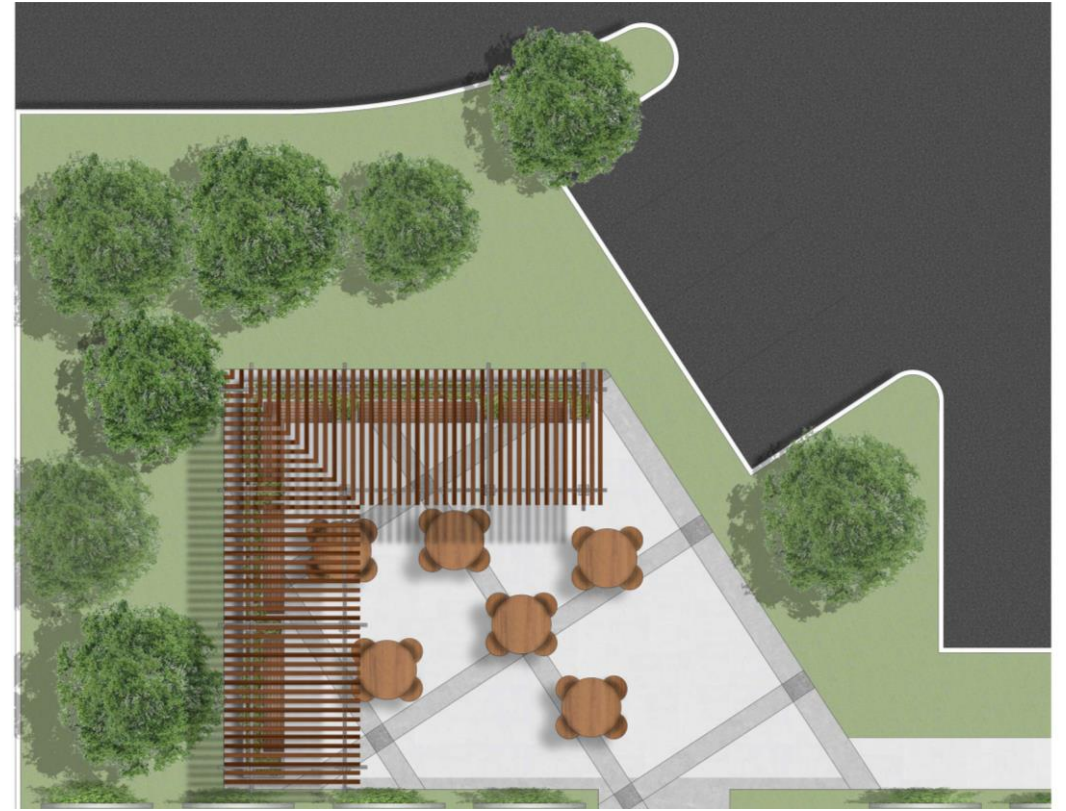


Parking Type	# of Spaces
Standard	116
Compact	50
EV	16
Handicap	6
Truck	144
Total	332

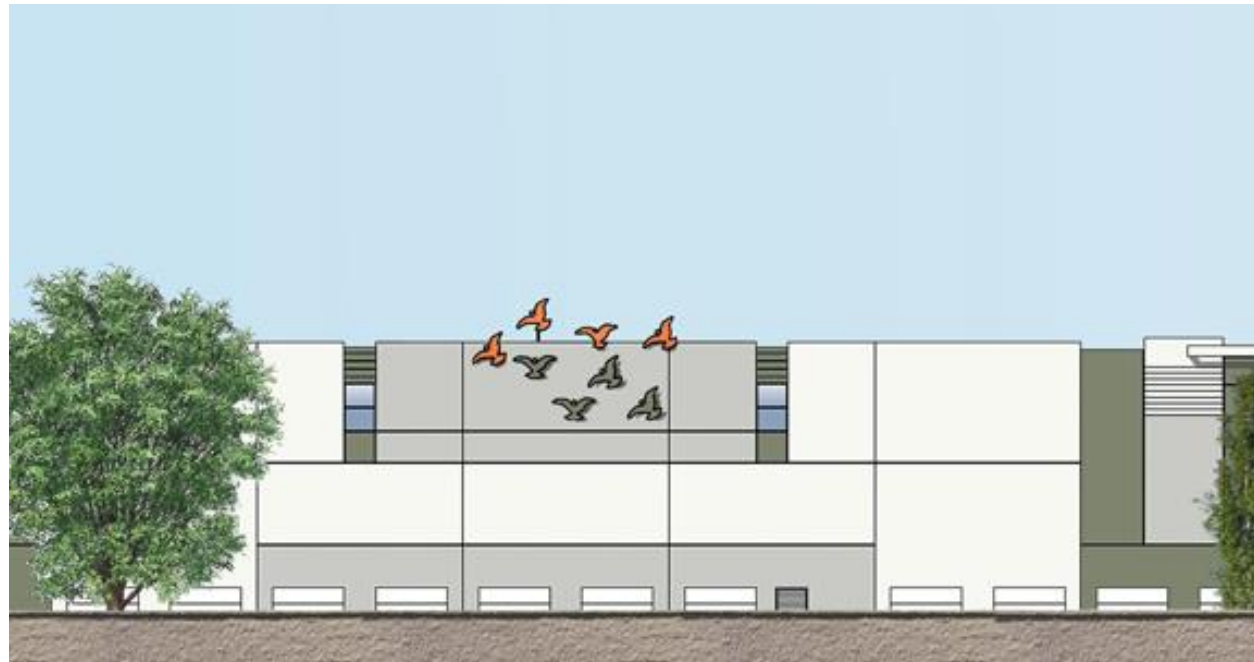
PROPOSED PROJECT



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Utilities & Street Improvements

1. Existing utilities sufficient & on-site utilities to be installed
2. Frontage improvements
 - Repair/reconstruction of W. Winton Ave.
 - Buffered bike lane
 - New sidewalks (pedestrian pathway)

Sustainability Features

1. Solar-ready roof & grant to City for solar panels on public facility
2. LEED-Certified
3. Energy saving building features (performance glazing & skylights)
4. EV spaces & charging stations
5. Preferred carpool parking
6. Irrigation system to utilize reclaimed water supply (2019)

STAFF ANALYSIS

General Plan

- **GP Land Use Designation: Industrial Technology & Innovation Corridor (IC)**
- **Allowed Uses: warehouses, offices, R&D, manufacturing, business parks, & other light industrial uses**
- **Goal: high-tech industrial uses**
- **Policies:**
 - Redevelopment
 - Employee-intensive uses
 - Employee amenities
 - Advanced/specialized manufacturing

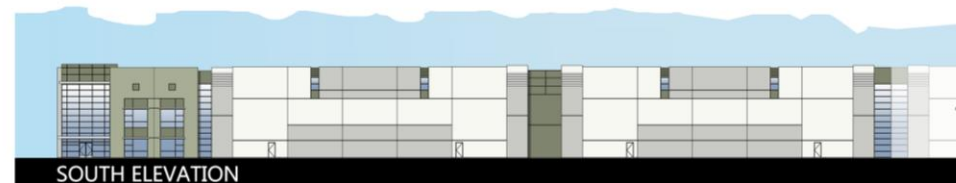
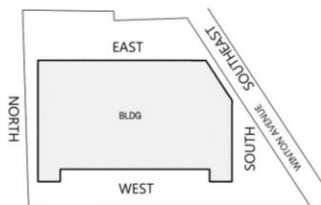
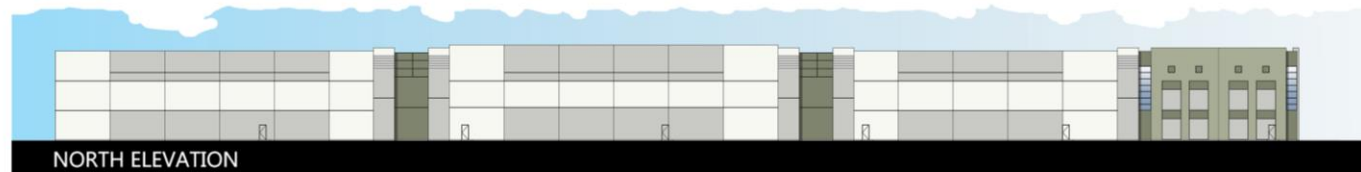
STAFF ANALYSIS

Development Standard	HMC Requirement	Proposed Project
Min. Lot Size	10,000 SF	1,019,247 SF
Min. Lot Frontage	35 ft.	1,105 ft.
Min. Average Lot Width	70 ft.	783 ft.
Max. Lot Coverage	100%	49.8%
Min. Front Yard Setback	20 ft.	20 ft.
Min. Side Yard Setback	None	130 ft.
Min. Rear Yard Setback	None	49 ft. 4 in.
Max Bldg. Height	No Limit	45 ft. 2 in.
Min. Parking	312	332

STAFF ANALYSIS



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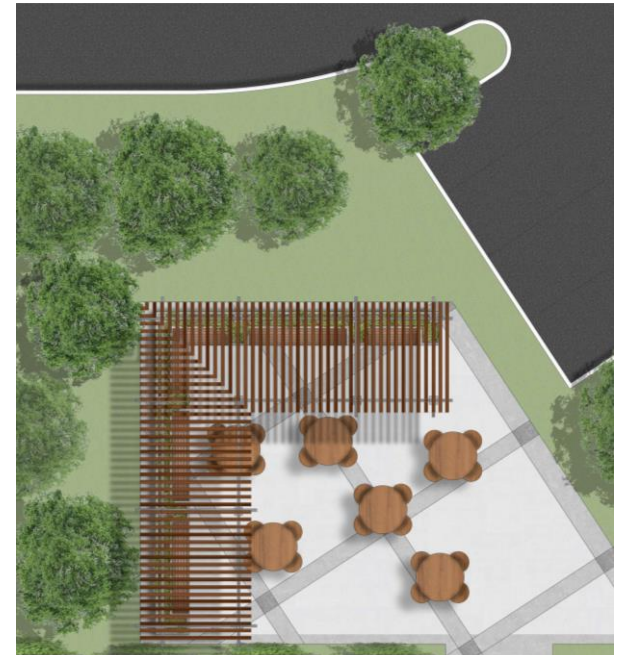
Potential Impacts & Mitigation Measures

1. Air Quality
2. Biological Resources
3. Cultural Resources
4. Geology & Soils
5. Hazards & Hazardous Materials
6. Hydrology & Water Quality
7. Noise
8. Transportation/Traffic

Response to Comments

1. Height
2. Lighting
3. Vehicle Trip Reduction
4. Vehicle Miles Traveled
5. Clerical revisions to MND & MMRP

STAFF ANALYSIS



WEST ELEVATION

FINDINGS & STAFF RECOMMENDATION

Site Plan Review Findings

- 1. The development is compatible with on-site and surrounding structures and uses and is an attractive addition to the City;**
- 2. The development takes into consideration physical and environmental constraints;**
- 3. The development complies with the intent of City development policies and regulations; and**
- 4. The development will be operated in a manner determined to be acceptable and compatible with surrounding development.**

FINDINGS & STAFF RECOMMENDATION

Vesting Tentative Map Findings

- 1. The proposed subdivision is not in conflict with the General Plan and applicable specific plans and neighborhood plans;**
- 2. The proposed subdivision meets the requirements of the City Zoning Ordinance; and**
- 3. No approval of variances or other exceptions are required for the approval of the subdivision.**

FINDINGS & STAFF RECOMMENDATION

Staff Recommendation

- 1. Approve Vesting Tentative Parcel Map No. 10733 & Site Plan Review Application No. 201702969**
- 2. Adopt Mitigated Negative Declaration (MND) with Mitigation Monitoring & Reporting Program (MMRP) & MND Response to Comments Memo**
- 3. Approve revisions to the Conditions of Approval**

FINDINGS & STAFF RECOMMENDATION

1. Add to COA No. 35: If not shown on the civil plans...
2. COA No. 36: If not shown on the architectural plans...
3. New COA:

Prior to issuance of the Certificate of Occupancy, the applicant shall provide a grant to the City of Hayward in an amount of \$125,000, which shall be used to fund the design, construction, and/or maintenance of one or more solar projects to provide renewable electricity benefiting the local region including direct use by a City of Hayward public facility (e.g., library, City Hall, etc.).

QUESTIONS?