



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

Agenda Planning Commission

Thursday, May 22, 2025

7:00 PM

**Council Chambers & Virtual
Platform (Zoom)**

PLANNING COMMISSION MEETING

NOTICE: The Planning Commission will hold a hybrid meeting in the Council Chambers and virtually via Zoom.

How to watch the meeting from home:

1. Comcast TV Channel 15
2. Live stream <https://hayward.legistar.com/Calendar.aspx>
3. YouTube Live stream: <https://www.youtube.com/user/cityofhayward>

How to submit written Public Comment:

Send an email to cityclerk@hayward-ca.gov by 3:00 p.m. the day of the meeting. Please identify the Agenda Item Number in the subject line of your email. Emails will be compiled into one file, distributed to the Planning Commission and staff, and published on the City's Meeting & Agenda Center under Documents Received After Published Agenda. Written comments received after 3:00 p.m. that address an item on the agenda will still be included as part of the record.

How to provide live Public Comment during the Planning Commission Meeting:

Please click the link below to join the webinar: <https://hayward.zoom.us/j/89584564316?pwd=xUAtot2VBryJbPpqyVQaUoClohCpQA.1>

Webinar ID: 895 8456 4316

Password: PC5/22@7pm

Or Telephone:

*Dial (for higher quality, dial a number based on your current location):
1 669 900 6833 or +1 646 931 3860 (Toll Free)*

Webinar ID: 895 8456 4316

Password: 1277543452

International numbers available: <https://hayward.zoom.us/u/kbVUZ42rGy>

PLANNING COMMISSION MEETING**ROLL CALL****AB 2449 TELECONFERENCE NOTIFICATIONS AND CONSIDERATION****CALL TO ORDER Pledge of Allegiance****PUBLIC COMMENTS**

The PUBLIC COMMENTS section provides an opportunity to address the Planning Commission on items not listed on the agenda. The Commission welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits and focus on issues which directly affect the City or are within the jurisdiction of the City. As the Commission is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff for further action. Speakers shall not use threatening, profane, or abusive language which disrupts, disturbs, or otherwise impedes the orderly conduct of a Commission meeting. The City is committed to maintaining a workplace free of unlawful harassment and is mindful that City staff regularly attend Commission meetings. Discriminatory statements or conduct that is hostile, intimidating, oppressive, or abusive – are per se disruptive to a meeting and will not be tolerated.

ACTION ITEMS

The Commission will permit comment as each item is called for Public Hearing. Please submit a speaker card to the Secretary if you wish to speak on a public hearing item.

PUBLIC HEARING

For agenda item No. 1, the decision of the Planning Commission is final unless appealed. The appeal period is 10 days from the date of the decision. If appealed, a public hearing will be scheduled before the City Council for final decision.

- 1 [PH 25-022](#) STACK Data Center: Major Site Plan Review and Administrative Use Permit Application to Construct a Three-Story Data Center, Generator Yard, Substation, Switching Yard, and Related Accessory Structures and Site Improvements on an Approximately 11-Acre Site Located at 26062 Eden Landing Road (Assessor Parcel Nos. 461-0085-052-01 and 461-0085-016-00) and Review and Certify the Project's Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program Prepared by the California Energy Commission (Lead Agency); Application SPR-23-0036; Miles Kersten for STACK Infrastructure (Applicant) on behalf of SI SVYL3 LLC (Owner).

Attachments:

[Attachment I Staff Report](#)
[Attachment II Findings of Approval](#)
[Attachment III Conditions of Approval](#)
[Attachment IV Project Plans](#)
[Attachment V Public Benefits Package](#)
[Attachment VI Parking Memo](#)
[Attachment VII Sustainability Plan](#)
[Attachment VIII CEDC Meeting Minutes - 6-3-24](#)
[Attachment IX Planning Commission Meeting Minutes, 11-14-24](#)
[Attachment X Letter from HASPA Board of Directors](#)
[Attachment XI Public Correspondence](#)
[Attachment XII Initial Study Mitigated Negative Declaration](#)

For agenda item No. 2 the Planning Commission may make a recommendation to the City Council.

- 2 [PH 25-020](#) Proposed Zoning Text Amendment, Conditional Use Permit and Site Plan Review to Allow Drive-Throughs in the Air-Terminal-Commercial District, and Construction of a Starbucks Coffee Shop with Drive-Through as Part of a New Two-Story Mixed-Use Development on a Vacant Portion of the Property Located at 22101 Hesperian Boulevard Adjacent to the Home2Suites by Hilton Hotel (Assessor's Parcel Number 432-0108-008-00), and a Finding that the Proposed Zoning Text Amendment and Mixed-Use Development are Exempt from the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Sections 15061(b)(3) and 15332, Respectively. Applicant/Developer: Jayvant Shah, Ramesta Hospitality LLC; Architect: MWT Architect; Property Owner: City of Hayward.

Attachments:[Attachment I - Staff Report](#)[Attachment II - Recommended Findings for Approval](#)[Attachment III - Recommended Conditions of Approval](#)[Attachment IV - Proposed Zoning Text Amendments](#)[Attachment V - Air Terminal-Commercial \(AT-C\) Zoning District Map](#)[Attachment VI - Proposed Plans](#)[Attachment VII - 04-28-2022 Council Economic Development Committee Meeting Minutes](#)**APPROVAL OF MINUTES**

- 3 [MIN 25-065](#) Minutes of the Planning Commission Meeting on November 14, 2024

Attachments:[Attachment I Draft Minutes of November 14, 2024](#)**COMMISSION REPORTS**

Oral Report on Planning and Zoning Matters

Commissioners' Announcements, Referrals

ADJOURNMENT**NEXT MEETING, JUNE 12, 2025, 7:00PM****PLEASE TAKE NOTICE**

That if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing.

PLEASE TAKE FURTHER NOTICE

That the City Council has adopted Resolution No. 87-181 C.S., which imposes the 90 day deadline set forth in Code of Civil Procedure section 1094.6 for filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.

****Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Permit Center, first floor at the above address. Copies of staff reports for agenda items are available from the Commission Secretary and on the City's website the Friday before the meeting.****

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least 48 hours in advance of the meeting by contacting the City Clerk at (510) 583-4400 or cityclerk@hayward-ca.gov.