

**PLANNING COMMISSION MEETING
THURSDAY, MAY 22, 2025**

PRESENTATIONS

STAFF PRESENTATION

ITEM #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 No. 461-0085-052-01 & 461-0085-016-00); Application SPR-23-0036; Miles Kersten for STACK Infrastructure (Applicant) on behalf of SI SVYL3 LLC (Owner)

STACK Data Center

Major Site Plan Review & Administrative Use Permit
for a Data Center Complex at 26062 Eden Landing Road



Planning Commission Public Hearing • May 22, 2025 • Elizabeth Blanton, AICP, Senior Planner



Bay Trail

Clawiter Rd.

I-880

Shoreline
Interpretive
Center

SR 92

Project
★ Site

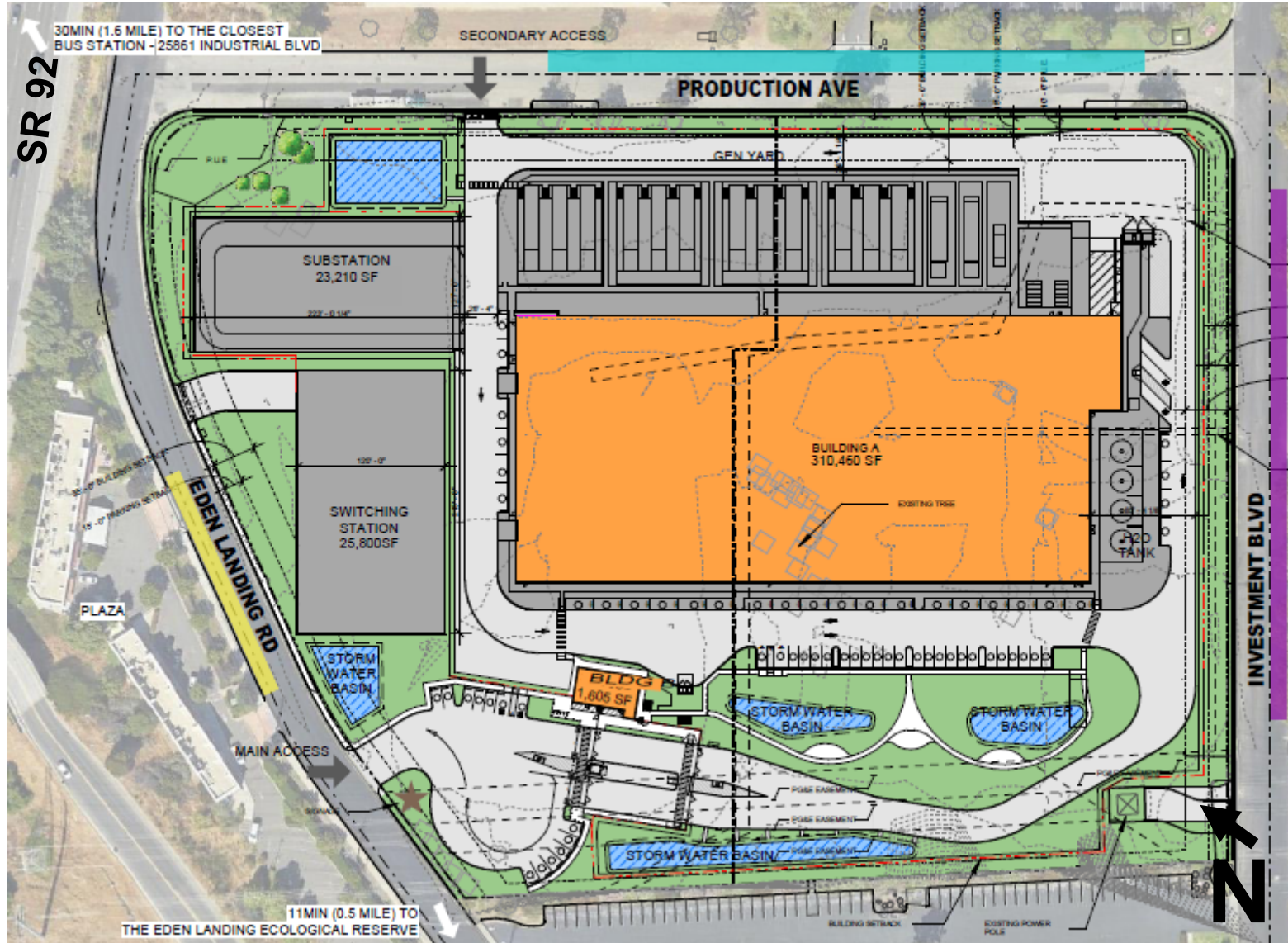
Industrial Blvd.





- ✓ **26062 Eden Landing Rd**
 - ✓ 11 acres
 - ✓ 3 street frontages
 - ✓ Existing light industrial/office park
- ✓ **General Plan**
 - ✓ Industrial Corridor (IC)
- ✓ **Zoning**
 - ✓ Industrial Park (IP)

Project Site



- ✓ **Primary data center building**
 - ✓ 310,000 s.f.
 - ✓ 100' tall, 108' to penthouse
- ✓ **Generator yard** with 28 emergency diesel generators
- ✓ Onsite **substation** and **switching station**

Site Plan



COLOR CONSIDERATIONS



LIGHT BLUE DARK GREY LIGHT GREY

MATERIAL CONSIDERATIONS



PERFORATED
SCREEN



ARCHITECTURAL
LOUVERS



CONCRETE
PANEL



METAL PANEL

Building Design *(View from Investment & Production)*



Total Building Area (sq. ft.)	Required Parking Spaces	Provided Parking Spaces
312,065	1,249	68

Maximum Employees per Day	Maximum Visitors per Day	Total Persons per Day
33	12	45

Requested Exceptions - Parking Reduction



- ✓ **Maximum height** in IP zoning district: **75'**
 - ✓ *Proposed: 100'*
(108' to penthouse)
- ✓ Additional height may be allowed if the project will result in **public benefits/amenities** that couldn't be achieved otherwise

Requested Exceptions - Building Height

PROPOSED PUBLIC BENEFITS

\$300,000	• Gateway Marker Project (w/ Community)
\$200,000	• City Park Contribution to La Vista
\$300,000	• Small Business Grant Program
\$50,000	• Eden Landing Retail Neighbor Signage
\$500,000	• Hayward Area Shoreline Planning Agency
\$200,000	• Hayward Unified School District
\$200,000	• Solar Project at Water Resource Recovery
\$150,000	• Bay Trail & Shoreline Bike/Pedestrian Projects
\$100,000	• Hayward Stack Community Center
\$2,000,000	• Total Public Benefit Package



CEDC *(June 2024)*

- ✓ Add to Public Benefits Package:
 - ✓ An ongoing **food truck court**
 - ✓ Contribution to **Stack Community Center**
 - ✓ Support for **small businesses**
- ✓ Enhance **architectural elements** and **artistic screening**

HASPA *(February, October 2024)*

- ✓ Increase Public Benefits Package to include larger **sustainability and green infrastructure contributions**

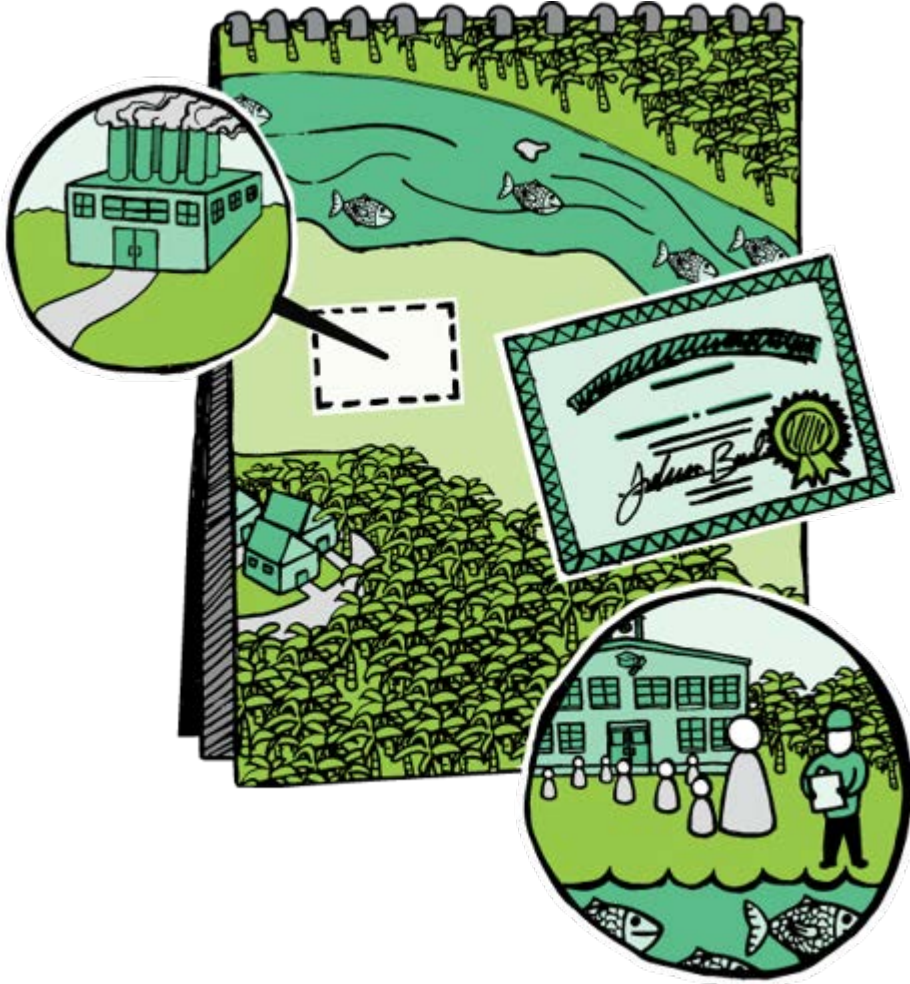
Feedback from Other Bodies



Planning Commission *(November 2024)*

- ✓ **Increase funding** for:
 - ✓ Shoreline Interpretive Center
 - ✓ Eden Landing Ecological Reserve
 - ✓ Hayward Unified School District
 - ✓ Russell City Art Project
 - ✓ Hayward Fire Department
 - ✓ Small Business Grant Program (ongoing funding)
- ✓ **Incorporate:**
 - ✓ More **public art**
 - ✓ **EV charging**

Planning Commission Work Session



- ✓ **IS/MND** and **MMRP** were prepared
- ✓ **California Energy Commission** (CEC) served as Lead Agency
- ✓ **City staff reviewed and provided comments** on the draft CEQA document as a Responsible Agency
- ✓ **Public Review Period:** March 21 – April 21
- ✓ IS/MND **certified by CEC** on May 8

Environmental Review



- ✓ **Consistent** with General Plan, Zoning Ordinance, and Industrial Guidelines
- ✓ **Public Benefits Package** more than doubled based on CEDC, PC, staff, and HASPA feedback
- ✓ **Reduced parking** is appropriate
- ✓ **Attractive design and artistic screening** add unique visual interest

Staff Analysis

Staff Recommendation

Approve the proposed Major Site Plan Review and Administrative Use Permit application, including the requested height increase and parking reduction, and **certify the project's IS/MND and MMRP**



STAFF PRESENTATION

ITEM #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 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; Jayvant Shah, Ramesta Hospitality LLC (Applicant/Developer); MWT Architect (Architect); City of Hayward (Owner)

Zoning Text Amendment, Conditional Use Permit & Site Plan Review Application No. MTA-24-0002

Planning Commission Meeting
May 22, 2025
Steve Kowalski, Senior Planner



Background

- **January 5, 2019:** Applicant obtains Site Plan Review (SPR) approval to construct new Home2Suites hotel and adjacent multi-tenant commercial building at site
- **Early 2022:** Applicant approaches staff with new concept to replace multi-tenant commercial building with a Starbucks drive-through; says multi-tenant building is no longer economically viable
- **April 28, 2022:** Council Economic Development Committee (CEDC) reviews new concept and expresses support, with caveat that it be part of a mixed-use project
- **March 19, 2024:** Applicant submits Zoning Text Amendment, Conditional Use Permit and SPR application for two-story mixed-use development with Starbucks drive-through on ground floor & office space on second floor



Site Details

- 1.76-acre parcel w/ dual frontages along Hesperian Blvd. & Skywest Dr.
- Already developed with parking, utilities & landscaping as part of recent Home2Suites hotel project
- Shares parking & access with hotel to south and office park to north
- Zoning: Air Terminal – Commercial (AT-C)
- General Plan Land Use Designation: Retail & Office Commercial

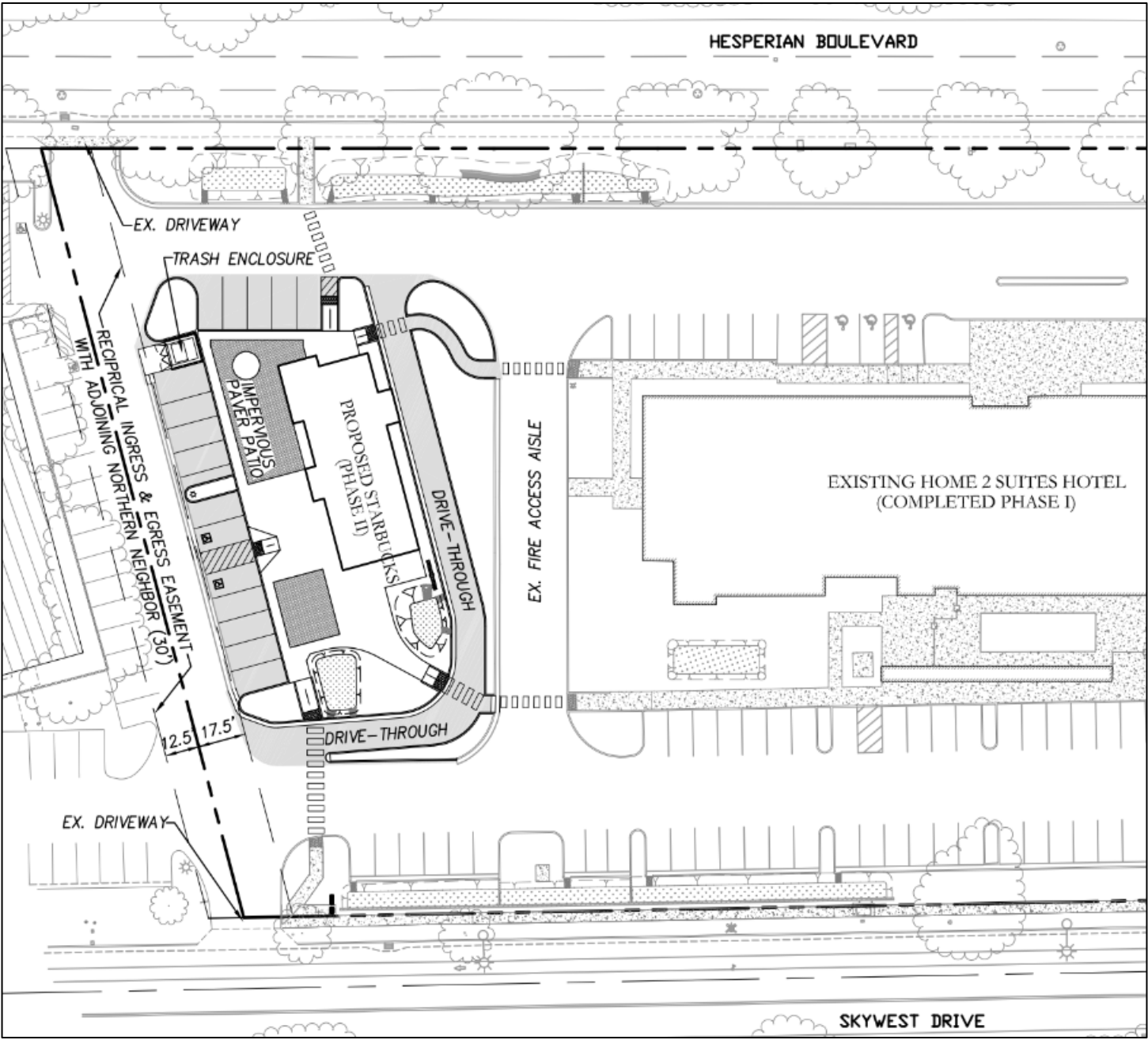
Project Site

Project Details



- Two-story mixed-use building w/ 2,345 sq. ft. Starbucks on ground floor and 4 office suites totaling 1,912 sq. ft. on 2nd floor
- 16 parking spaces directly outside building, several more available in adjacent hotel & business park parking lots
- Two outdoor seating areas with café tables, chairs and sunshades for customers, employees and office tenants
- Street access via driveways along both Hesperian Boulevard and Skywest Drive
- Drive-through lane designed to accommodate at least 8 full-sized vehicles

Proposed Site Plan



Proposed Zoning Text Amendments

- **HMC Section 10-1.1952 – AT-C Permitted Uses:** Amend to clearly differentiate drive-through restaurants & coffee shops from standard sit-down establishments
- **HMC Section 10-1.1953 – AT-C Conditionally Permitted Uses:** Amend to add drive-through restaurants & coffee/espresso shops to list of uses allowed with a CUP
- **HMC Section 10-1.845(j)(5)(a)(1):** Amend to allow drive-through restaurants within ½ mile of each other if on property zoned AT-C
- **HMC Section 10-1.845(j)(6)(a)(1):** Amend to allow drive-through coffee/espresso shops within ½ mile of each other if on property zoned AT-C
- **HMC Section 10-1.845(j)(6)(b):** Amend to allow drive-through coffee/espresso shops to be up 2,500 square feet instead of only 500 square feet

General Plan Conformance



- ✓ **Land Use Goal LU-4:** Create attractive commercial & mixed-use corridors that serve people traveling through the city, while also creating more pedestrian-oriented developments that foster commercial and social activity for nearby residents & businesses.
- ✓ **Land Use Policy LU-4.1: Mixed-Use Corridors.** The City shall encourage a variety of development types and uses along corridors to balance the needs of residents & employees living and working in surrounding areas with the needs of motorists driving through the community.
- ✓ **Economic Development Goal ED-6:** Achieve recognition as the most desirable and business-friendly place to locate and conduct business in the East Bay.
- ✓ **Economic Development Policy ED-6.2: Land Use Certainty.** The City shall strive to enhance land use certainty for businesses by identifying & removing unnecessary regulatory barriers that discourage private sector investment.

A nighttime photograph of a city and a bridge. The bridge, with its lights, spans across a body of water in the background. The city lights are visible in the foreground and middle ground, creating a bokeh effect. The sky is dark with some light clouds.

STAFF RECOMMENDATION:

That the Planning Commission recommend City Council approval of the Zoning Text Amendments as shown in Attachment IV, along with the Conditional Use Permit and Site Plan Review application for the proposed mixed-use development as shown in Attachment VI, based on the draft findings in Attachment II and subject to the recommended conditions of approval in Attachment III.