

**PLANNING COMMISSION MEETING
THURSDAY, JULY 8, 2021**

PRESENTATIONS

STAFF PRESENTATION

ITEM #1 PH 21-058

Proposed Addition of a Drive-Thru for a Proposed Starbucks Coffee Shop to a Previously Approved Mission Village Retail Structure at 411 Industrial Parkway, APN 078G-2651-011-02, Requiring Approval of Conditional Use Permit with Site Plan Review Application No. 202101267; Doug Rich, Valley Oak Partners LLC (Application)/Edwin Sommer LLC ETAL (Owner)



DEVELOPMENT SERVICES

Drive-Thru Retail Shop

411 Industrial Pkwy
202101267

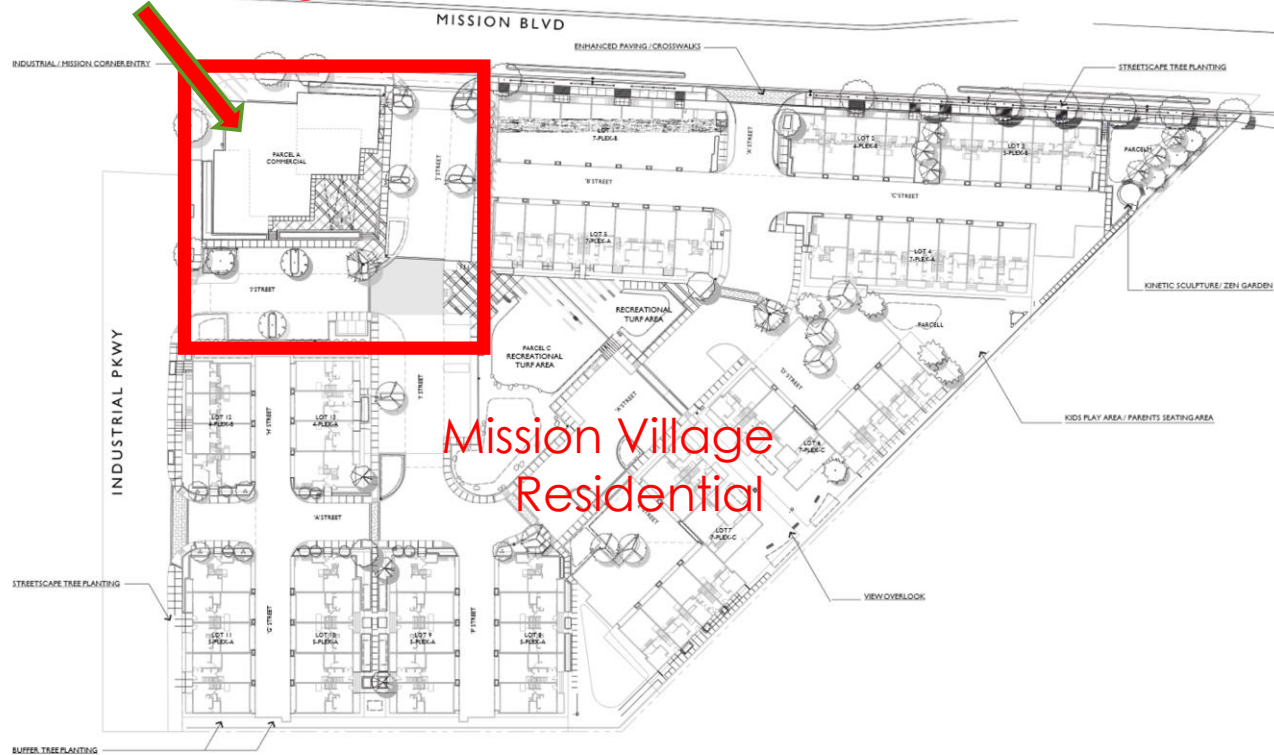
Project Site Context



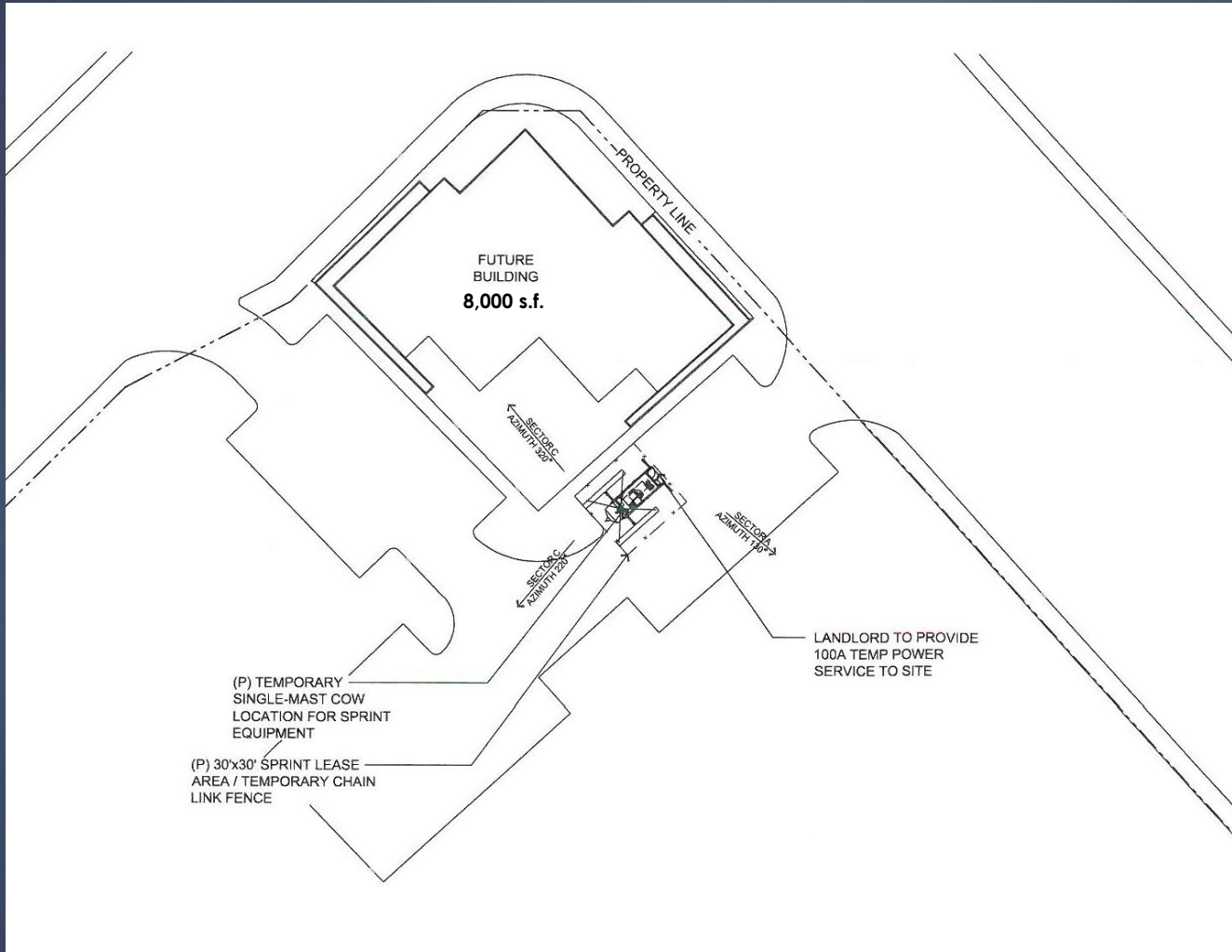
Project Site Context



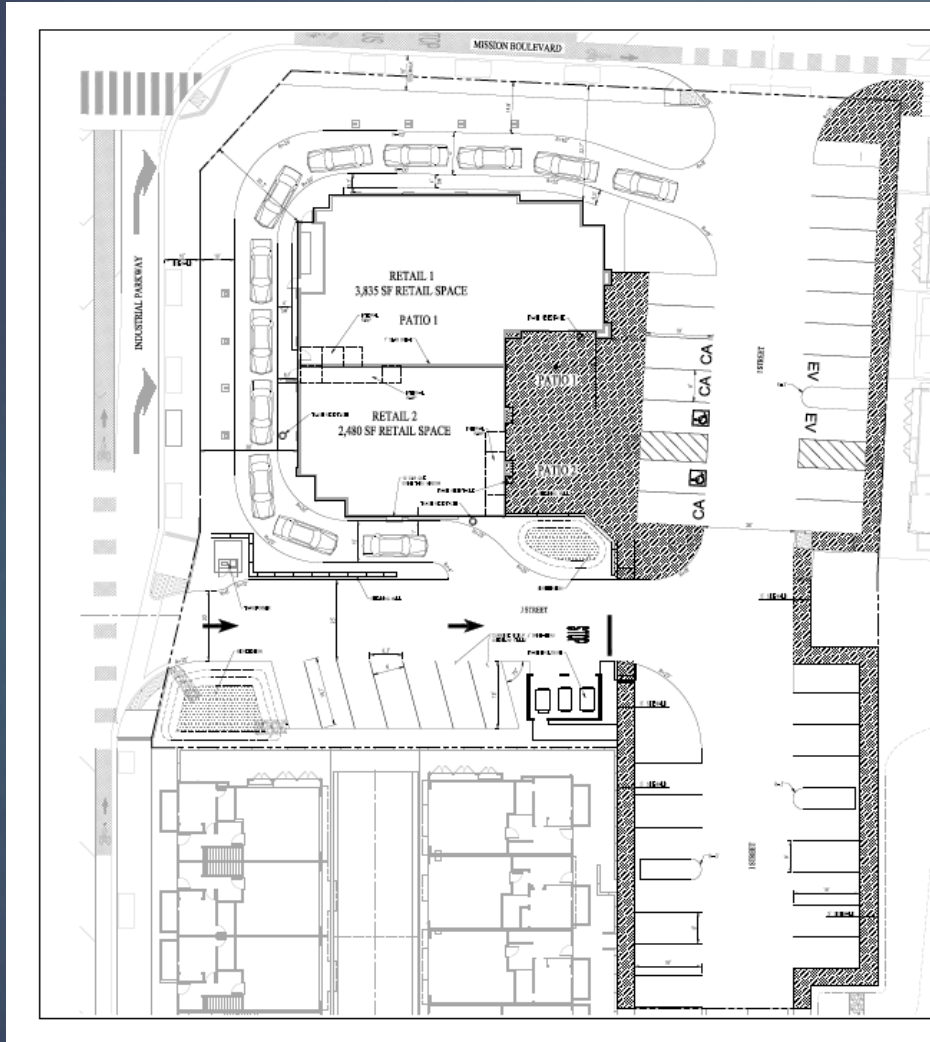
Retail Building



Approved Retail Site Plan



Proposed Retail Site Plan



Perspective – Proposed Improvements




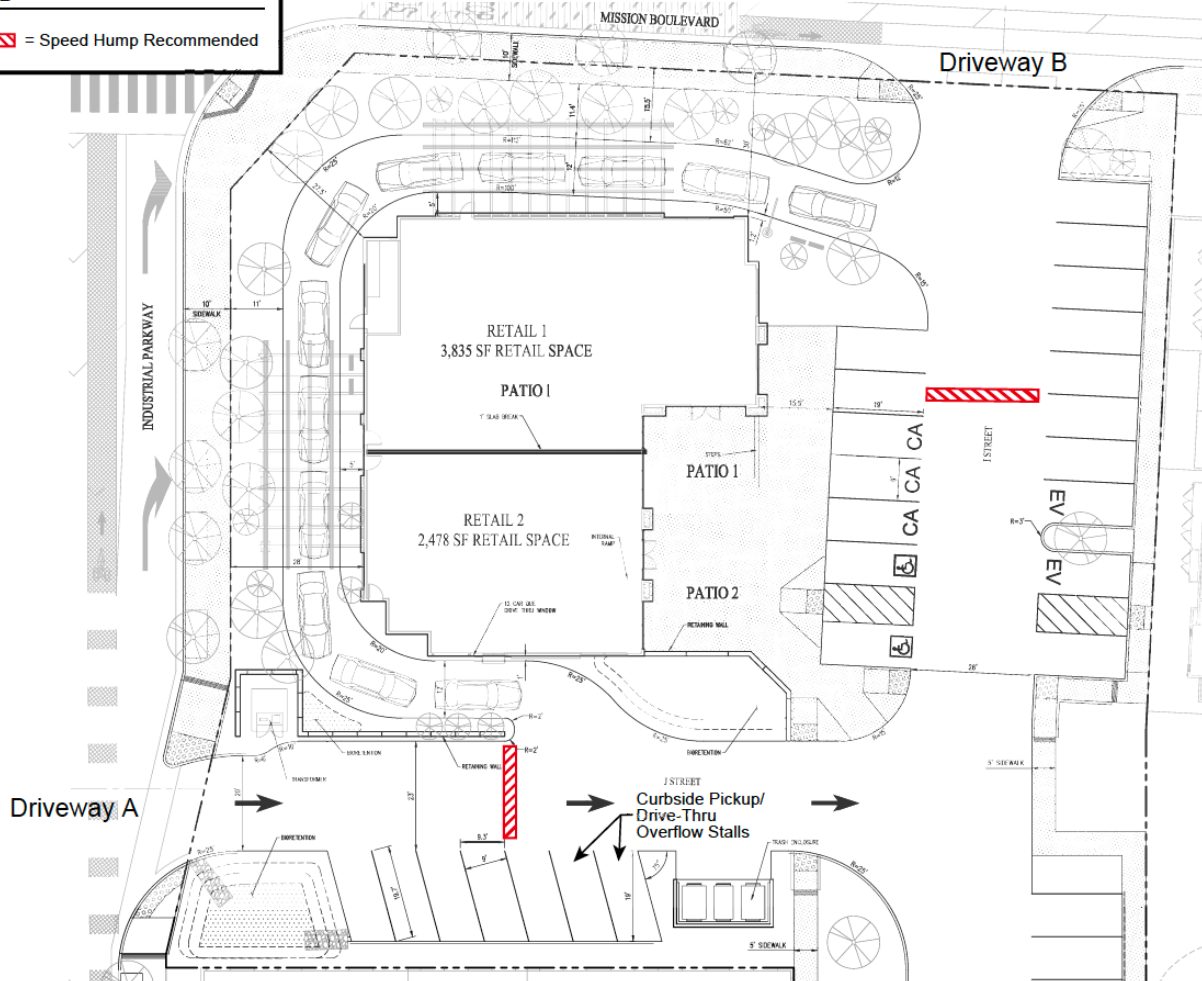
Recommended Traffic Mitigations



Mission Village Retail Developments

LEGEND

 = Speed Hump Recommended



Recommended Traffic Mitigations



Transportation Conditions of Approval

- The Property Owner(s) and/or their Tenant(s) shall be responsible for ensuring that vehicles queuing in the drive-through lane do not spill back onto public right-of-way (Mission Boulevard, Industrial Parkway).
- Applicant shall require Tenant(s) to continuously monitor traffic queues in the drive-through, and designate staff to direct traffic during busy periods to prevent traffic spillback onto public right-of-Way (Mission Boulevard and/or Industrial Parkway).
- City reserves the right to impose additional restriction(s) on the operation(s) of the drive-thru lane, including temporary closure, if it has been determined that vehicle queues associated with the drive-thru lane are spilling back onto, blocking, or otherwise resulting in traffic operational deficiencies within the public right-of-way.

Staff Recommendation



That the Planning Commission

- ✓ **Approve** the Conditional Use Permit for the Drive-Thru Retail Facility, based on the required Findings and subject to the Conditions of Approval; and
- ✓ **Find** that the project causes no significant impacts related to traffic and circulation with the specific recommendations to improve internal circulation and wayfinding, which have been incorporated as proposed conditions of approval for the project.

Questions & Discussion





DEVELOPMENT SERVICES

Drive-Thru Retail Shop
411 Industrial Pkwy
202101267

STAFF PRESENTATION

ITEM #2 PH 21-059

Proposed Development of a New Approximately 116,844-Square-Foot Industrial Building Requiring Site Plan Review Approval and a Historic Resources Demolition Permit; Certification of an Environmental Impact Report; and Adoption of a Mitigation, Monitoring and Reporting Program and Statement of Overriding Considerations at 4150 Point Eden Way (Assessor Parcel Number 461-0085-020-02), Jerry Owen on Behalf of U-Haul (Applicant); Amerco Real Estate Co. (Property Owner).



DEVELOPMENT SERVICES

U-Haul Development at 4150 Pt Eden Way

Site: East & West Components



Eastern Component







BBSS MST

BBSS MST



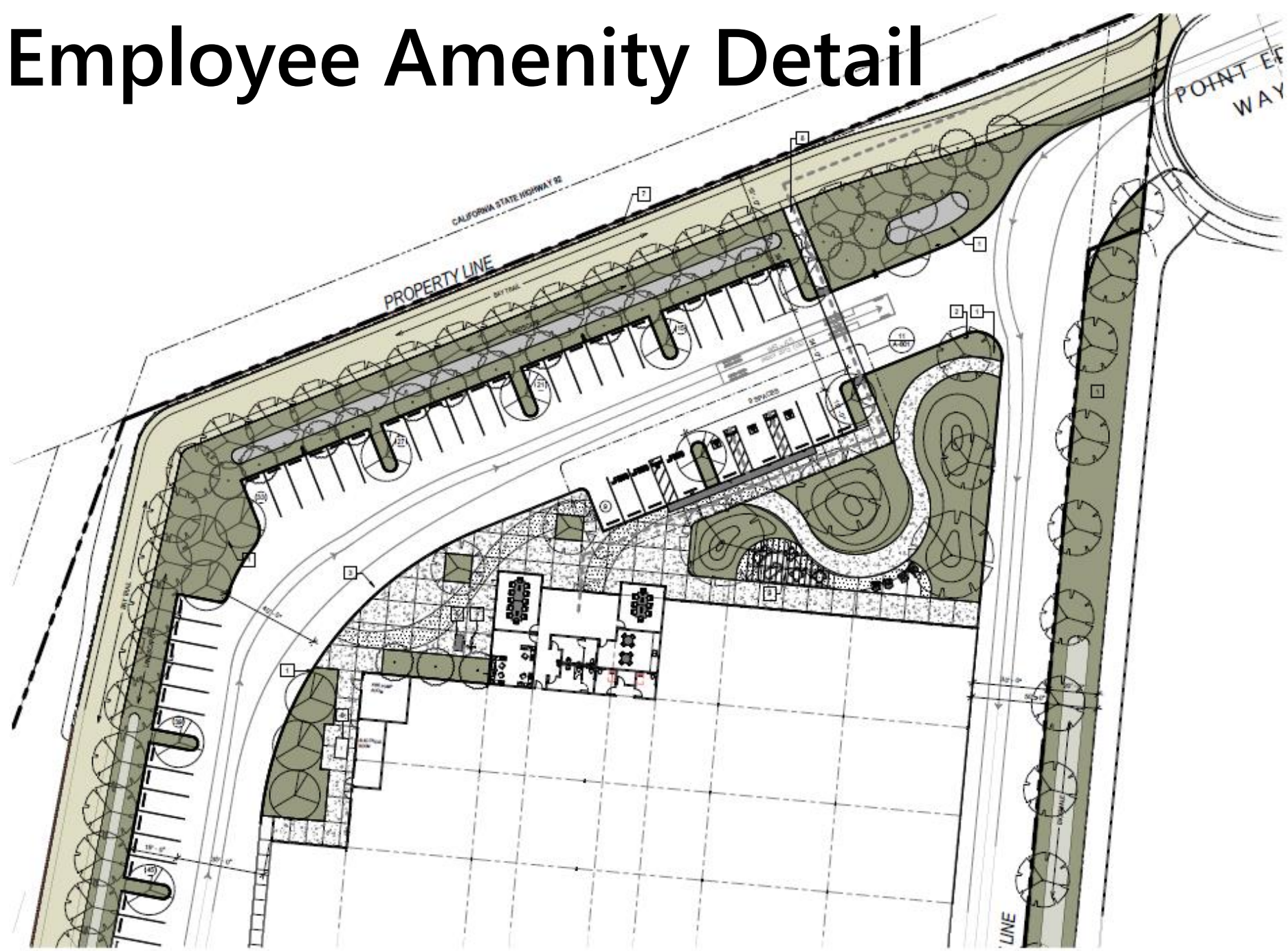




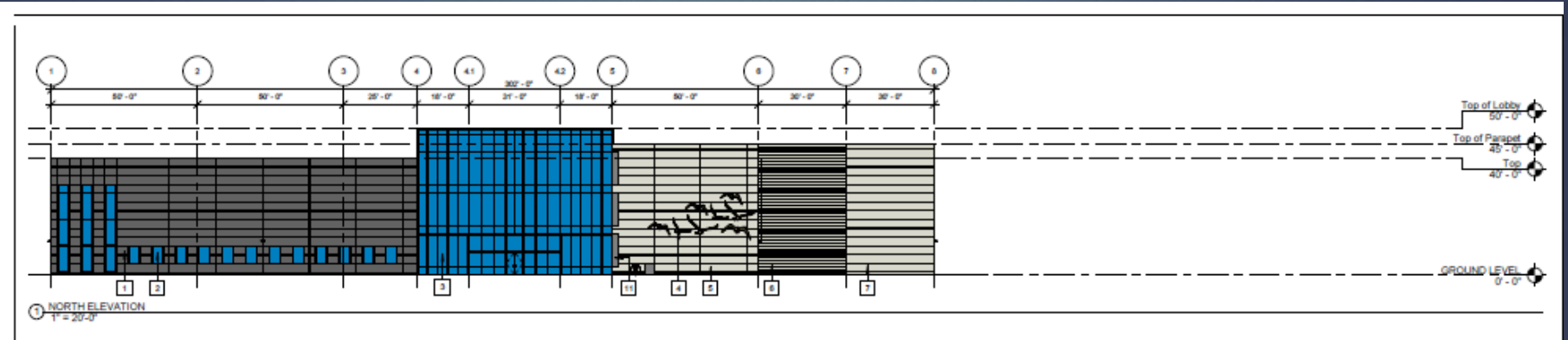


Proposed Project

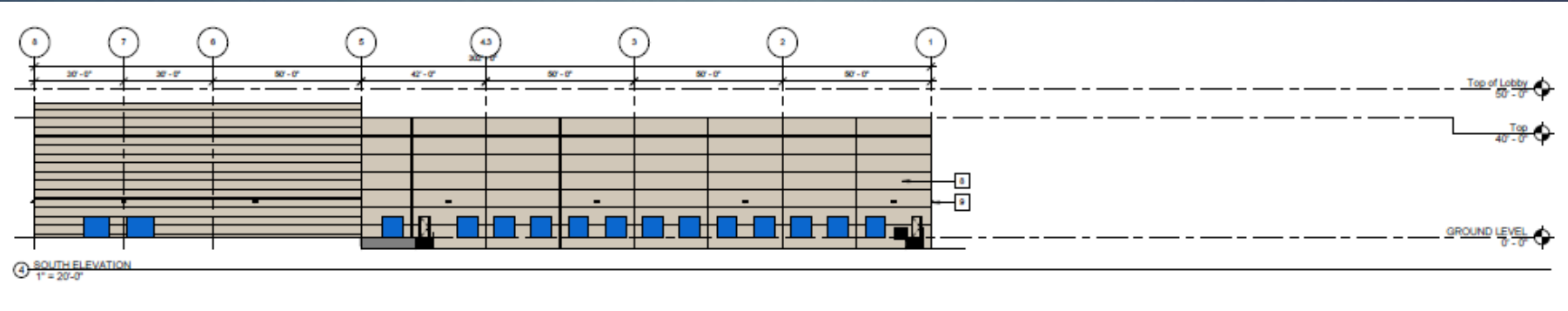
Employee Amenity Detail



Elevations

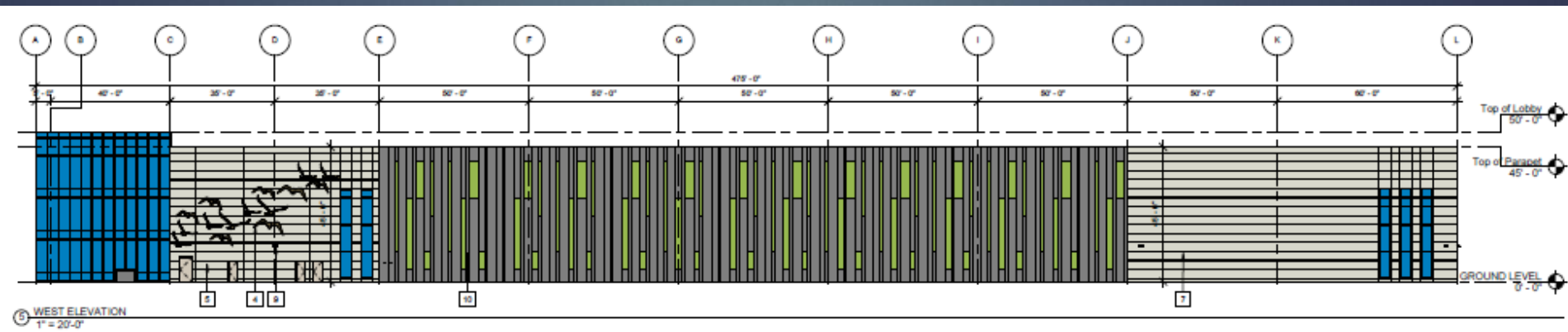


Front Elevation – Facing State Route 92

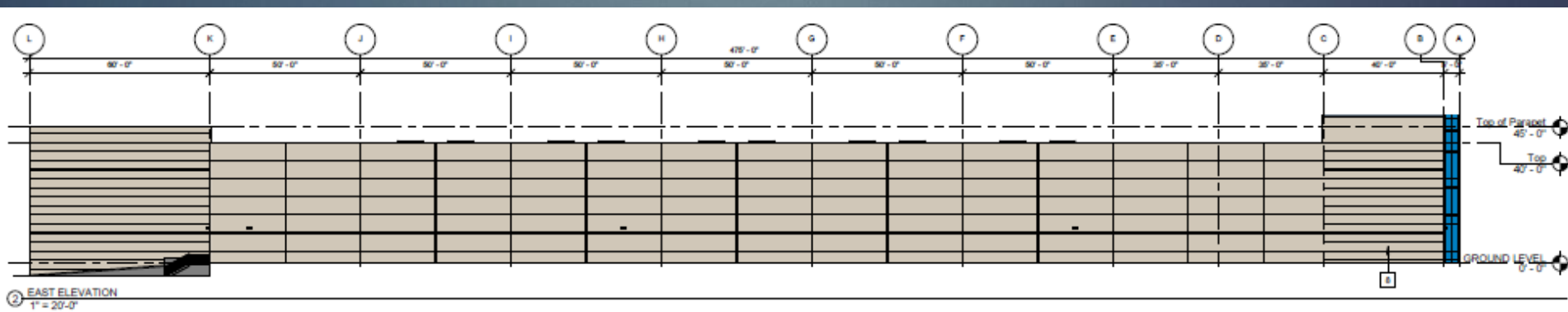


Rear Elevation

Elevations



West Elevation – Facing Realigned Bay Trail

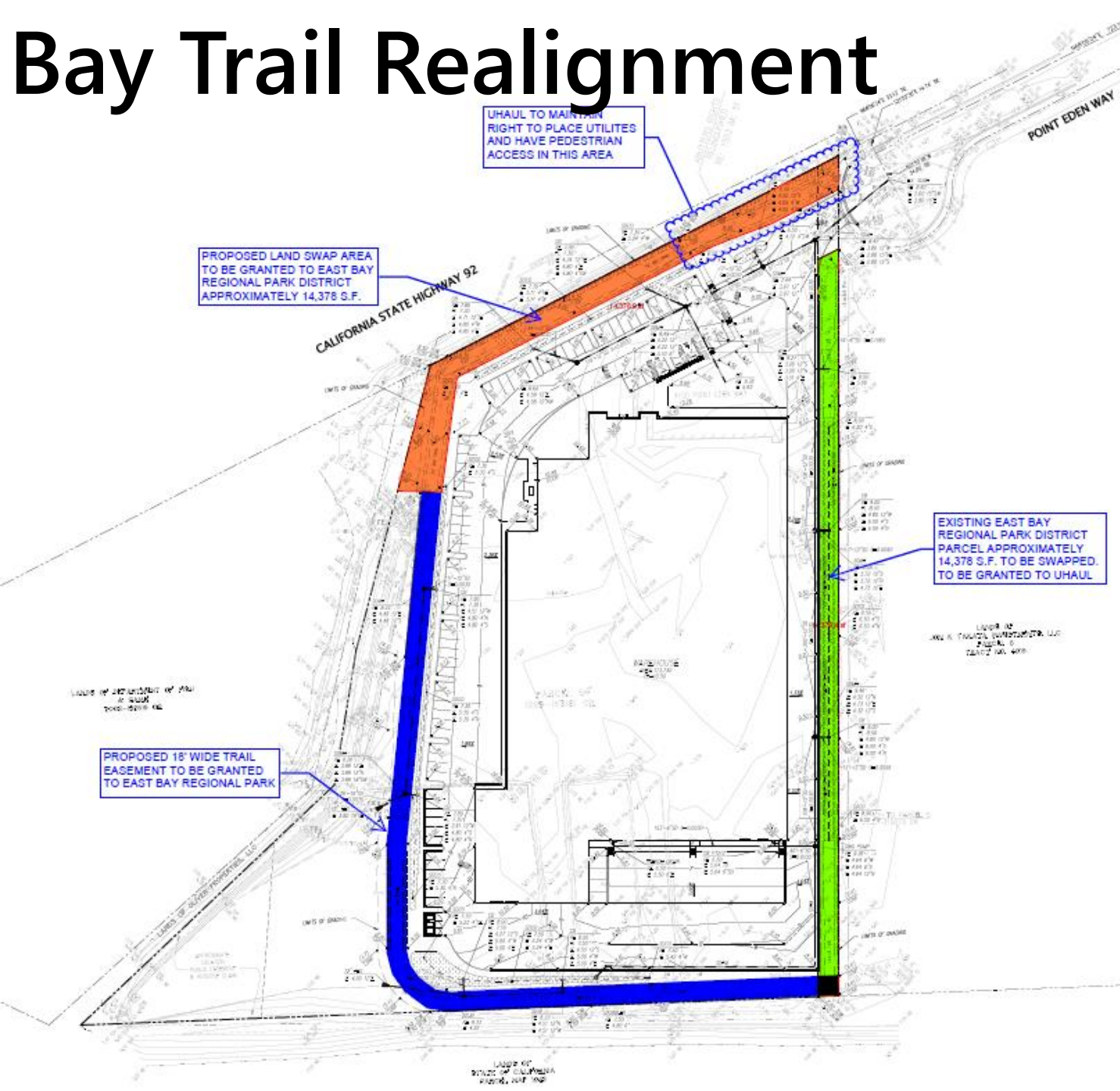


East Elevation – Interior Facing

Rendering



Bay Trail Realignment





Environmental Impact Report

Environmental Impact Report



- ▶ On November 10, 2020, City issued a Notice of Preparation of an Environmental Impact Report with Initial Study.
- ▶ Initial Study found potentially significant impacts in the areas of Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Transportation and Tribal Cultural Resources; and found impacts less than significant in all other areas.
- ▶ Notice of Availability of the EIR was published, noticed and circulated for a 45-day public review from April 9 through May 24, 2021.

Environmental Impact Report



- ▶ The Draft EIR included a Project Description, evaluation of the various topic areas, and other CEQA required sections such as growth inducement, irreversible environmental effects and significant and unavoidable impacts.
- ▶ The Draft EIR found that all impacts could be mitigated to a level of less than significant with mitigation with the exception of Cultural Resources.
- ▶ Mitigation Measures to document the existing structure affiliated with the Oliver Brother Salt Company, and to install an interpretive display at the site to commemorate the historic use were added to the project. However, the impact remains significant and unavoidable.

Environmental Impact Report



- ▶ The Draft EIR also included Alternatives to the proposed project including the no project alternative, a reduced development alternative and alternative sites analysis.
- ▶ The environmentally superior alternative was the “no build” alternative followed by the “alternative site” alternative. However, those alternatives would not meet the objectives of the project and were rejected.
- ▶ The City received five comment letters on the Draft EIR. Those letters and responses to those letters as well as text changes to the Draft EIR and MMRP constitute the Final EIR.

Environmental Impact Report



- ▶ A copy of the Final EIR was provided to commenters and posted on the City's website, at City Hall & the Hayward Main Library on June 25, 2021.
- ▶ All of the proposed Mitigation Measures were included in the MMRP and made conditions of approval for the project.
- ▶ The Commission is being asked to adopt a Statement of Overriding Considerations related to the loss of the historic structure. Removal of the structure would eliminate a dilapidated, unsafe structure; it would result in development of a currently underutilized site at a gateway entrance to the City; and it would result in establishment of a 32-acre preserve in the City's western baylands.

Findings



- ▶ The proposed development would result in development of well-designed, glass-fronted building with an office appearance from Route 92.
- ▶ The building would incorporate a variety of building planes and materials including artistic sculptural elements and colors that are reflective of the natural surroundings.
- ▶ The project would result in realignment of the Bay Tail to take advantage of western views to the Bay.
- ▶ The development is consistent with General Plan Goals and Policies related to Land Use & Economic Development.
- ▶ The Planning Commission has reviewed the findings prepared for the EIR and Statement of Overriding Considerations related to demolition of a designated historic resource.

Conditions of Approval



- ▶ Realignment and design of Bay Trail subject to East Bay Regional Park District approval.
- ▶ Lights in building shall be turned off at night to minimize impacts on surrounding land & all site lighting shall be designed to prevent spillover.
- ▶ Proposed 32-acre preserve shall be maintained in perpetuity with a deed restriction and maintained by property owner.
- ▶ All Mitigation Measures were made conditions of approval of the project.

Staff Recommendation



That the Planning Commission Approve Site Plan Review & Historical Demolition Permit for the Proposed U-Haul Development, Subject to Recommended Conditions of Approval; and Certify the Environmental Impact Report & Related Findings and Adopt the Mitigation Monitoring and Reporting Program and the Statement of Overriding Considerations Prepared for the Project.

Questions & Discussion

