

**PLANNING COMMISSION MEETING
THURSDAY, MAY 11, 2017**

PRESENTATIONS

STAFF PRESENTATION
Associate Planner Lee

ITEM #1 PUBLIC HEARING
Ph#17-041

SAF KEEP STORAGE



Thunderbird Place Saf Keep Storage Project



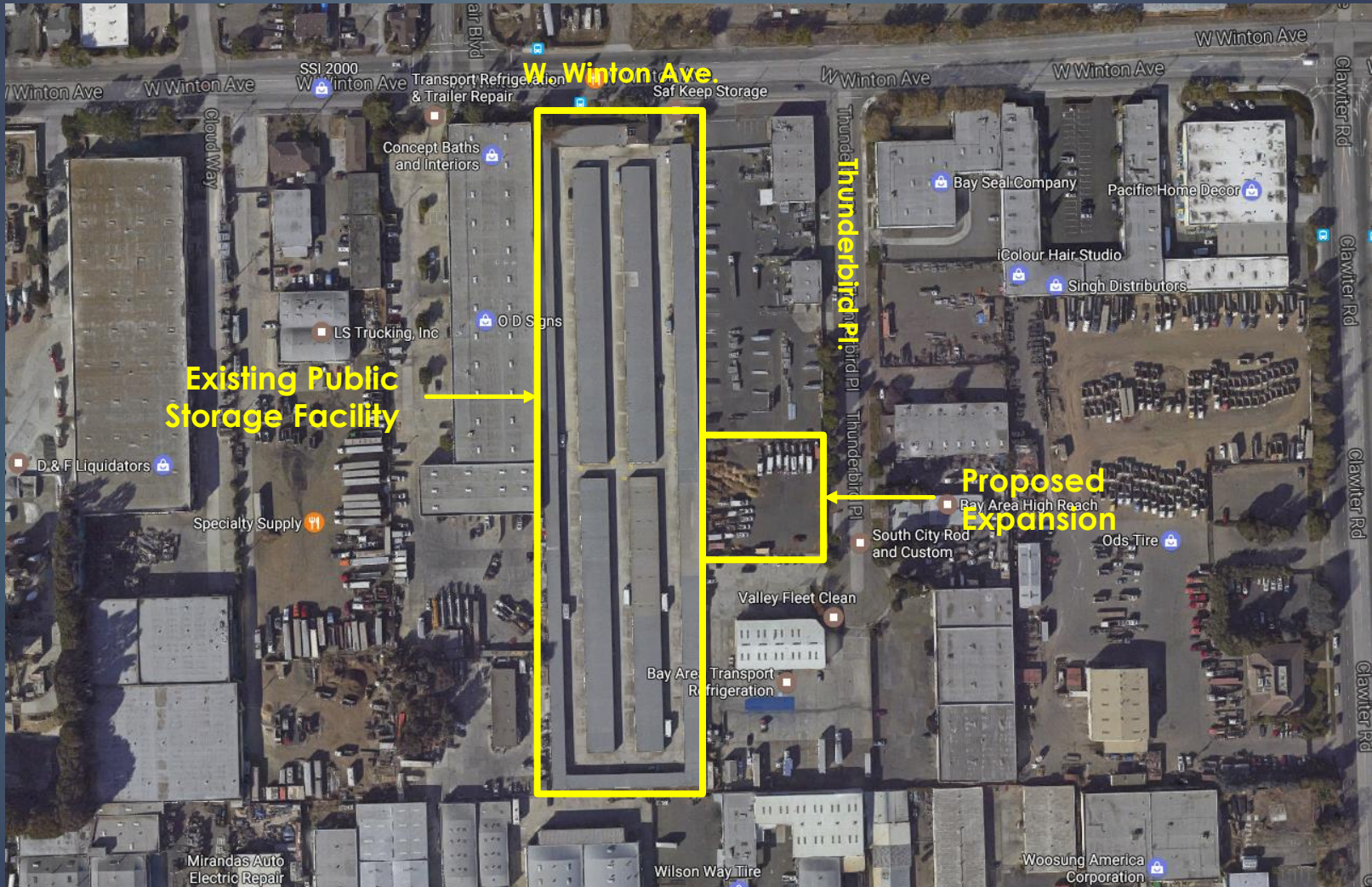
DEVELOPMENT SERVICES

Presentation Outline



1. Existing Conditions
2. Project Summary
3. Staff Analysis
4. Findings
5. Staff Recommendation

Existing Conditions



Project Summary



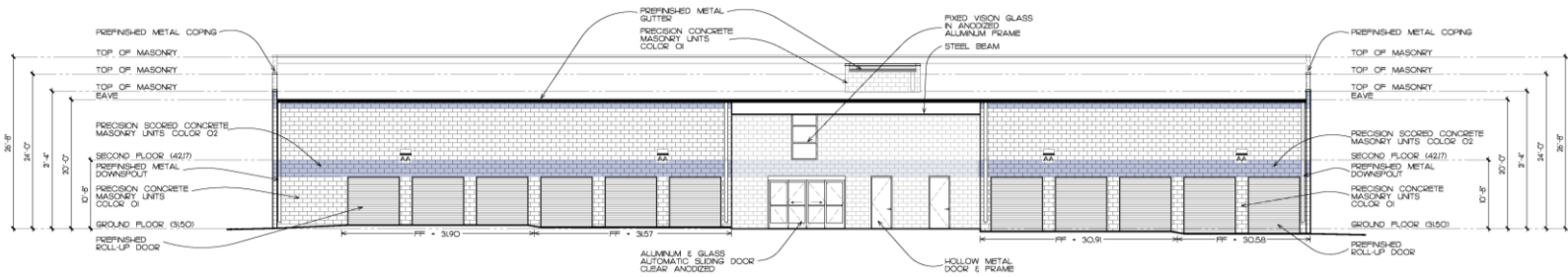
Building A

Building B



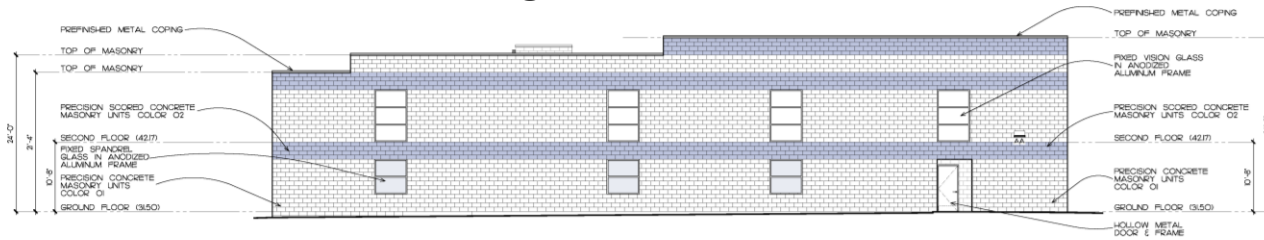
Thunderbird Pl.

Project Summary



Building B South Elevation

Building B East Elevation



Building B - East Elevation

Staff Analysis



1. **Land Use:** Consistent with GP & HMC
2. **Traffic:** Minimal trip generation
3. **Circulation:** Exit off Thunderbird Pl.
4. **Parking:** Beyond HMC requirement
5. **Noise:** Industrial area & no homes nearby
6. **Sustainability:** Solar panels
7. **Bldg. Architecture:** Complements area

Staff Analysis



From Thunderbird Place looking Northwest
View from Thunderbird Pl.

Project Views

Expansion of an Existing Self-Storage Facility for:



Thunderbird Place
Hayward, California

Findings



1. The proposed use is desirable for the public convenience or welfare.
2. The proposed use will not impair the character and integrity of the zoning district and surrounding area.
3. The proposed use will not be detrimental to the public health, safety, or general welfare.
4. The proposed use is in harmony with applicable City policies and the intent and purpose of the zoning district involved.
5. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332, Infill Development Projects.

Staff Recommendation



1. Find the proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332, Infill Development Projects; and
2. Approve the Conditional Use Permit and Site Plan Review applications, subject to the Findings and Conditions of Approval.

Questions & Discussion



**STAFF PRESENTATION
SENIOR PLANNER SCHMIDT**

**ITEM #2 PUBLIC HEARING
Ph#17-042**

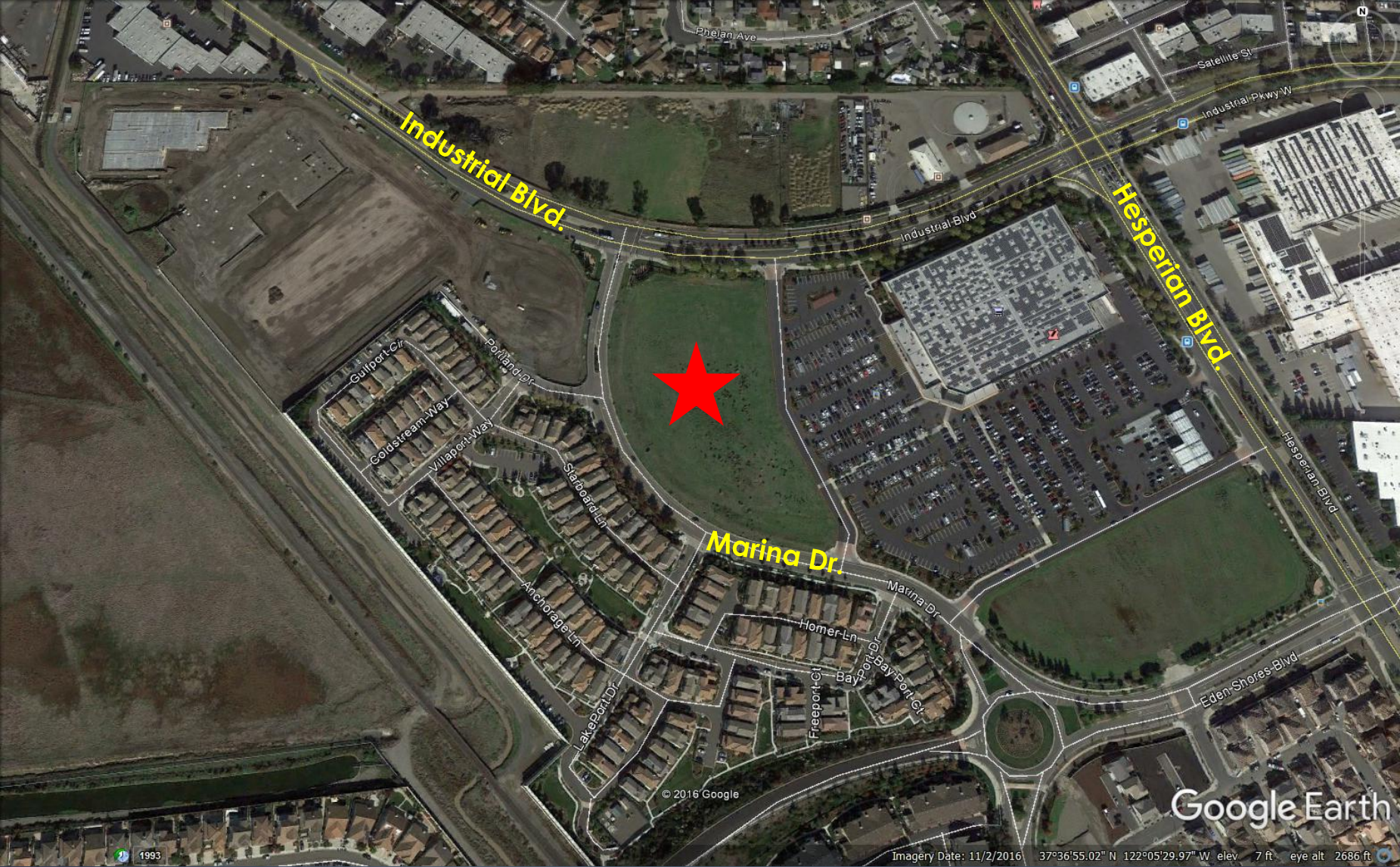
STEELWAVE INDUSTRIAL PARK



DEVELOPMENT SERVICES

Steelwave Industrial Park

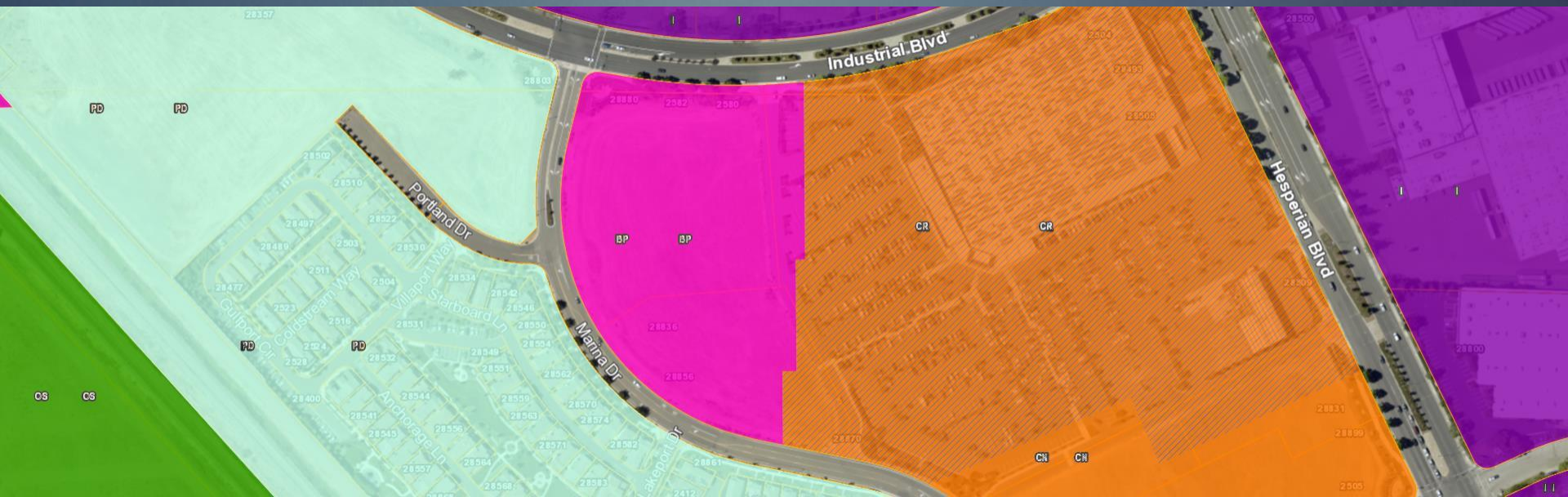
Project Site



Proposed Project



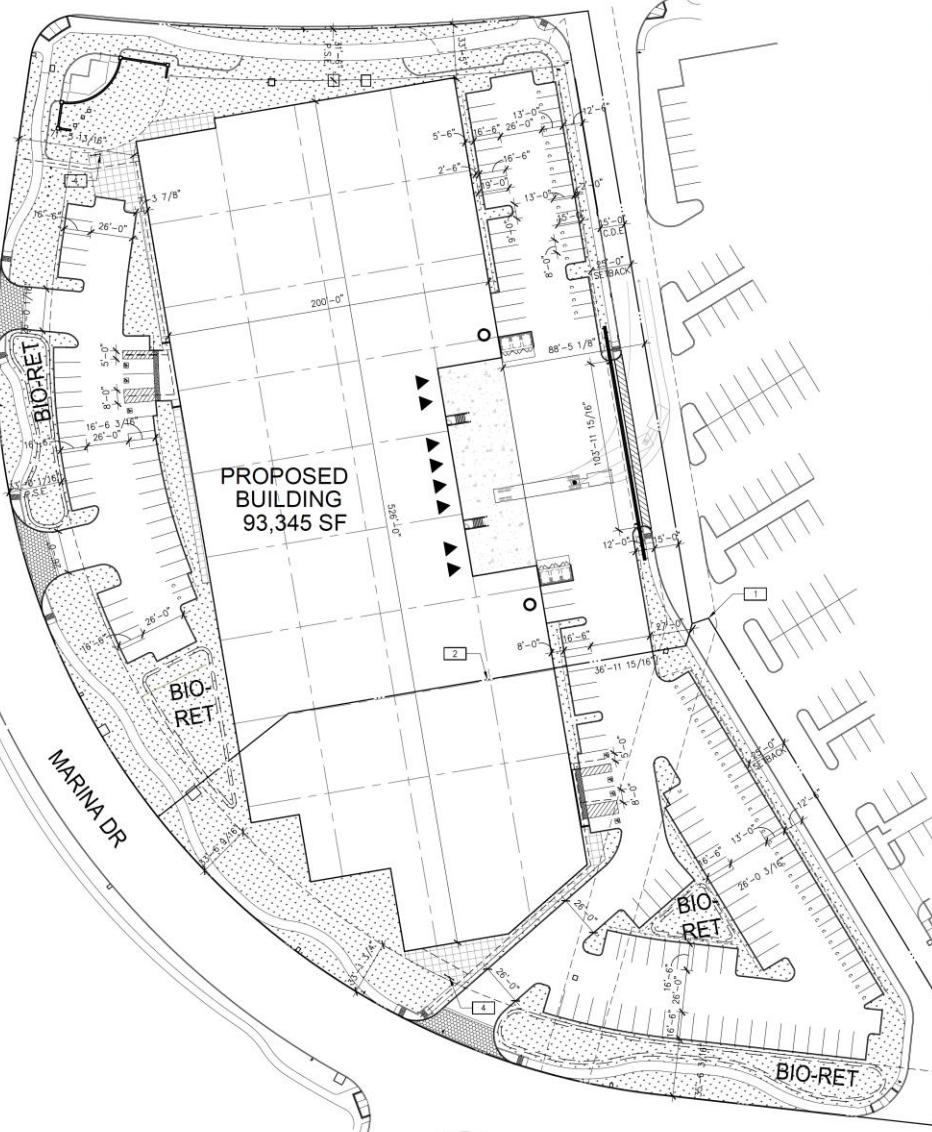
- ▶ **Rezone** Site from Business Park District and Regional Commercial District to Planned Development District.
- ▶ **Construction** of 93,345 square foot light industrial flex building + site improvements.



INDUSTRIAL BLVD.

MARINA DR

PROPOSED BUILDING
93,345 SF



Project Renderings



NORTH ENTRANCE PERSPECTIVE
SCALE: NTS (C)



SOUTH ENTRANCE PERSPECTIVE
SCALE: NTS (A)

Consistent with General Plan & Other Policies



General Plan goals and policies support:

- ▶ Improve jobs-housing balance;
- ▶ Complete neighborhoods with a mix of uses;
- ▶ Flexible land use regulations;
- ▶ Promote specialized manufacturing; R&D and other advanced industry uses;

Economic Development Strategic Plan Goals and Policies.

CEQA



- ▶ **Addendum** prepared which tiered off a 2007 Mitigated Negative Declaration related to the South of Route 92 Development which included the subject site.
- ▶ **No substantial change** to the project or site circumstances that would result in impacts not already identified in previous environmental analysis.
- ▶ Previously adopted **Mitigation Measures** incorporated as conditions of approval.

Recommendation



Planning Commission recommend that the City Council make the required findings to approve the Zone Change to construct the new Steelwave Industrial Development; and Adopt an Addendum to the previously approved Mitigated Negative Declaration, subject to the recommended conditions of approval.

Questions & Discussion


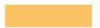



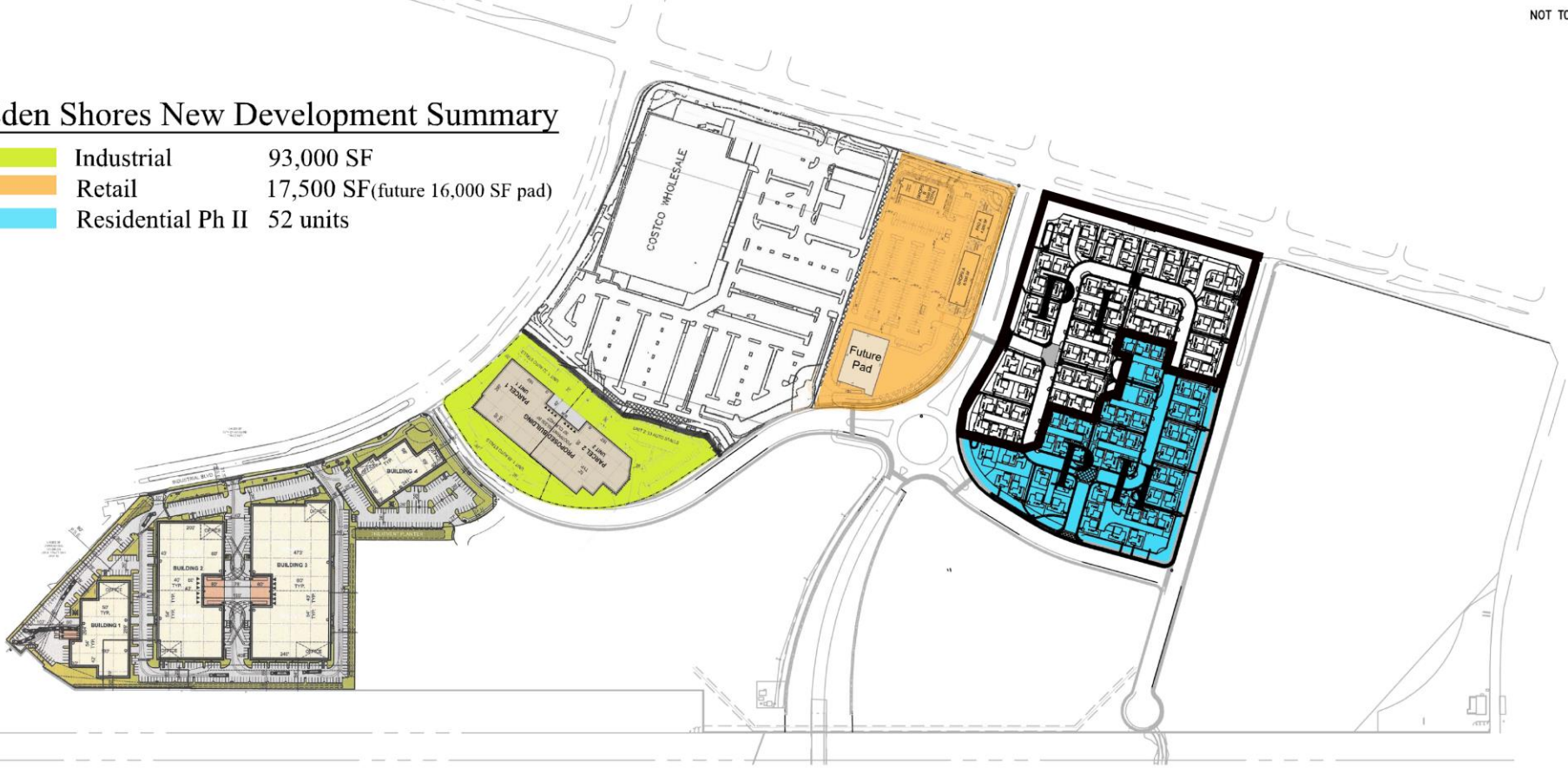
Eden Shores Development Summary



NOT TO SCALE

Eden Shores New Development Summary

	Industrial	93,000 SF
	Retail	17,500 SF (future 16,000 SF pad)
	Residential Ph II	52 units



**STAFF PRESENTATION
SENIOR PLANNER GOLUBICS**

**ITEM #3 PUBLIC HEARING
Ph#17-043**

STONEBRAE COUNTRY CLUB



Stonebrae Country Club

Development Agreement (DA) Extension

Recommendation to Council

Damon Golubics, Senior Planner

May 11, 2017

Section 10-9.08

Review by Planning Commission



- ▶ The Planning Commission shall hold a public hearing and shall make its recommendation and reasons therefor in writing to the City Council. The recommendation shall include the Planning Commission's findings and its determination whether:
 - ▶ (a) The proposed development agreement is consistent with the objectives, policies, general land uses and programs specified in the general plan and any applicable specific plan;
 - ▶ (b) The proposed development agreement is compatible with the uses authorized in, and the regulations prescribed for, the land use district in which the real property is located;

Section 10-9.08

Review by Planning Commission



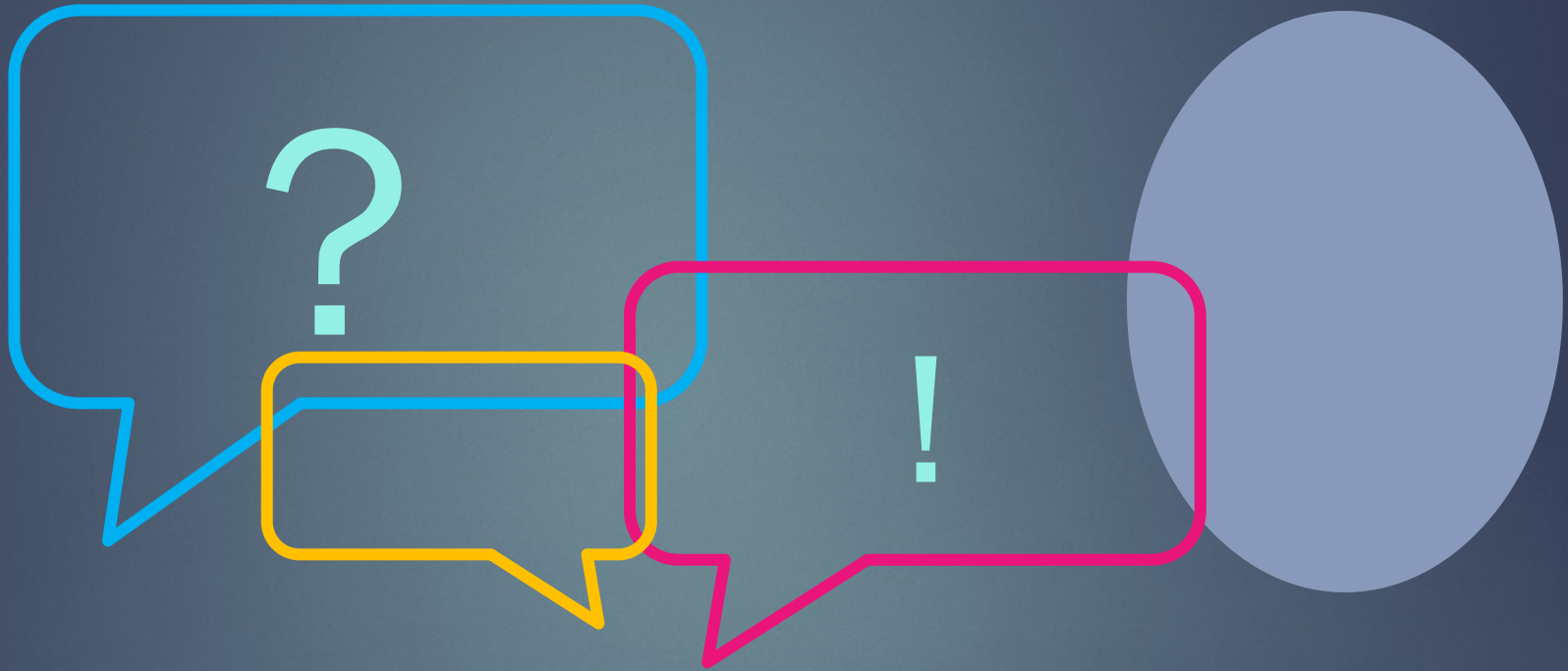
- ▶ (c) The proposed development agreement is in conformity with public convenience, general welfare and good land use practice;
- ▶ (d) Existing or proposed public facilities have sufficient capacity to accommodate the proposed development;
- ▶ (e) The public health, safety, and general welfare will be promoted and advanced by the proposed development;
- ▶ (f) The orderly development of property or the preservation of property values will be promoted and advanced by the proposed development.

Recommendation



- That the Planning Commission recommends to City Council that it approves the Development Agreement amendment to extend the term for five years, subject to making the required finding that such amendment is consistent with the General Plan.

Questions & Discussion





Stonebrae Country Club

Development Agreement (DA) Extension

Recommendation to Council

Damon Golubics, Senior Planner

May 11, 2017