

**PLANNING COMMISSION MEETING
THURSDAY, JULY 12, 2018**

PRESENTATIONS

STAFF PRESENTATION

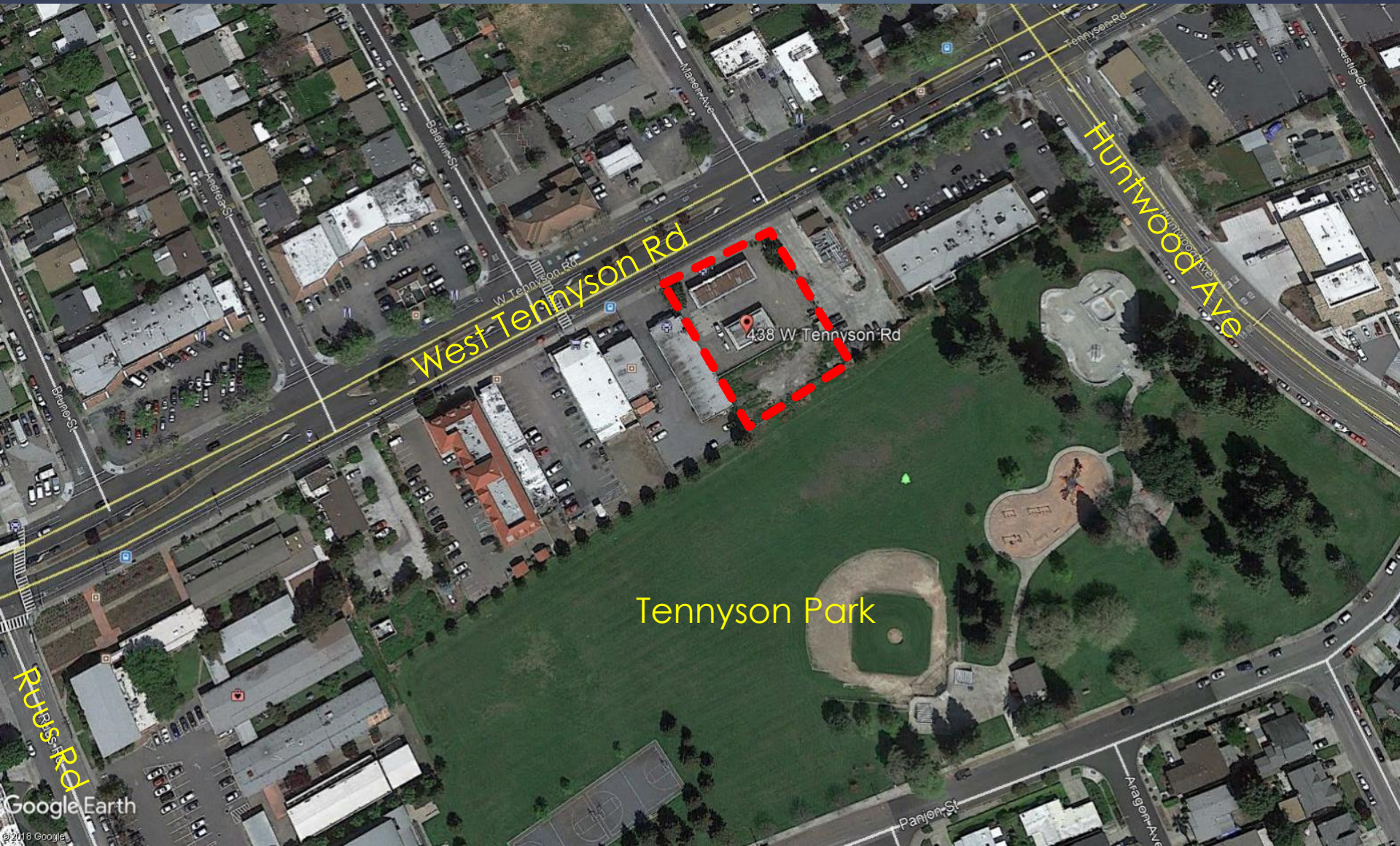
**ITEM #1 PUBLIC HEARING
Ph#18-052**

CAR WASH 438 W TENNYSON RD



DEVELOPMENT SERVICES

Project Site

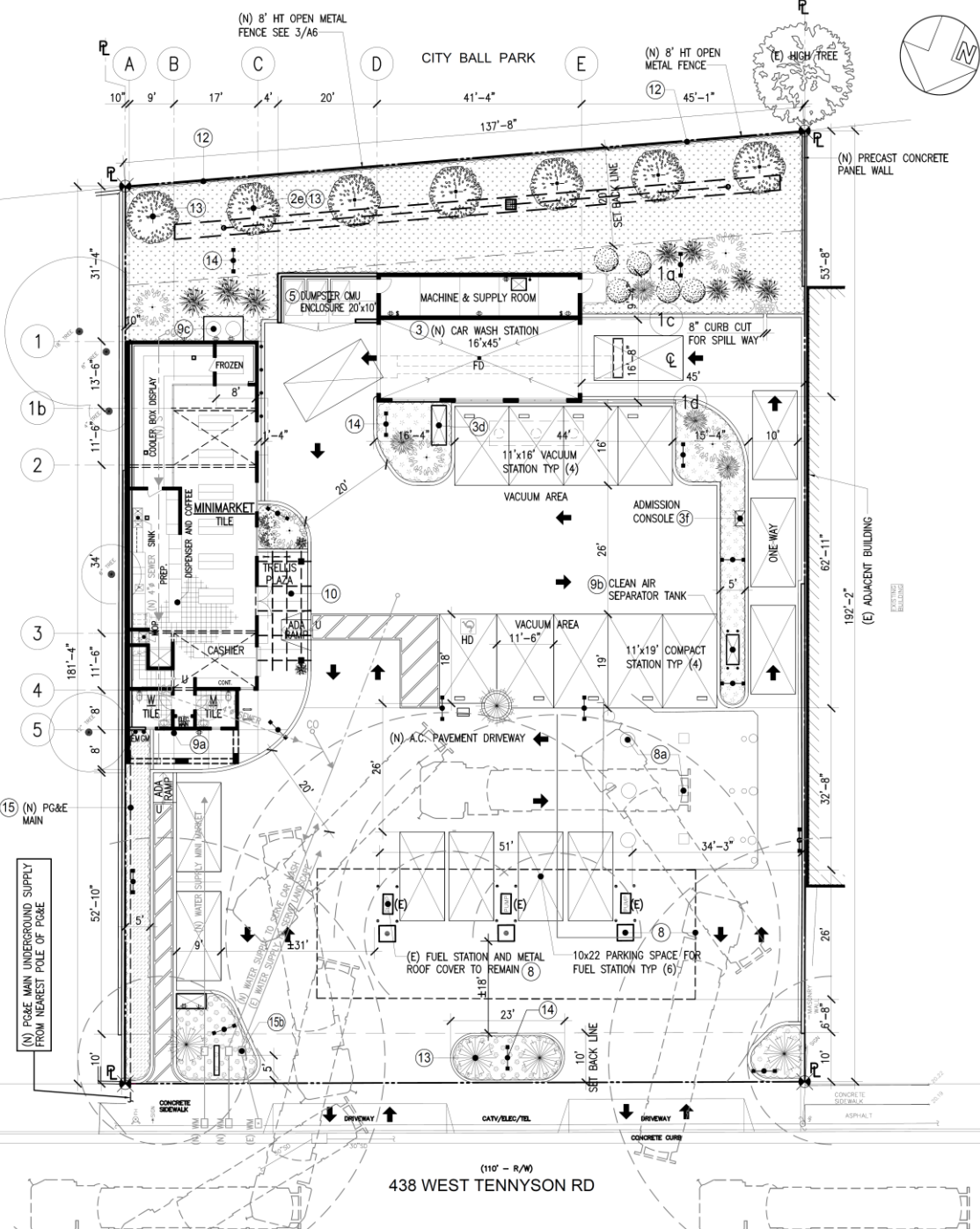




Existing Conditions



Existing Conditions

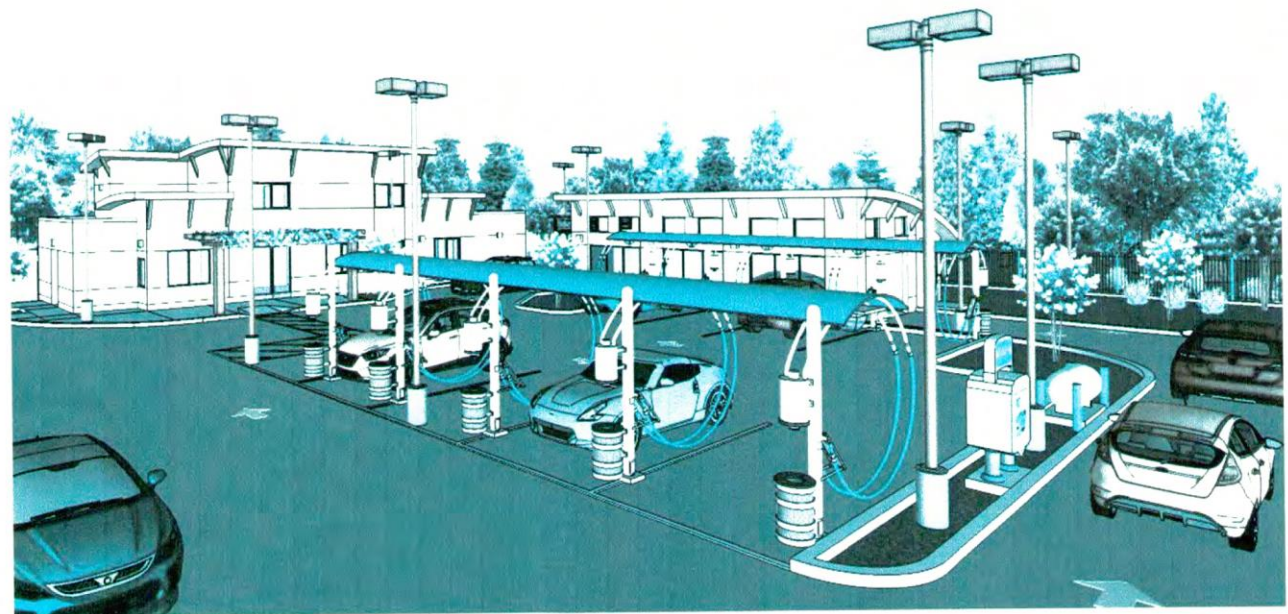


(110' - R/W)
438 WEST TENNYSON RD

Proposed Site Plan



Renderings of Carwash & Store

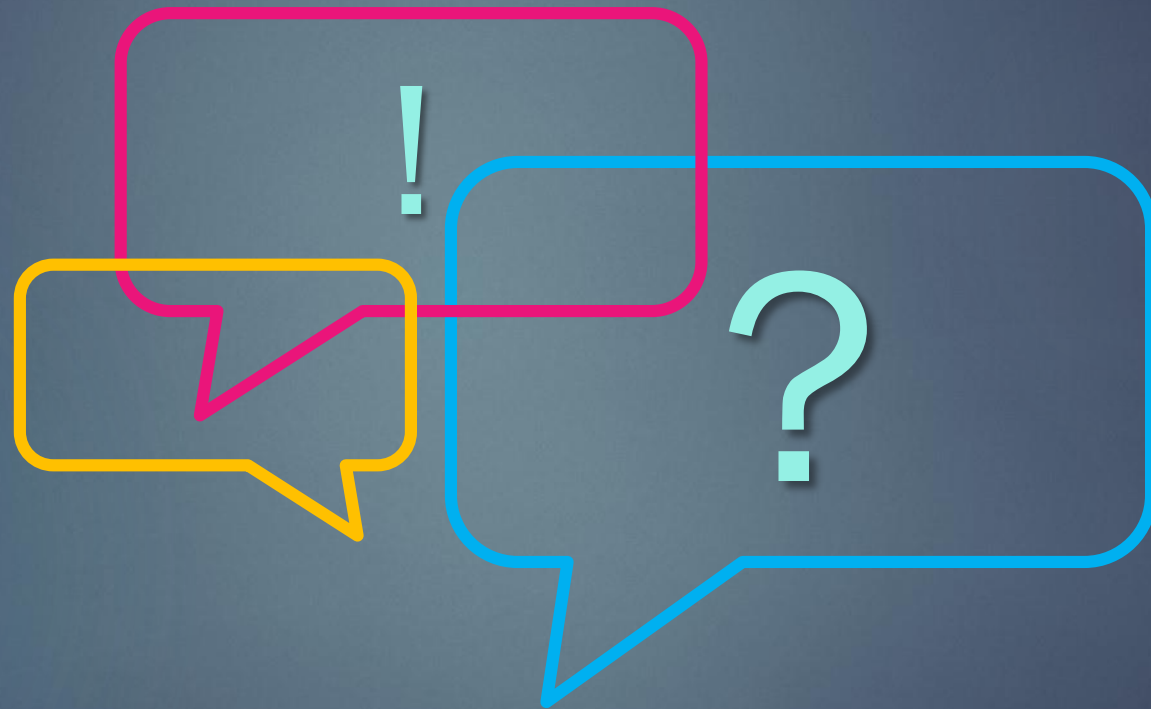


Staff Recommendation



The Planning Commission approve the Conditional Use Permit for a carwash and convenience store remodel, subject to conditions of approval.

Questions & Discussion



STAFF PRESENTATION

ITEM #2 PUBLIC HEARING

Ph#18-059

DRIVE-THROUGH COFEE/ESPRESSO SHOPS

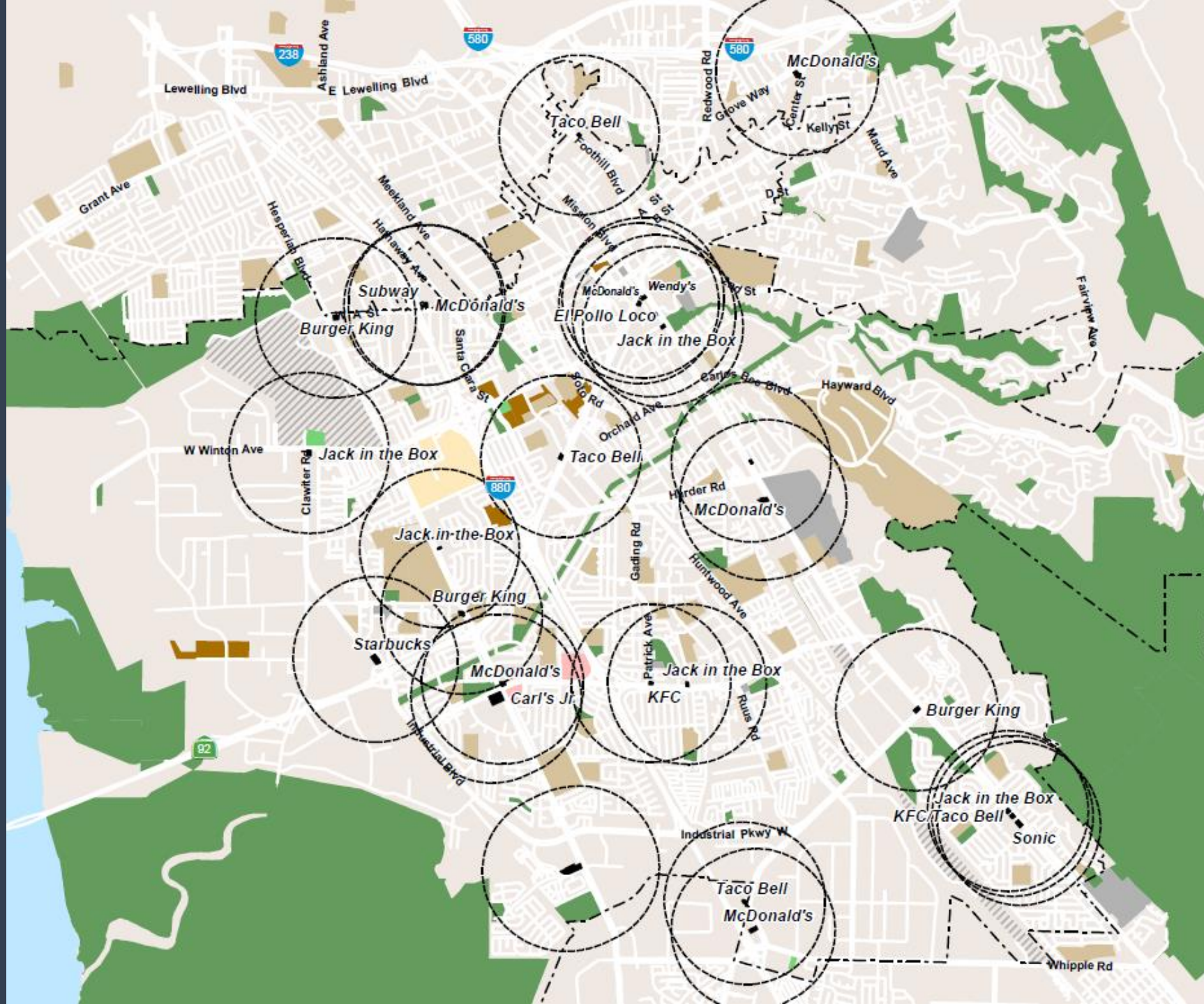


Zoning Text Amendment to Hayward Municipal Code related to Drive-Through Restaurants

Planning Commission – July 12, 2018
Marcus Martinez, Assistant Planner

Existing Regulations

- Minimum design and performance standards for drive-in establishments;
- Prohibition on the establishment of drive-in and drive-through restaurants within a 1/2 mile of each other;
- Limited zoning districts conditionally permit drive-through restaurants.



Burger King	26251 Hesperian
Burger King	29671 Mission
Burger King	950 W A
Carl's Jr	27467 Hesperian
El Pollo Loco	24119 Mission
Jack in the Box	1075 W Tennyson
Jack in the Box	1490 W Winton
Jack in the Box	24175 Mission
Jack in the Box	25198 Hesperian
Jack in the Box	31005 Mission
KFC	1299 W Tennyson
KFC/Taco Bell	31077 Mission
McDonald's	2299 W Tennyson
McDonald's	23989 Watkins
McDonald's	26253 Mission
McDonald's	2905 Grove Way
McDonald's	30147 Industrial Parkway
McDonald's	355 W A
Sonic	31187 Mission
Starbucks	25945 Industrial
Subway	391 W A St
Taco Bell	215 W Jackson
Taco Bell	21600 Foothill
Taco Bell	30075 Industrial Pkwy
Wendy's	23969 Mission
	25890 Mission Blvd
	28899 Hesperian Blvd

Proposed Amendments

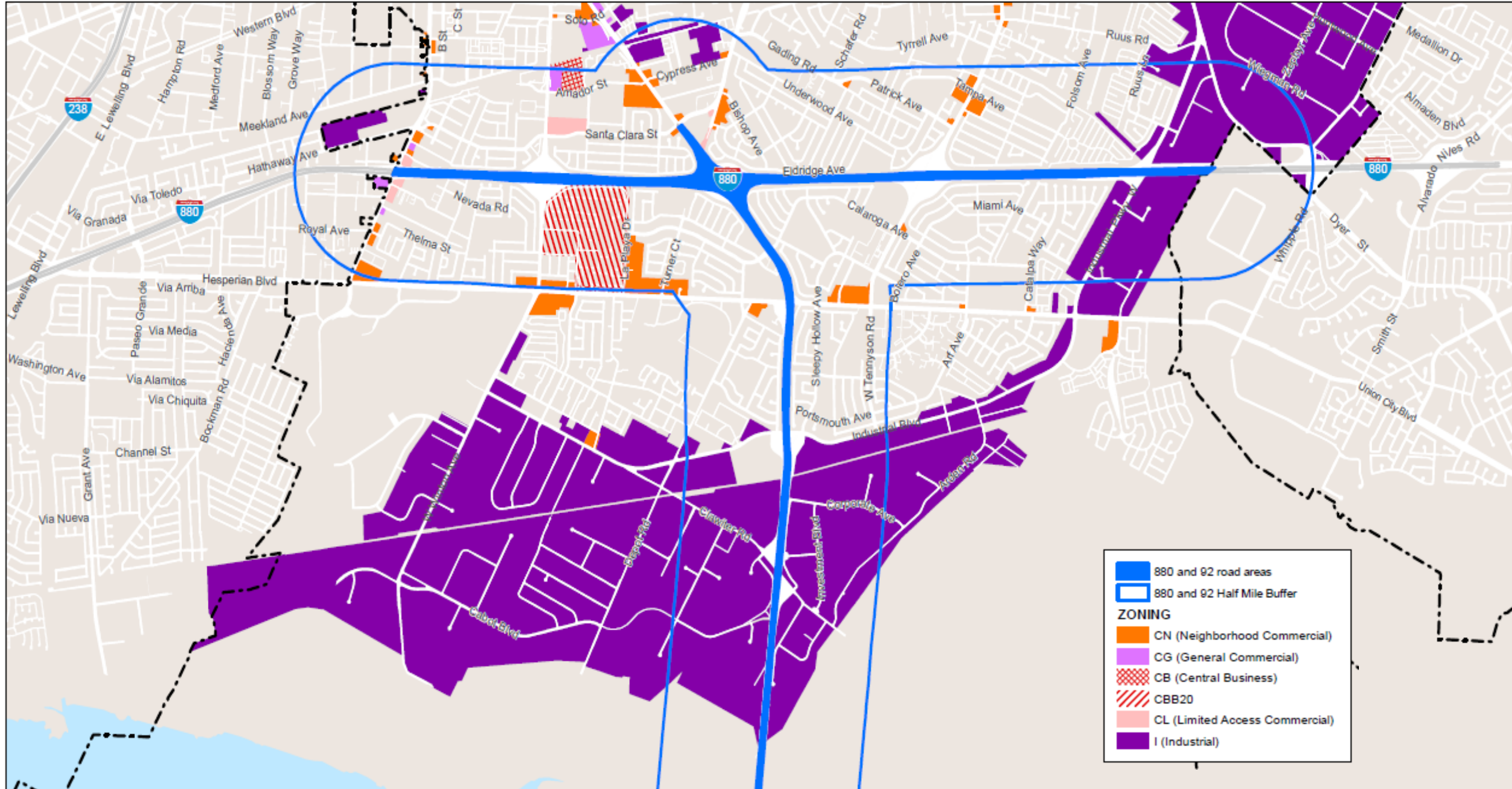
Incorporate special findings that allow flexibility based on:

- Proximity to Interstate-880 and State Route-92;
- No adverse impact on vehicular, pedestrian, and bike circulation, safety, and transit accessibility;
- Consistency with the General Plan and Bicycle Master Plan;
and
- Minimum separation from residential land uses.



880 & 92 - Half Mile Buffer with Zoning

0 0.25 0.5



	880 and 92 road areas
	880 and 92 Half Mile Buffer
ZONING	
	CN (Neighborhood Commercial)
	CG (General Commercial)
	CB (Central Business)
	CBB20
	CL (Limited Access Commercial)
	I (Industrial)

Staff Recommendation

The Planning Commission recommend that the City Council:

- ✓ Approval of the Zoning Text Amendment to Chapter 10, Article 1 of the Hayward Municipal Code Incorporating Flexibility for the Locations for Drive-In and Drive-Through Establishments based on the Required Findings