



**PLANNING COMMISSION MEETING
COUNCIL CHAMBERS AND VIRTUAL (ZOOM)
PARTICIPATION
Thursday, November 14, 2024, 7:00 p.m.**

The Planning Commission meeting was called to order at 7:00 p.m. by Chair Lowe. The Planning Commission held a hybrid meeting in the Council Chambers and virtually via Zoom.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: CHAIRPERSON: Lowe
COMMISSIONERS: Goodbody, Haman, Hardy, Meyers, Stevens
Absent: COMMISSIONER: Franco-Clausen

Staff Members Present: Allen, Blanton, Chang, Corral, Garcia, Lochirco, Pearson, Terentieff, Ochinerio

PUBLIC COMMENTS

There being no public comment, Chair Lowe opened and closed public comment at 7:03 pm.

WORK SESSION

1. Preliminary Review of a Major Site Plan Review Application to Construct a Three-Story Data Center, Generator Yards, Substation, Switching Yard, and Related Accessory Structures on an Approximately 11-Acre Site Located at 26062 Eden Landing Road (Assessor Parcel Nos. 461-0085-052-01 and 461-0085-016-00). Application SPR-23-0036; Miles Kersten for STACK Infrastructure (Applicant) on behalf of SI SVYL3 LLC (Owner) **(WS 24-034)**

Senior Planner Blanton provided a synopsis of the staff report and STACK Infrastructure Applicant Kersten provided a presentation of their proposal.

Chair Lowe inquired if it was possible to add something like the word "Hayward," to the Data Center building to which Senior Planner Blanton explained that the concept of using words or images on the building was a possibility; however staff were cautious about attaching specific words like "Hayward" or "Unity" to a building that might not be directly connected to those concepts. As a result, staff considered alternatives, such as using a gateway marker elsewhere, like on the overpass. Senior Planner Blanton emphasized that the screening aspect was still being worked out and they were open to using words or images in some form. STACK Infrastructure Applicant Kersten added that his staff had originally explored the possibility of using white panels or painting the materials for the screening and discussed this with the manufacturers; however, they encountered challenges, as painting the panels would void the manufacturer's warranty. He noted his staff was still working on alternatives,



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such as swapping out the panels for a white or different color to achieve the desired texture or writing. He also noted that while the idea was initially met with pushback from the manufacturer due to concerns that painting could compromise the product's integrity and make it difficult for them to stand behind the product for the long-term warranty, they would continue to pursue this option.

Chair Lowe Chair Lowe sought clarification on the requirement for the project owner to participate in a clean energy program like PG&E's Regional Renewable Choice, expressing enthusiasm but inquiring whether the commitment to 100% carbon-free electricity would be ongoing or time-limited. STACK Infrastructure Applicant Kersten affirmed the company's unwavering commitment to 100% renewable energy since its inception, achieved through direct purchases from PG&E or offset programs like Renewable Energy Certificates (RECs), detailed in their sustainability plan outlining strategies to maintain these climate goals.

Chair Lowe asked for clarification on whether the commitment to 100% renewable energy would be permanent and a condition of project approval or time-bound, to which STACK Infrastructure Applicant Kersten confirmed affirmatively. Senior Planner Blanton noted that making the commitment to 100% renewable energy a condition of project approval was feasible, emphasizing the long-standing availability and widespread adoption of PG&E's program, which is increasingly becoming the default option, and assured that the commitment could be sustained indefinitely through such a condition. STACK Infrastructure Applicant Kersten clarified that the project would meet renewable energy goals either through the PG&E program or STACK's national initiatives, explaining that the "OR" in their sustainability plan reflects these alternatives, ensuring their commitment to achieving these goals through efficient programs, regardless of the specific method. Senior Planner Blanton explained that the renewable energy commitment would likely be included as a mitigation measure in the CEQA document, noting that while the city is not the lead agency and she has not reviewed the draft chapter, such a measure or its equivalent could still be required in the mitigation process.

Commissioner Stevens asked whether the architectural design of the building is intended to blend in with its surroundings and not have the appearance of a typical data center, particularly for security purposes. STACK Infrastructure Applicant Kersten responded that the architectural design of the building is not specifically intended to avoid the appearance of a data center for security reasons. Instead, the focus is on ensuring the project is visually appealing to the community and passersby, aiming to create a project that is not perceived as an eyesore, but rather as the most attractive data center people have ever seen.

Commissioner Stevens asked for confirmation that, from a property tax perspective, both the property owner and the tenants operating equipment in the data center would pay property taxes— with the tenants paying taxes on their equipment. He noted that this is a significant



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amount. STACK Infrastructure Applicant Kersten confirmed that this was accurate.

Commissioner Goodbody inquired about the growth of cloud computing and its rapid pace. Specifically, she asked whether, during the CEQA review or mitigation process, there are requirements or best practices in place for when data centers become obsolete, are sold, or repurposed and if there is a decommissioning plan or sustainability plan to ensure that abandoned data centers do not remain in the community, expressing concern about the potential for vacant buildings. STACK Infrastructure Applicant Kersten explained that leases for data centers typically span 15 years with renewal options, resulting in 20–30-year commitments and noted that data centers, including those built 20–40 years ago, remain in use due to high demand for cloud computing, with retrofitting being more common than decommissioning. While STACK does not anticipate obsolescence, he expressed openness to collaborating with the City on decommissioning plans if necessary, emphasizing the continued growth in computing needs.

Commissioner Goodbody expressed support for the idea of a gateway across the Highway 92 overpass, praised the screening's design wave-like movement, and suggested using shades of green or earthy tones to help complement the natural flow of the Bay Trail next door.

Commissioner Hardy sought clarification on the required amount of parking, noting a discrepancy in the staff report and presentation. Senior Planner Blanton explained that the staff report contained an outdated figure due to slight shifts in building square footage and confirmed the presentation number was correct..

Commissioner Hardy asked if the \$350,000 public benefit package for sustainability goals, including \$200,000 for solar power and \$150,000 for bike and pedestrian facilities, was additional to the \$1.3 million or a reallocation of existing funds. Senior Planner Blanton explained that the \$350,000 proposal aims to enhance sustainability projects like the Eat in Greenway and solar panels at the water recovery facility. While staff initially proposed \$100,000, Public Works suggested increasing it to \$350,000 for greater impact. She clarified that the additional \$250,000 is subject to the Planning Commission's guidance, as staff do not make the final decision.

Commissioner Hardy noted the lack of a specific methodology for determining the public benefit amounts, which were based on a 2011 project, and suggested there is room for a larger increase than currently proposed. Senior Planner Blanton clarified that the public benefit figures were based on the Heinz project, approved in 2021, not 2011. Commissioner Hardy acknowledged the correction and noted she would review her notes.

Commissioner Hardy mentioned that she was considering the recommendations from HAPSA. She asked about the alternative parking plan, noting that the layout seemed to reflect



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a plan that assumed there would be no generator yard and asked if that was correct. Senior Planner Blanton confirmed that the alternative parking plan assumes the removal of the generator yard and that the City's parking requirements for the industrial district consider a variety of potential industrial uses, not just data centers. The parking exception being requested is specific to the data center use, but the plan anticipates that, in the future, if the site were to be repurposed for another use with higher employee demand, additional parking could be accommodated. The layout reflects this flexibility, showing that the site could handle more parking if needed, in accordance with city requirements.

Commissioner Hardy asked about the 108-foot height mentioned in the report, seeking clarification. STACK Applicant Kersten and Senior Planner Blanton explained it refers to the mechanical equipment, such as the elevator penthouse, while the parapet height is 100 feet. Blanton added that the exception requested is for a height increase from 75 to 100 feet, excluding mechanical equipment.

Commissioner Hardy inquired about the security building, and STACK Applicant Kersten explained it will house 24/7 personnel monitoring the facility and serve as a controlled access point with tight security. The 1,600-square-foot building will include monitoring areas, break rooms, and a walking area near the stormwater basin for staff.

Commissioner Hardy asked if most on-site staff would be security personnel. STACK Applicant Kersten clarified that the majority will be operations staff managing electrical loads, computing operations, and facility systems, with only a few security personnel.

Commissioner Hardy asked about electricity demand for cooling server rooms and the role of diesel generators. STACK Applicant Kersten explained that cooling, which uses about 20% of the facility's power, is crucial to prevent overheating. Generators serve as backup during rare PG&E grid outages, ensuring up to 24 hours of continuous operation. He noted the facility's redundant systems for power and cooling and confirmed monthly generator tests. Senior Planner Blanton added that the CEQA document will address emissions from generator use and cooling, with mitigation in line with regulations. STACK Applicant Kersten highlighted the use of Tier 4 generators, renewable fuel, and catalytic converters to reduce emissions, while exploring cleaner alternatives like batteries and fuel cells.

Commissioner Hardy asked if proximity to fire stations or emergency services is considered when selecting a site for a large facility. STACK Applicant Kersten explained that the location was chosen for factors like proximity to a PG&E switching station, with fire mitigation systems in place. He noted the site was largely vacant during COVID-19, and PG&E easements limited horizontal space, necessitating vertical construction, common in the space-constrained Bay Area.



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Commissioner Meyers noted he considers long-term community concerns when reviewing projects and ensures all aspects are addressed. He confirmed his earlier question about the 108-foot height was resolved, learning it pertains to the elevator shaft, not the air handler, as STACK Applicant Kersten confirmed.

Commissioner Meyers asked about ADA-compliant EV charging spots, noting they weren't visible in the plans. STACK Applicant Kersten confirmed their inclusion, including spaces for ADA vans, in compliance with code requirements, and offered to follow up on their identification. Senior Planner Blanton added that ADA and EV charging requirements under the Cal Green building code will be ensured during the building permit review, even if not fully detailed in the current plans.

Commissioner Meyers asked if all 68 EV spots are equipped with chargers or if some are EV-ready. STACK Applicant Kersten clarified that not all may have chargers installed initially but are prepared with infrastructure for future installation. He offered to confirm the breakdown, and Commissioner Meyers emphasized the importance of pre-equipped infrastructure for EV-ready spaces.

Commissioner Meyers noted an email from a former tenant and observed the site appeared empty, asking if operations had ceased. STACK Applicant Kersten confirmed the site is fully vacant, explaining that one tenant faced financial hardship, prompting them to assist with relocation, waive rent, and support a smooth transition.

Commissioner Meyers acknowledged the positive update and inquired about the Tier 4 generators. He recalled briefly discussing this during a previous Zoom meeting, where he had asked about the use of biofuels. He wanted clarification on whether the use of biofuels would continue going forward, to which STACK Infrastructure Applicant Kersten replied yes.

Commissioner Meyers asked about details of monthly generator testing, including timing, duration, and noise levels. STACK Applicant Kersten explained that each generator is gradually tested to full capacity over 30 minutes, spread out monthly per CEQA guidelines and manufacturer recommendations. Senior Planner Blanton added that the CEQA review will ensure noise and emissions stay within regulatory thresholds.

Commissioner Meyers asked whether the review would also include an assessment of the decibel levels of the generator testing, or if the focus would be on the overall effect. Senior Planner Blanton confirmed that the decibel levels would be measured from the property line and that the threshold for noise consideration is based on the sound levels at that boundary, which is the standard approach for this type of assessment.

Commissioner Meyers asked about measures to mitigate inconvenience to nearby businesses during generator testing and noted positive feedback from Edgewater's owner.



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STACK Applicant Kersten confirmed ongoing outreach, including collaboration on local improvement projects. He highlighted the anticipated economic boost, with 350–400 construction workers onsite initially, followed by another 300–400 for interior work, and 35–40 full-time staff plus indirect vendor jobs, generating excitement among neighboring businesses about increased activity and long-term job opportunities.

Commissioner Meyers asked about strategies to minimize inconvenience during construction. STACK Applicant Kersten explained their logistics plan focuses on using the Eden Landing side for pedestrian and bike traffic, routing trucks via Investment and Production Avenues to avoid bike lane interference. Developed with their contractor, the plan ensures no large vehicles disrupt cyclists or nearby businesses.

Commissioner Meyers asked if the project in West Hayward could inadvertently make the area a target in any way. STACK Infrastructure Applicant Kersten explained that security is a top priority at STACK and that both physical and technological security measures are in place to protect the perimeter and the clients' assets, making the facility a strong deterrent against potential threats. He noted that security concerns of this nature have not been an issue in his experience as a data center developer but acknowledged the importance of staying vigilant and committed to ensuring the highest level of security. STACK Infrastructure Applicant Kersten added that the company operates with extreme confidentiality, not disclosing which clients are using the facility and can quickly transfer data or operations to another facility in case of a breach or disaster, which further enhances security and adds another layer of protection against security risks.

Commissioner Meyers asked about the water towers, confirming if the facility has four 1,000-gallon tanks. STACK Applicant Kersten clarified the facility has four 40,000-gallon tanks for redundancy, supporting direct evaporative cooling. The tanks provide backup during outages, reduce reliance on city water during peak hours, and lessen the burden on local infrastructure.

Commissioner Meyers asked about using recycled water for the facility's cooling system, noting current limitations due to water quality. STACK Applicant Kersten explained they currently use industrial water to avoid damage from heavy metals in recycled water but are open to switching once recycled water quality improves and becomes viable for their system.

Commissioner Meyers asked whether it would be possible to treat or modify the water with chemicals to make recycled water usable in the facility's cooling system. He expressed concern about future droughts and the large water tanks needed, suggesting that using recycled water could be a more sustainable option in the long term. STACK Infrastructure Applicant Kersten provided an update on their efforts to implement recycled water at their facilities. They are currently working to incorporate as much recycled water as possible, but



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after studying the local water composition, they found that it contains heavy metals that could deteriorate their equipment. As a result, STACK is using industrial water for the time being and are prepared to transition to recycled water in the future once its quality meets the necessary standards for safe use.

Commissioner Meyers asked if treatments could make recycled water suitable for the facility, citing concerns about droughts and high water use. STACK Applicant Kersten noted ongoing upgrades at Hayward's water facility focus on improving treatment rather than adding chemicals and said they are working with consultants on the issue. Senior Planner Blanton added that the City's purple pipe infrastructure for recycled water is phased in north of Highway 92, with plans to extend it south as part of long-term planning.

Commissioner Meyers asked whether, if recycled water were used, STACK would still be able to utilize the triple-cycle cooling system. He sought clarification on how the use of recycled water would integrate with their existing cooling processes. STACK Infrastructure Applicant Kersten responded that he believes the triple-cycle cooling system could still be used with recycled water, but he would need to defer to the technical experts on his team for a definitive answer.

Commissioner Meyers questioned the adequacy of the parking multiplier based on the relatively new Clawiter data center, asking if more established references were considered. Senior Planner Blanton explained that the multiplier, supported by data from Kim Lee Horn, reflects consistent trends across data centers locally and globally. She noted data centers require minimal parking due to low, shift-based staffing, and the 68 proposed spaces exceed expected demand. Staff supports reduced parking to prioritize features like bio-retention areas, as data centers have much lower employee counts than traditional offices.

Commissioner Meyers sought reassurance about the adequacy of the proposed parking, noting that during construction, he typically had between 2 and 12 workers on-site per collocation. He asked if the proposed parking would still be sufficient, considering ongoing construction as the facility expands. STACK Infrastructure Applicant Kersten explained that they have studied one of their fully operational facilities in North San Jose to assess parking demand. They reviewed whether there were ever any issues with parking congestion but found that there were none. He noted that the parking ratios at that facility are similar to those proposed for this project.

Commissioner Meyers asked if the small power plant exemption simply determines eligibility or provides additional benefits. Senior Planner Blanton explained that state law requires the California Energy Commission (CEC) to lead the CEQA process for such projects, as they are classified as small thermal plants. STACK Applicant Kersten clarified that backup generating facilities under 100 megawatts qualify for this exemption, enabling the CEC to oversee CEQA while allowing the City of Hayward to manage building permits. Larger



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facilities, like Calpine's, would fall entirely under CEC jurisdiction.

Commissioner Meyers asked whether STACK had considered using megawatt-scale battery systems for energy storage, acknowledging that while solar power is an option, it may not be feasible due to the large amount of power required for the project. He wanted to know if battery systems were being considered as a viable solution or if they were still not considered feasible. STACK Infrastructure Applicant Kersten replied that, at the current scale, integrating large-scale battery systems is not feasible. While they are making their roofs solar-ready and exploring ways to incorporate more solar energy, space constraints are a significant limitation. He noted the scale required for both solar and battery systems to meet their energy needs would not be practical, and the reliability of such systems for 24-hour operations would not be viable.

Commissioner Haman began by noting that he had met with STACK Infrastructure Applicant Kersten on October 30th, which provided him with deeper insight into the project and its goals. He then raised a question about whether the energy consumption of the data centers would impact the power grid in Hayward, to which STACK Infrastructure Applicant Kersten replied that it would not.

Commissioner Haman sought reassurance regarding any risks associated with the data centers, by asking if there would be any potential dangers to the community or the City from the project, to which STACK Infrastructure Applicant Kersten replied no.

Commissioner Haman inquired about the potential for job creation for Hayward residents, specifically asking if the project would involve union labor. He recalled that during a previous discussion, it was mentioned that the project would be a unionized one and asked if there was a specific percentage of local union labor that would be employed for the project. STACK Infrastructure Applicant Kersten replied that he would follow up with their general contractor to get more details about the specific labor pool being used but confirmed that it would include local unions.

Commissioner Haman asked whether STACK Infrastructure would be purchasing materials locally for the project, to which STACK Infrastructure Applicant Kersten said yes.

Commissioner Haman asked if, in addition to paying property taxes, the project would generate any sales tax. STACK Infrastructure Applicant Kersten explained that similar to the computers they are purchasing for the data center but on a much larger scale, the project will generate sales tax as their clients buy millions of dollars' worth of equipment. Additionally, the project will contribute to personal property tax or unsecured property tax, highlighting that the City of Hayward benefits from a favorable property tax rate, with approximately 16% of the total tax rate going to Hayward, making it highly beneficial for the



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City. This tax revenue will come not only from the structure itself but also from the equipment installed and refreshed every four to five years as new technology is introduced or older equipment reaches the end of its life cycle, resulting in new purchases and further sales tax generation.

Commissioner Haman asked if there would be continuous employment opportunities for local Hayward residents once the project is up and running. STACK Infrastructure Applicant Kersten responded that there would absolutely be continuous employment opportunities for local Hayward residents. He mentioned that at their operating facilities in San Jose, many of the employees live close to the facility. STACK actively encourages local hiring, and in the East, they have programs where they engage with high schools and community colleges to help students explore career paths that could lead to high-paying jobs within their data centers.

Commissioner Meyers asked if STACK's power usage would take precedence over residential usage during blackouts or contribute to more frequent outages. STACK Applicant Kersten explained that during power emergencies, such as the 2020 heatwave, data centers are often asked to activate backup generators to reduce grid demand, prioritizing residential power needs. He emphasized that STACK and other data centers collaborate with authorities to avoid negatively impacting residents and businesses during such events.

Commissioner Meyers asked if STACK expects a similar scenario to occur in the future during power emergencies and whether there is any established priority system for power allocation, or if that remains uncertain. STACK Infrastructure Applicant Kersten explained that CAISO (California Independent System Operator) and PG&E have been doing a great job of planning and retrofitting to help address power grid issues. Much of this work involves increasing bulk power imports from out of state, and larger infrastructure projects are being developed to reduce grid pressure. While these efforts should help mitigate some of the issues, he noted that they may not fully eliminate blackouts during extreme heat events, as there will still be areas with transmission constraints outside of local grid regions. For example, during high demand periods when everyone turns on their air conditioning, some areas may still experience strain on the grid, regardless of data center operations. However, Kersten was optimistic that ongoing projects, like the collaboration with Ellis Power to bring in two large DC power lines, would help alleviate pressure on the grid in the long term.

Chair Lowe opened public comment at 8:22 pm.

Luis Andrade, a Hayward Recreation and Park District board member, requested funding for the Shoreline Interpretive Center, highlighting its role in educating the community on sea level rise and hosting children's field trips. He suggested reallocating the \$300,000 match contribution from La Vista, which he said has sufficient funds, to enhance the center, a key



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facility near the project site that benefits education, youth engagement, and Hayward's image.

Sara Lamnin emphasized the need for collaboration between HARD and the City, recommending reallocating the \$300,000 public benefit funds to prioritize the Shoreline Interpretive Center over La Vista due to its alignment with sustainability and education goals. She supported solar installation, expanding recycled water infrastructure, and internet access initiatives, while questioning the food truck area's impact on local restaurants and suggesting trail activation through public art to engage the community.

Chair Lowe closed public comment at 8:27 pm.

Commissioner Goodbody suggested that an ADHOC committee or the City Council could help refine the public benefits proposal, emphasizing the potential for leveraging matching grants and combining funds to achieve efficiencies. She highlighted the Eden Landing Ecological Reserve and the Shoreline Interpretive Center as areas where funds could be pooled to support projects like addressing sea level rise, which she felt was a pressing concern. Commissioner Goodbody proposed that public benefits be examined in phases to determine which projects are "shovel-ready" and which still require further planning. She expressed support for the height increase, noting that her earlier concerns about the flight path had been addressed. She also supported the parking reduction, believing it to be adequate for the project, and reiterated his comments on the building design and artistic screening to align with the nearby Interpretive Center and Bay Trail.

Commissioner Stevens asked how the public benefits relate to the requested 25-foot height increase above the 75-foot limit. Senior Planner Blanton explained that the 2019 industrial zoning updates allow taller buildings with negotiated public benefits to address community impacts. Planning Manager Lochirco added that this approach aligns with the City's practice of requiring community benefits for deviations from development standards, ensuring such trade-offs are balanced with tangible community advantages.

Commissioner Stevens asked for clarification on whether the term "public benefit" or "community benefit" has a specific definition, seeking to understand how it is formally defined in the context of the project and the City's regulations. Senior Planner Blanton explained that the term "public benefit" or "community benefit" is currently not strictly defined in the City's code, leaving it somewhat nebulous. While staff have discussed internally whether a more structured framework should be developed to calculate and assess these benefits, the decision-making process remains flexible. She acknowledged that this question has been raised by the HASPA board and the CEC, with no "magic number" or formula for determining sufficiency. Ultimately, it is up to the commission or decision-making body to evaluate whether the proposed benefits are fair and appropriate based on



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their knowledge of the project and the community.

Commissioner Stevens expressed strong support for the project, calling it one of the best he's seen in his six years on the commission. He praised the data center for its potential to generate significant tax revenue without creating traffic, its contribution to improving AI efficiency, and its ability to clean up the area. He emphasized that the project could attract more data center development, benefiting the region. Regarding the public benefits proposal, Stevens questioned the need for additional funds, arguing that the project will already bring substantial tax revenue and that the extra height will generate more revenue, making public benefit spending unnecessary. He expressed concern that requiring such contributions could discourage future development and compared California's challenges to the rapid pace of data center growth in other states. He also supported the parking reduction, acknowledging that data centers have well-established metrics for parking demand. On the design, Commissioner Stevens felt that attempting to hide the substation was missing the point, as the building represents the cutting edge of AI and innovation. He suggested the substation should be showcased as a landmark to highlight the center's technological importance. Finally, he expressed reluctance to commit to 100% renewable energy, arguing that it could restrict Hayward's ability to participate in the evolving economy due to the current state of energy infrastructure.

Commissioner Hardy expressed support for the project but disagreed with Commissioner Stevens regarding the importance of public benefits. She emphasized that while the project offers significant tax revenue, there may be community impacts, such as the limited number of jobs created, which should be considered in the public benefits package. She proposed that the public benefits could include compensating for potential losses and focusing on other areas that could benefit the community, like the Shoreline Interpretive Center, Hayward Unified School District, the Russell City Art Project and Hayward Fire Department. Commissioner Hardy also raised concerns about the proximity to the airport and potential security issues related to the proposed food trucks, especially considering nearby businesses that already provide food services. Regarding the public benefits proposal, she calculated that the developer's offer of \$1.3 million would amount to \$52,000 per additional square foot, which she thought could be increased to \$100,000 per additional foot. She recommended including funds for the Shoreline Interpretive Center without replacing other commitments and increasing allocations to the Hayward School District, particularly in light of their budget issues. Regarding the parking reduction, Commissioner Hardy supported it, agreeing that the data center's low employee numbers make it reasonable. She expressed curiosity about how construction workers would be managed during the development but did not have strong opinions on the design, appreciating the developer's efforts to integrate the project into the local community.

Commissioner Haman expressed general support for the project but raised several concerns



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and suggestions. He had no objections to the height increase, recognizing the site's constraints, but emphasized that the building should make a bold, unique statement when viewed from a distance, particularly as people enter the city. He suggested adding a gateway monument and incorporating public art, such as murals, on the building's screening. He supported the public benefits package, noting the displacement of jobs and suggesting that the project contribute to local schools, the Russell City Art Project, and the Hayward Fire Department. He also proposed offering EV charging stations for commuters to help local businesses. Commissioner Haman was in favor of the parking reduction, given the project's limited staff, and appreciated the alternative parking plan for future flexibility. He expressed concern about the removal of trees, advocating for keeping or relocating as many as possible, and suggested adding more greenery to the design. Commissioner Haman was excited about the project's potential to benefit the community but recommended adjustments to enhance its visual impact and environmental sustainability.

Commissioner Meyers expressed strong support for the project, emphasizing the benefits of bringing a data center to Hayward, particularly in terms of energy efficiency, competitive real estate prices, and proximity to key infrastructure like the switching yard and shoreline. Regarding the public benefits proposal, Commissioner Meyers supported the funding for the Interpretive Center but suggested creating a separate allocation for it rather than taking from other initiatives. He also agreed with HARD Lamnin's suggestion to make the small business grant program ongoing. On parking, he supported the reduction and advocated for the widespread installation of EV chargers. He also endorsed solar energy initiatives, suggesting that even incremental progress would have long-term benefits for society. Regarding food trucks, Commissioner Meyers proposed a trial period to assess their impact on local businesses, preferring a flexible, data-driven approach rather than committing to a permanent solution right away. Lastly, he encouraged the addition of solar infrastructure, suggesting it could be added as a built-in feature rather than just being "solar-ready."

Chair Lowe expressed strong support for the project, particularly praising the company's commitment to clean energy, including 100% carbon-free electricity. She encouraged staff to make this commitment a condition of approval, especially considering the data center will be one of the largest power consumers in Hayward. Regarding parking, Chair Lowe acknowledged the likely need for fewer spots but expressed satisfaction with the proposed 68 spaces. She also supported the installation of actual EV chargers, not just EV-ready infrastructure. Chair Lowe felt that with a significant number of construction workers on-site, the addition of food trucks would not negatively impact local restaurants, providing variety and additional options. As for the design, she appreciated the efforts to elevate the aesthetics, finding it more visually pleasing than expected and liked the idea of showcasing Hayward as a hub for AI and data centers, possibly through signage or branding.

APPROVAL OF MINUTES



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2. Minutes of the Planning Commission Meeting on October 10, 2024 MIN 24-117

A motion was made by Commissioner Stevens, seconded by Commissioner Haman, to approve the meeting minutes of October 10, 2024 with the spelling correction of Ro Aguilar's name on page eight, the correction of five announcements under commission reports, an addition referencing the trunk or treat event under Commissioner Meyer's comments, and the spelling correction of Palma Ceia Park under Commissioner Haman's comments.

as noted by Commissioner Hardy.

The motion passed with the following roll call votes:

AYES:	Commissioners Haman, Hardy, Meyers, Stevens
NOES:	None
ABSENT:	Commissioner Franco -Clausen
ABSTAIN:	Commissioner Goodbody Chair Lowe

COMMISSION REPORTS

There were none.

ORAL REPORT ON PLANNING AND ZONING MATTERS

Planning Manager Lochirco provided five updates: 1) the upcoming Planning Commission meeting on the fourth Thursday in November will be canceled due to Thanksgiving, 2) the next scheduled meeting is on December 12, 2024, where zoning text amendments related to the housing element will be discussed, 3) City Hall will be closed during Thanksgiving week, so no permits will be processed, though submissions can still be made online, 4) the meeting scheduled for the week of Christmas will also be canceled, and 5) the commission will resume regular meetings in January, which will include discussions on the 2025 meeting calendar and the annual election of officers. He wished everyone a happy and safe holiday season with family and friends.

COMMISSIONERS' ANNOUNCEMENTS, REFERRALS

There were none.


ADJOURNMENT



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Chair Lowe adjourned the meeting at 9:07 pm.

APPROVED:


~~Karla Goodbody~~, Secretary
Planning Commission Ron Meyers

ATTEST:


Briea Allen
Planning Commission Secretary
Office of the City Clerk