

**CITY OF HAYWARD
PLANNING COMMISSION
CONDITIONAL USE PERMIT
APPLICATION NO. PL-2016-06805
FINDINGS FOR APPROVAL**

May 11, 2017

Section 1. Background

1. On December 14, 2016, Edward G. Roach, applicant, filed an application with the Development Services Division requesting the issuance of a Conditional Use Permit to expand an existing public storage facility and construct two new buildings at 22373 and 22391 Thunderbird Place in Hayward (APNs 439-0001-008-00 and 439-0001-009-00).
2. The project site is zoned Industrial (I) District and is designated as Industrial Technology and Innovation Corridor land use in the *Hayward 2040 General Plan*.
3. Per Section 10-1.1620 of the Hayward Municipal Code (HMC), the proposed project requires the issuance of a Conditional Use Permit and is subject to Site Plan Review. Per Section 10-1.3210, when a project requires both site plan review and a conditional use permit, an application for a use permit constitutes an application for both.

Section 2. Findings

Per Section 10-1.3225 of the HMC, the Planning Commission may approve or conditionally approve a Conditional Use Permit application when all the following findings are made:

- A. **The proposed use is desirable for the public convenience or welfare.**
The proposed expansion of the existing public storage facility would provide a needed service to the surrounding residents and businesses in that it would increase the capacity of the existing facility, which provides a convenient location for the temporary storage of household goods and business equipment. The existing facility currently does not have enough storage units to satisfy the demand of its customers. The proposed expansion would alleviate this shortage and reduce the need for residents and businesses to travel to further locations for storage space. In addition, the lot where the expansion would take place is currently vacant and underutilized. The new buildings would introduce a desirable use to the site that is compatible with the surrounding industrial neighborhood and improve the visual quality of the site, which is currently covered entirely by concrete pavement. The new buildings are attractively designed and would complement the character of the existing buildings in the area. Therefore, the proposed expansion is desirable for the public convenience or welfare.

B. The proposed use will not impair the character and integrity of the zoning district and surrounding area.

The proposed project would not introduce a new use to the area and would allow an expansion of the existing public storage facility within the I District. Public storage facilities are also largely a passive use and include little activity beyond the storage of household goods and business equipment. The level of activity of public storage facilities is typically lower than the level of activity of other uses in industrial areas. Furthermore, the proposed architecture of the new buildings is consistent with the character of the surrounding neighborhood. The new buildings incorporate trim details, real and faux windows, and articulation to add visual interest, especially to elevations visible from the street. The new buildings will also be composed of materials and colors that complement those of the existing buildings. Therefore, the proposed expansion will not impair the character and integrity of the zoning district and surrounding area.

C. The proposed use will not be detrimental to the public health, safety, or general welfare.

The proposed expansion of the public storage facility will not be detrimental to public health, safety and general welfare as the project will comply with all applicable zoning regulations and building codes. Public storage facilities typically generate minimal traffic, parking demand, and noise. In addition, the facility has several employees on site during the business hours of operation and an on-site caretaker who lives on site to help secure the facility when it is closed. The facility will also have an alarm system, a security gate, and security lighting to further maintain the security and safety of the site. The facility will be subject to various conditions of approval intended to protect the surrounding areas from any potentially harmful impacts. The buildings and site are required to be maintained in good repair and operation of the facility is limited to what is described in the project narrative. Furthermore, the City has the ability to impose additional conditions or restrictions for the protection of public health, safety, and general welfare. Therefore, the proposed expansion will not be detrimental to the public health, safety, or general welfare.

D. The proposed use is in harmony with applicable City policies and the intent and purpose of the zoning district involved.

A public storage facility is a conditionally permitted use in the Industrial Zoning District. Furthermore, the purpose of the Industrial Zoning District is to promote a desirable and attractive working environment with a minimum of detriment to surrounding properties. The proposed expansion of the public storage facility, as conditioned, would be consistent with this purpose. In addition, the new buildings will meet the required development standards (maximum height, minimum setbacks, lot coverage, etc.) of the Industrial Zoning District. Therefore, the proposed expansion is in harmony with applicable City policies and the intent and purpose of the zoning district involved.

- E. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332, Infill Development Projects. As conditioned, the project will have no significant impact on the environment, cumulative or otherwise.

Section 3. Decision

The Planning Commission hereby approves Conditional Use Permit Application No. PL-2016-06805, subject to the conditions of approval, included as Attachment III.

Section 4. Effective Date

This approval shall take effect on May 26, 2017, unless appealed prior to that date.