

**PLANNING COMMISSION MEETING
THURSDAY, FEBRUARY 26, 2026**

PRESENTATIONS

STAFF PRESENTATION

ITEM #2 PH 26-0005

**Proposed Demolition of an Existing Vacant Office Building and Development of 58 Residential Townhouse-Style Condominium Units Located at 24041 Amador Street, Requiring Approval of a Vesting Tentative Tract Map, Site Plan Review, and Density Bonus, Application No. TM-25-0004.
Applicant: Kian Malek, City Venture; Owners: Nejasnich-Horn Family Trust, et al**

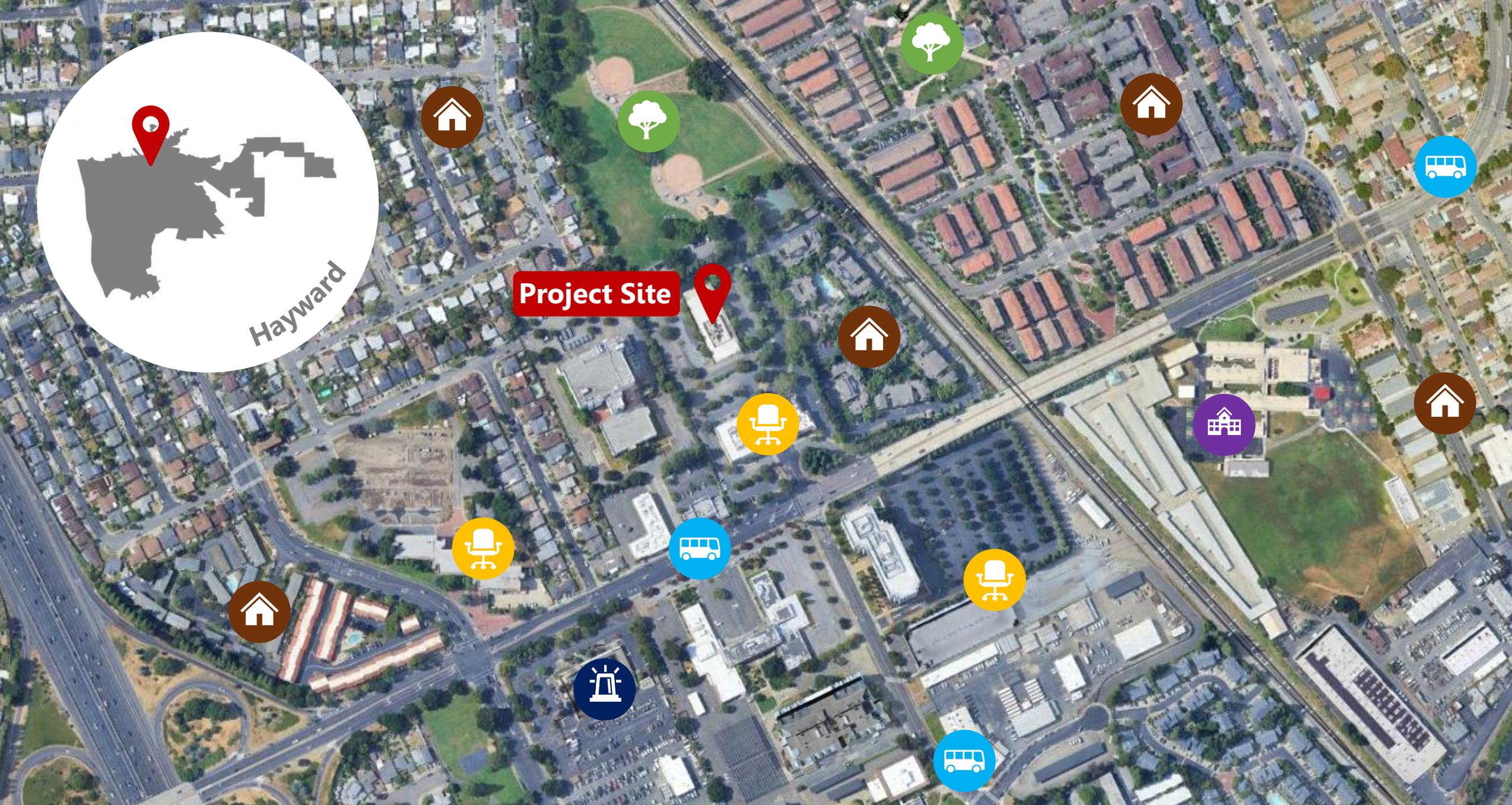
Vesting Tentative Tract Map (8757), Site Plan Review & Density Bonus at 24041 Amador Street

Planning Commission Hearing
February 26, 2025
Taylor Richard, Associate Planner





Project Site



Project Site



- 24041 Amador Street
- 2.4-acre site
- **Current Zoning:** Commercial Office (CO)
- **Current General Plan Land Use Designation:** Retail and Office Commercial (ROC)

Existing Conditions



Proposed Development



Proposed Development



Zoning Consistency

Standard	Requirements	Proposed	Consistent
Min. Lot Size	5000 sf	104,544 sf	Yes
Min. Lot Frontage	35 ft	216.3 ft	Yes
Min. Average Lot Width	50 ft	254.5 ft	Yes
Max. Lot Coverage	50%	38.8%	Yes
Min. Average Lot Depth	80 ft	330.50 ft	Yes
Min. Front Setback	10 ft	12 to 25 ft	Yes
Min. Side Setback	10 ft	8 to 10 ft	Yes with DB Waiver
Min. Rear Setback	20 ft	20 ft	Yes
Height	40 ft	39.4 ft	Yes
Parking	87 parking space	120 parking spaces	Yes
Open Space Area	150 sf/unit	146.7 sf/unit	Yes with DB Waiver
Open Space Amenities	200 points	30 points	Yes with DB Waiver
Façade Design Elements	125 Points	135 Points	Yes
Massing Breaks	15 by 10ft every 125 ft	16.2 by .8 ft every 42 ft	Yes with DB Waiver

General Plan Conformance



- ✓ **Land Use Policy LU-1.4:** City shall direct local population and employment growth toward infill development sites within the city
- ✓ **Housing Policy H-3.1:** City shall implement land use policies that allow for range of residential densities and housing types, prices, ownership and size, including low-density single-family uses, moderate-density townhomes and higher-density apartments, condominiums.
- ✓ **Housing Policy H-3.4:** City shall encourage development of residential uses close to employment, recreational facilities, schools, neighborhood commercial areas and transportation routes.

CEQA Exemption (AB 130)

- ✓ **Infill housing** development on a site less than 20 acres
- ✓ Meets **all eligibility requirements** in California Public Resource Code (PRC) 21080.66
- ✓ All applicable **Tribal Organizations** were invited to consult on project. City received **no requests** for consultation.

URBAN INFILL HOUSING CEQA EXEMPTION CHECKLIST
 Development Service Department • 777 B Street Hayward, CA 94541

Eligibility Worksheet – Below are eligibility requirements for the Urban Infill Housing Statutory Exemption from the California Environmental Quality Act (CEQA) in accordance with California Public Resource Code Section 21080.66. Please indicate whether the proposed project meets these standards by filling in the blanks and circling "YES", "NO" or "N/A" for each section. In order to be eligible for this exemption, the proposed project must meet all applicable eligibility requirements and complete the required tribal engagement.

Does the proposed project meet the following eligibility requirements?	Compliance (Check One)
1. Housing Development: Is the project a housing development project as defined in California Government Code Section 65905.5(b)? Project Description: <div style="border: 1px solid gray; padding: 5px; margin-top: 5px;">The proposed project is 58 Town homes style condominiums on 2.4 Acres.</div>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
2. Project Site Size: Is the project site not more than 20 acres? Site Size: <u>2.4</u> acres	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
3. Density: Does the project have a minimum density of 15 dwelling units per acre? The minimum density shall be half the density specified in California Government Code 65583.2(c)(3)(B). Density: <u>24</u> dwelling unit per acre	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
4. Urban Infill: Does the project site meet at least one of the following criteria? Urban uses shall include any current or previous residential or commercial development, public institution, or public park that is surrounded by other urban uses, parking lot or structure, transit or transportation passenger facility or retail uses, or any combination of those uses. <ul style="list-style-type: none"> a. Was the site previously developed with an urban use? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> b. Does at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses? The term "adjoins" shall include parcels that are only separated by a street, pedestrian path or bicycle path. Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> c. Is at least 75 percent of the area within a ¼ mile radius of the site developed with urban uses? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> d. For sites with four sides, at least three out of four sides are developed with urban uses and at least 2/3 of the perimeter of the site adjoins parcels that are developed with urban uses. Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Description of previous and/or current surrounding development: <div style="border: 1px solid gray; padding: 5px; margin-top: 5px;">Site is surrounded with residential uses, a park, and other commercial uses</div>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
5. Transient Lodgings: Does the project include a hotel, motel, bed and breakfast inn or any other transient lodging? This does not include residential hotels as defined in California Health and Safety Code Section 50519.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
6. Zoning and General Plan Compliance: Is the project consistent with the applicable general plan and zoning ordinance? Note, if the zoning and general plan are not consistent with one another, the project only needs to be consistent with one.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
7. Historic Structure Demolition: Does the project require the demolition of an historic structure that was placed on a national, state or local historic register before a SB 330 preliminary application was filed for the project?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Updated July 2025

Housing Accountability Act (SB 330)



A City **must approve** a housing development project that complies with the “objective”, **unless** the City is able to make written findings based on the **preponderance of the evidence** in the record that either:

- (1) The City has already met its Regional Housing Needs Assessment (RHNA) requirement
- (2) There is an impact to the public health and safety and this impact cannot be mitigated
- (3) The property is agricultural land
- (4) Approval of the project would violate State or Federal law and this violation cannot be mitigated
- (5) The project is inconsistent with the zoning and land use designation and not identified in the General Plan Housing Element RHNA inventory.

A nighttime photograph of a city and a bridge over water. The city lights are visible in the foreground and middle ground, with a large bridge spanning across the water in the background. The sky is dark blue, and the water reflects the city lights.

STAFF RECOMMENDATION:

That the Planning Commission approve the proposed Vesting Tentative Tract Map (8757), Site Plan Review & Density Bonus Application based on the draft findings in Attachment II and subject to the recommended conditions of approval in Attachment III.

STAFF PRESENTATION

ITEM #3 PH 26-0007

Proposed Demolition of an Existing 14,640-Square-Foot Truck Terminal and Construction of a New 45,336-Square-Foot Truck Terminal located at 2256 Claremont Court, Requiring Approval of a Conditional Use Permit and Major Site Plan Review, Application No. UP-24-0006. Applicant/Project Manager: Ryan Bernal, Kimley Horn; Property Owner: Andrew Falzarano, Hayward Property LLC/Crown Enterprises, Inc.

Central Transport Logistics Terminal Project Conditional Use Permit Application No. UP-24-0006

Planning Commission Meeting
February 26, 2026
Steve Kowalski, Senior Planner



Background

- **Prior to 1980s:** Property was undeveloped and/or used for agricultural purposes
- **1987:** Existing truck terminal constructed on the property; rearmost 1/3 of site left undisturbed
- **June 4, 2019:** City Council adopts new Industrial District zoning regulations. All new truck terminals henceforth require CUP approval, thereby rendering existing terminal a legal nonconforming land use
- **February 27, 2024:** Applicant submits subject CUP application to demolish existing terminal and replace it with new, significantly larger terminal

Project Site



Site Details

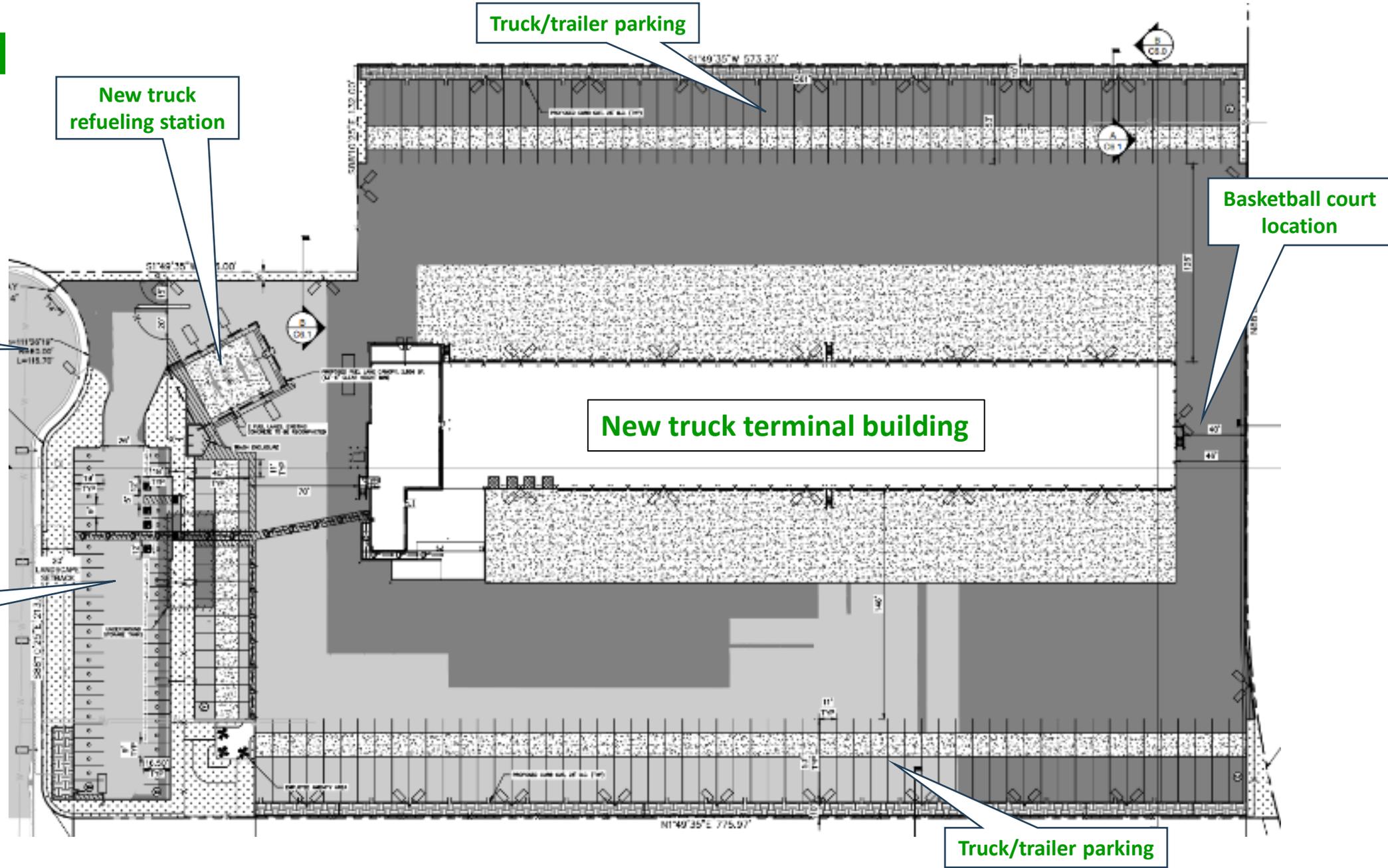
- 7.9-acre parcel at southern end of Claremont Court
- Contains existing 14,640 sq. ft. terminal w/ 42 truck loading docks
- 47-space parking lot at front of site
- Rearmost $\pm 1/3$ of property backing up to Ward Creek currently undeveloped
- Zoning: General Industrial (IG)
- General Plan Land Use Designation: Industrial Corridor (IC)

Project Details



- New 45,336 sq. ft. terminal w/ 74 loading docks and 5,000 sq. ft. of office space including employee restrooms and break room
- New covered truck refueling station w/ two parallel fueling bays
- New covered trash enclosure
- 48-space employee/visitor parking lot w/ 17 EV parking spaces & 4 accessible spaces
- 123 designated truck/trailer parking spaces around perimeter of terminal yard
- Outdoor seating area with tables & chairs, outdoor exercise equipment, and half basketball court

Proposed Site Plan



Claremont Court cul-de-sac bulb

New truck refueling station

Truck/trailer parking

Basketball court location

New truck terminal building

Employee/visitor parking lot

Truck/trailer parking

General Plan Conformance



- ✓ **Land Use Goal LU-6: Industrial Technology & Innovation Corridor:** Enhance the Industrial Technology & Innovation Corridor to expand the economic and employment base of Hayward and to achieve a healthy balance between a manufacturing-based economy and an information- and technology-based economy.
- ✓ **Land Use Policy LU-6.6: Property Upgrades.** Encourage property owners to upgrade existing buildings, site facilities, and landscaped areas to improve economic viability of properties and to enhance the visual character of the Industrial Technology & Innovation Corridor.
- ✓ **Land Use Policy LU-6.8 – Employee Amenities:** Encourage the provision of employee-serving amenities for major employment uses within the Industrial Technology & Innovation Corridor, such as courtyards and plazas, outdoor seating areas, fitness facilities, etc.
- ✓ **Economic Development Goal ED-3: Business Expansion & Retention:** Grow the local economy and employment base by supporting efforts to expand and retain local businesses.

A nighttime photograph of a city and a bridge over water. The city lights are visible in the foreground and middle ground, with a large bridge spanning across the water in the background. The sky is dark with some light trails from the bridge.

STAFF RECOMMENDATION:

That the Planning Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring/Reporting Program and approve the CUP for the proposed truck terminal as shown in Attachment VI, based on the findings in Attachment II and subject to the conditions of approval in Attachment III.