

**PLANNING COMMISSION MEETING
THURSDAY, MARCH 11, 2021**

PRESENTATIONS

STAFF PRESENTATION

ITEM #1 WS 21-012

General Plan Annual Progress Report - 2020

Hayward 2040 General Plan

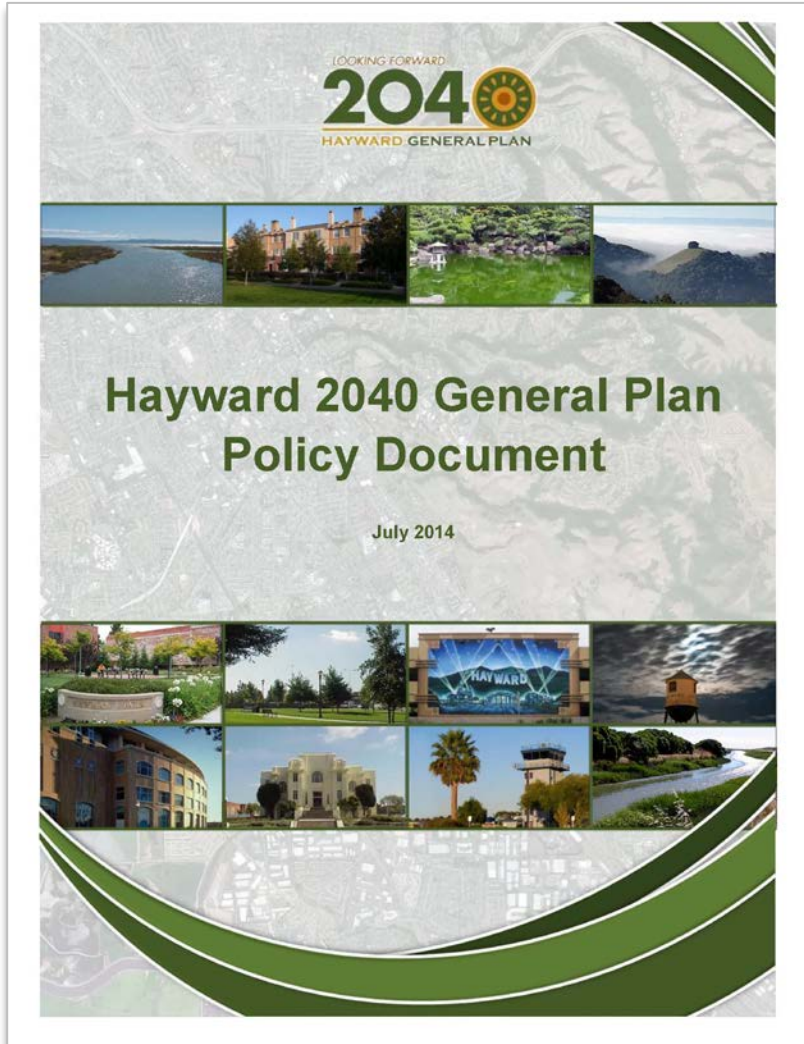
Annual Progress Report



Planning Commission
March 11, 2021



Hayward 2040 General Plan



The 2040 General Plan was adopted in July 2014.

- Establishes a community-based vision for the future of Hayward
- Composed of goals, policies, and implementation programs to achieve that vision
- Twenty-two month outreach process
- State law requires an annual report on the status of General Plan implementation

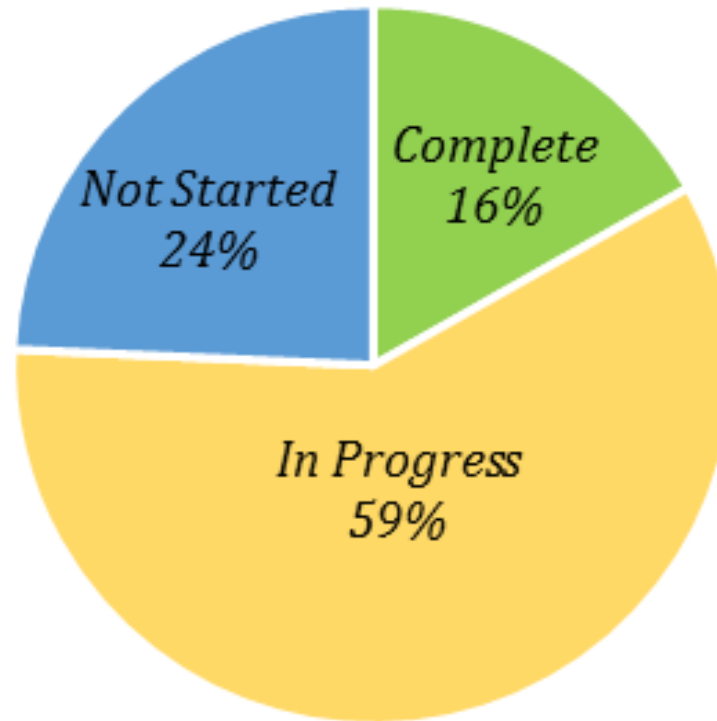
Implementation Program Status

Status of General Plan Implementation Programs

<i>Timeframe</i>	<i>Complete</i>		<i>In Progress</i>		<i>Not Started</i>		<i>Total</i>
	<i>#</i>	<i>%</i>	<i>#</i>	<i>%</i>	<i>#</i>	<i>%</i>	
2014 – 2019	18	38%	14	29%	16	35%	48
Ongoing/annual, initiated in 2014 - 2019	-	-	49	80%	10	20%	59
<i>Subtotal 2014 – 2019</i>	18	16%	63	59%	29	24%	107
2020 – 2040	2	6%	7	16%	22	77%	31
Ongoing/annual, initiated in 2020 - 2040	-	-	4	80%	1	20%	5
<i>Subtotal 2020 – 2040</i>	2	6%	11	30%	23	64%	36
Total	20	14%	74	52%	49	34%	143

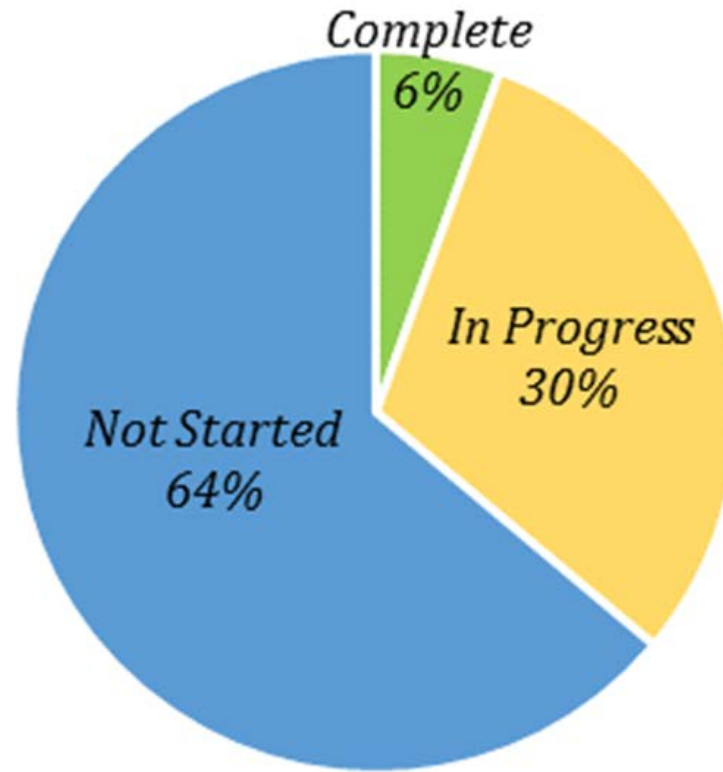
Implementation Program Status

2014-2019 Timeframe



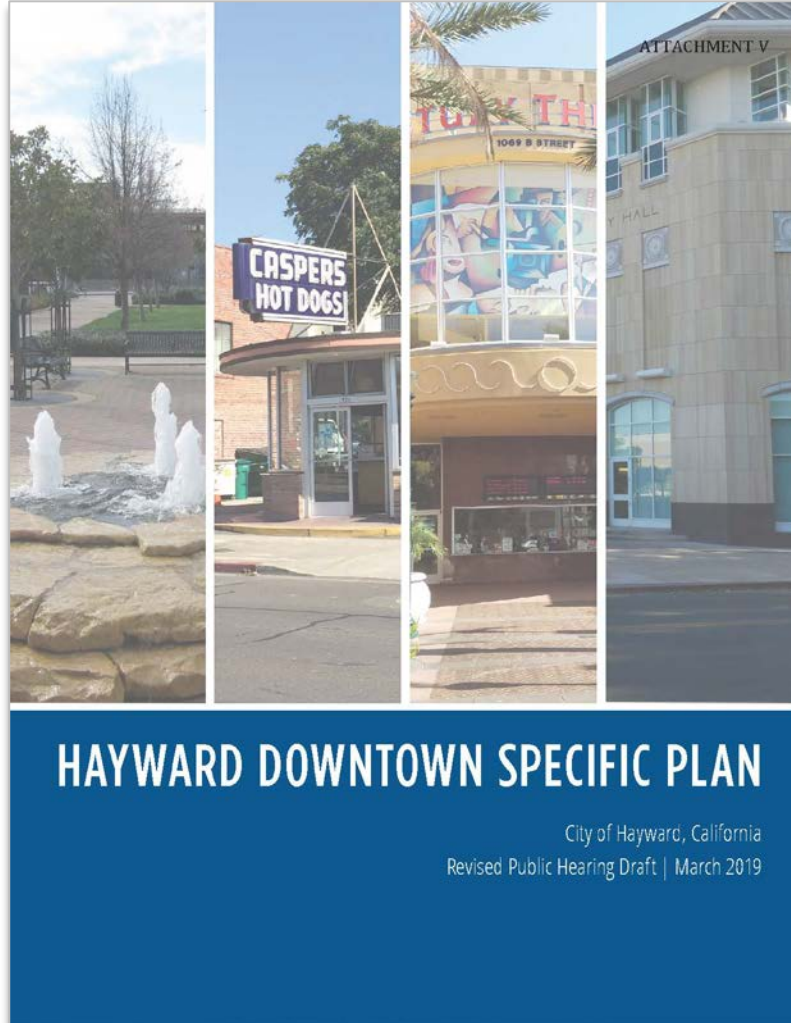
Implementation Program Status

2020-2040 Timeframe



Completed Programs

Eleven programs identified for the 2014-2019 timeframe have been completed.



- LU-4, Downtown City Center Specific Plan
- LU-10, Sign Ordinance Update
- LU-11, Industrial Technology and Innovation Corridor Plan
- LU-15, State Historic Building Code
- M-1, Multimodal LOS and Design Standards
- M-2, Multimodal LOS Guidelines
- M-11, Pedestrian Master Plan
- M-12, Shuttle Service Study
- M-15, Pedestrian Design Standard for Transit Stop
- M-21, Downtown Parking Management Plan
- ED-3, Energy and Sustainability Businesses Program
- ED-14, Ombudsperson Service
- CS-3, Crime Prevention Through Environmental Design Checklist
- NR-4, Water Conservation Standards
- EDL-7, Library Facility Revenue Measure
- HQL-8, Park Dedication Requirements and In-Lieu Fees
- PFS-5, Construction and Demolition Debris Recycling Program
- PFS-6, Rainwater Harvesting and Greywater Systems

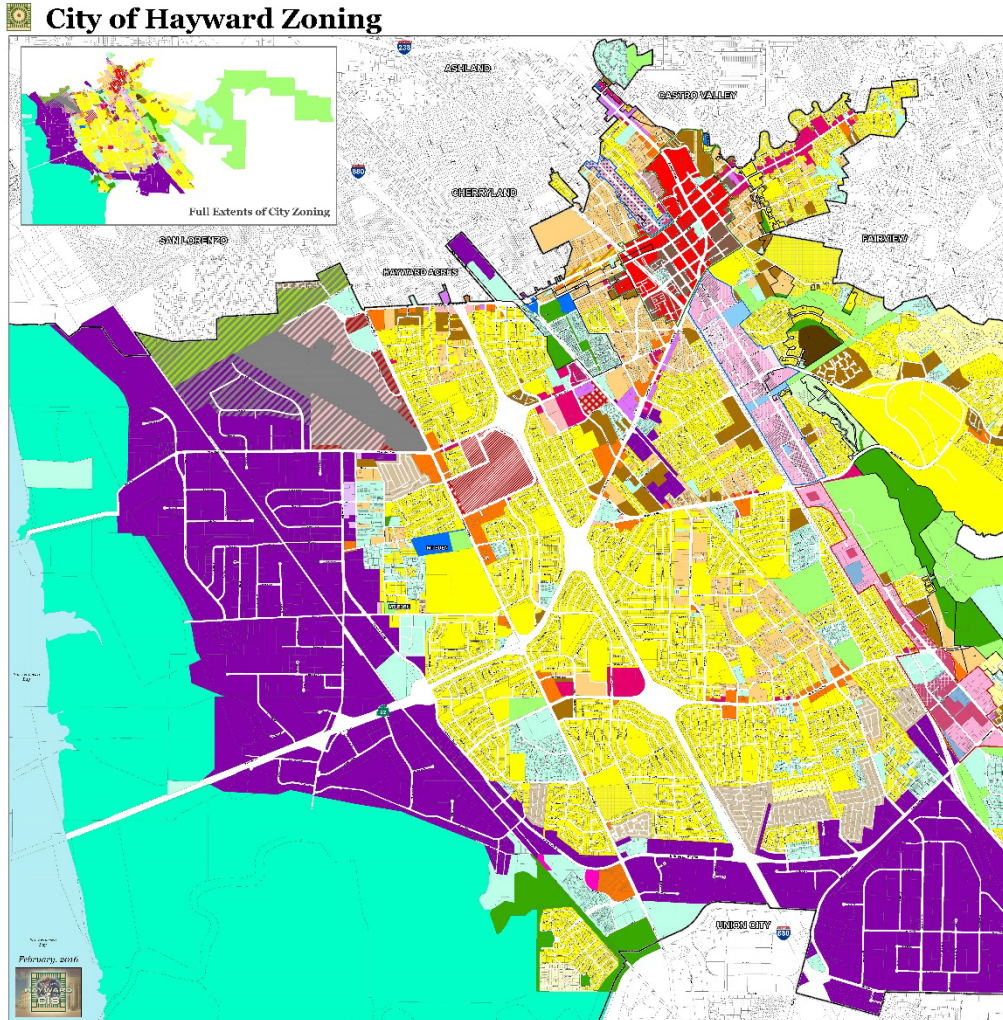
Programs In-Progress



Sixty-three programs identified for the 2014-2019 timeframe are currently in progress.

- Traffic Impact Fee
- Class IV Lanes on Mission Boulevard
- Business Incubator Study
- Fire Department Strategic Plan
- Allocation of Boomerang Funds for Creation of Affordable Housing

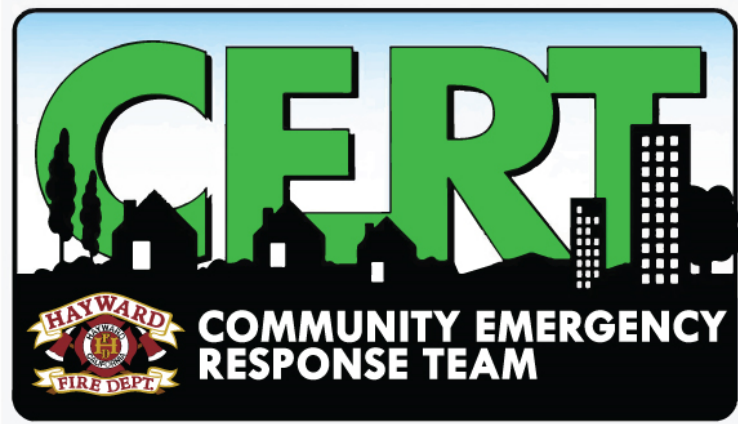
Programs Not Yet Started



Some programs identified for the 2014-2019 timeframe have not been initiated due to limited staff/fiscal resources and/or competing City priorities.

- Comprehensive updates to Zoning Ordinance, Subdivision Ordinance, Design Guidelines, and Off-Street Parking Regulations
- Library Strategic Plan
- Urban Forest Management Plan
- Public Use Telecommunications Systems and Services Plan
- Updates to Grading Ordinance
- Density Bonus Brochure

Reprioritized Programs



Several programs identified for the 2020-2040 timeframe have been initiated ahead of schedule.

- Complete Streets Study
- Neighborhood Traffic Calming Policy
- Community Emergency Response Team program
- Recycled water program
- Local Hazard Mitigation Plan
- Shoreline Master Plan
- Traffic Calming Measures



Upcoming Priorities in 2021 & Beyond

The following programs have been identified as priorities and/or are currently in progress for 2021:

- General Plan Update – Housing Element
- Historic Preservation Resource Center
- Transportation Impact Fees
- Car/Bike Share Programs
- International Business Program
- Industrial Technology and Innovation Corridor Marketing Strategy
- Cultural Commission
- Community Emergency Response Reserves Program
- Recycled Water Program
- Residential Energy Performance Assessment and Disclosure Ordinance
- Tsunami Warning System
- Climate Change Vulnerability Assessment Strategy and Annual Report

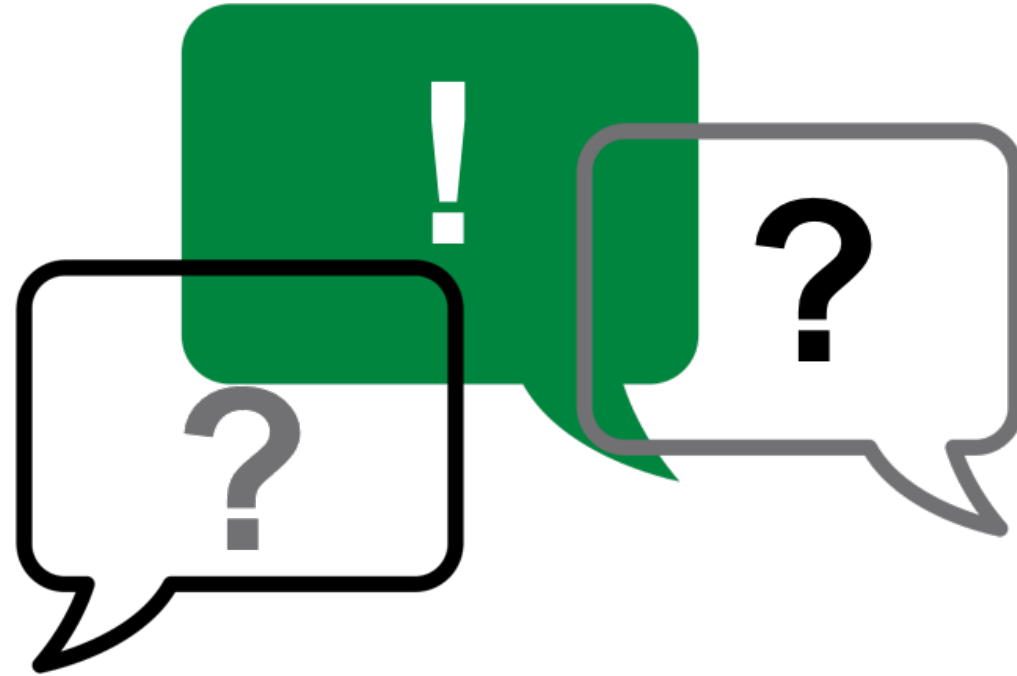
Next Steps

The General Plan Annual Report will be presented to the City Council on March 16.

- Following City Council review and acceptance of this Report, staff will forward the Progress Report to the State's Office of Planning and Research
- Staff will update the General Plan on the City's website to reflect the latest updates reflected in this report.



Questions



STAFF PRESENTATION

ITEM #2 PH 21-019

2701 W. Winton Avenue



DEVELOPMENT SERVICES

Amazon Distribution Facility Text Amendment & Conditional Use Permit







Proposed Project



Zoning Text Amendment



- ▶ **Truck Terminals** are only permitted in the General Industrial District; allowing them in the Industrial Park District subject to CUP approval would provide additional land area in logistically prime locations.
- ▶ Consistent with **General Plan Goals and Policies** related to Land Use & Economic Development.
- ▶ **E-commerce and direct to consumer delivery** is a growing sector of the economy providing convenience to residents and businesses.
- ▶ **CUP approval** would provide mechanism to ensure compliance with Industrial District standards and to minimize or mitigate any impacts related to the use.

Industrial Subdistricts Map

Light Green – Industrial Park District

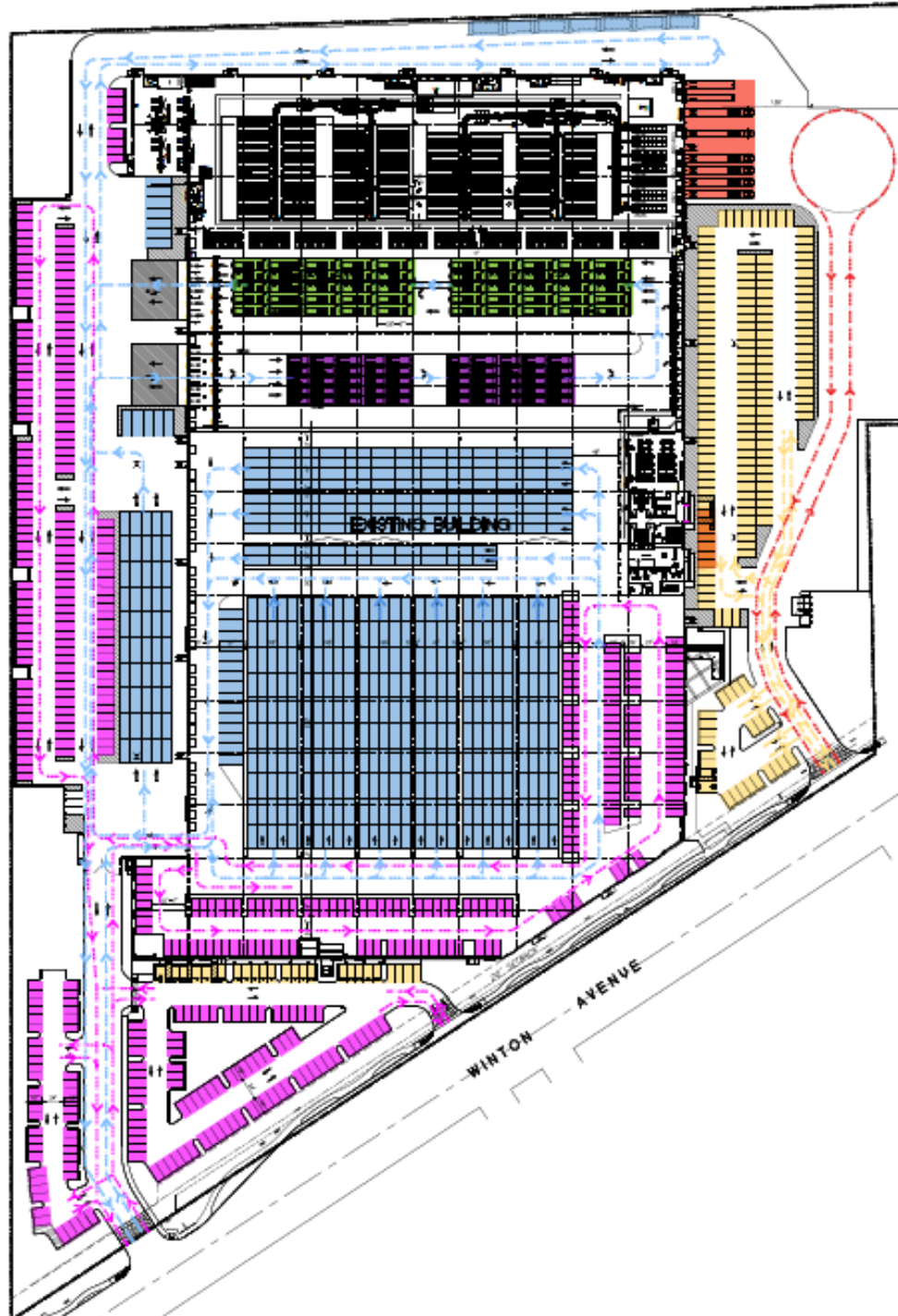
Orange – General Industrial District

Blue – Limited Industrial District

Pink – Airport Terminal District



Site & Floor Plan



PARKING BREAKDOWN	
TYPE OF PARKING	NUMBER OF SPACES
EMPLOYEE & MANAGER SPACES	189
CUSTOMER SPACES	6
INCAPACITATED VAN HOLDING SPACES	8
VAN PARKING SPACES	480
VAN DRIVER PERSONAL VEHICLE SPACES	460
TOTAL PARKING	1143
VAN & FLEX LOADING	50
VAN & FLEX STAGING	50
LOADING DOCKS FOR LINE HAUL TRUCKS	8

Proposed "Regular" Operations



Time Period During Regular Operations	Average Number of People Anticipated On Site at Any Given Moment During This Time Period
First Package Sorting Shift 1:30am to 12:30pm	121 (104 associates, 15 managers and 2 line haul truck drivers)
Delivery Van Departure Period 10:30am to noon	185 delivery van drivers arrive on site and depart
Second Package Sorting Shift 1:00pm to 10:30pm	56 (40 associates, 15 managers and 2 line haul truck drivers)
Flex Driver Arrival and Departure Period 4:00pm to 5:00pm	51 FLEX drivers arrive on site and depart
Delivery Van Return Period 7:00pm to 9:00pm	185 delivery van drivers, return to the site and depart
24-Hour Period Customer Pickup	6 customers

Proposed "Seasonal" Operations



Time Period During Seasonal Fluctuations	Average Number of People Anticipated On Site at Any Given Moment During This Time Period
First Package Sorting Shift 1:30am to 12:30pm	187 (168 associates, 15 managers and 4 line haul truck drivers)
First Van Departure Period 6:30am to 7:30am	153 delivery van drivers, arrive on site and depart
Second Van Departure Period 10:00am to 12:30pm	337 delivery van drivers, arrive on site and depart
Second Package Sorting Shift 1:00pm to 4:30pm	65 (50 associates and 15 managers)
Flex Driver Arrival and Departure 4:00pm to 5:00pm	51 FLEX drivers arrive on site and depart
Delivery Van Return Period 4:30pm to 9:30pm.	490 delivery van drivers, return to the site and depart
Overnight Package Sorting Shift 5:00pm to 1:30am	162 (140 associates, 15 managers and 7 line haul truck drivers)
24-Hour Period Customer Pickup	6 customers

Conditions of Approval



- ▶ Implementation of **Transportation Demand Management (TDM) Measures** & ongoing reporting.
- ▶ Timeframes for **electrification of the fleet** & installation of solar panels on the building.
- ▶ Requirement to hold **job fairs** to facilitate local hiring.
- ▶ **No queuing or parking** on West Winton Avenue.
- ▶ **Upgrading** intersections, bicycle facilities and sidewalks in the vicinity of the project site.
- ▶ Payment of one time and ongoing **pavement maintenance** fees, among others.

CEQA - Addendum



- ▶ On July 25, 2019, the Planning Commission certified an Initial Study/Mitigated Negative Declaration related to development of industrial warehouse on the subject site.
- ▶ In February 2021, LSA prepared an Addendum to that IS/MND analyzing the proposed Text Amendment and Conditional Use Permit.
- ▶ New CEQA Analysis related to Vehicle Miles Traveled (VMT) found a less than significant impact in that Amazon will implement Transportation Demand Management measures as part of the project.

CEQA - Addendum



- ▶ An Addendum is appropriate where there is no substantial change in the proposed project or circumstances under which the project is undertaken and no new information that would require additional environmental review.
- ▶ Most Mitigation Measures applicable to the project were implemented with construction of the building. Remaining Mitigation Measures related to ongoing maintenance of on-site facilities were made Conditions of Approval of the project.
- ▶ The project complies with CEQA and the previously certified IS/MND and will not result in a significant environmental impact.

Staff Recommendation



That the Planning Commission Recommends
City Council:

Approve the Proposed Zoning Text Amendment to Conditionally Allow Truck Terminals in the IP District & the Conditional Use Permit to Establish an Amazon Distribution Center and Related Environmental Analysis, subject to Recommended Conditions of Approval.

Questions & Discussion



Amazon Logistics

Proposed Hayward Last Mile Facility
2701 West Winton Ave. Hayward, CA 94545



What is an Amazon Logistics delivery station?

At Amazon, we focus on being the most customer-centric company in the world. Amazon Logistics (“AMZL”) specializes in delivery of customer orders from delivery stations, which power the last mile of our customer order process and help speed-up deliveries for customers.

Our proposed growth in Hayward is the result of an outstanding workforce and incredible customers. Our associates and customers in this region are also your residents, and we want to ensure we are being good neighbors.

Fulfillment Center
(First Mile)



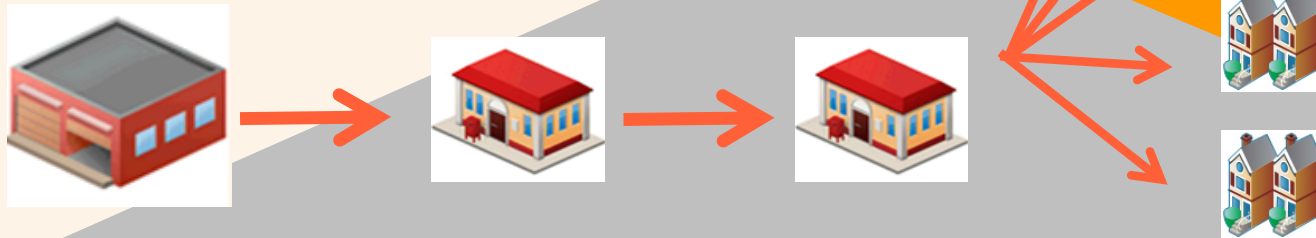
Sort Center
(Middle Mile)



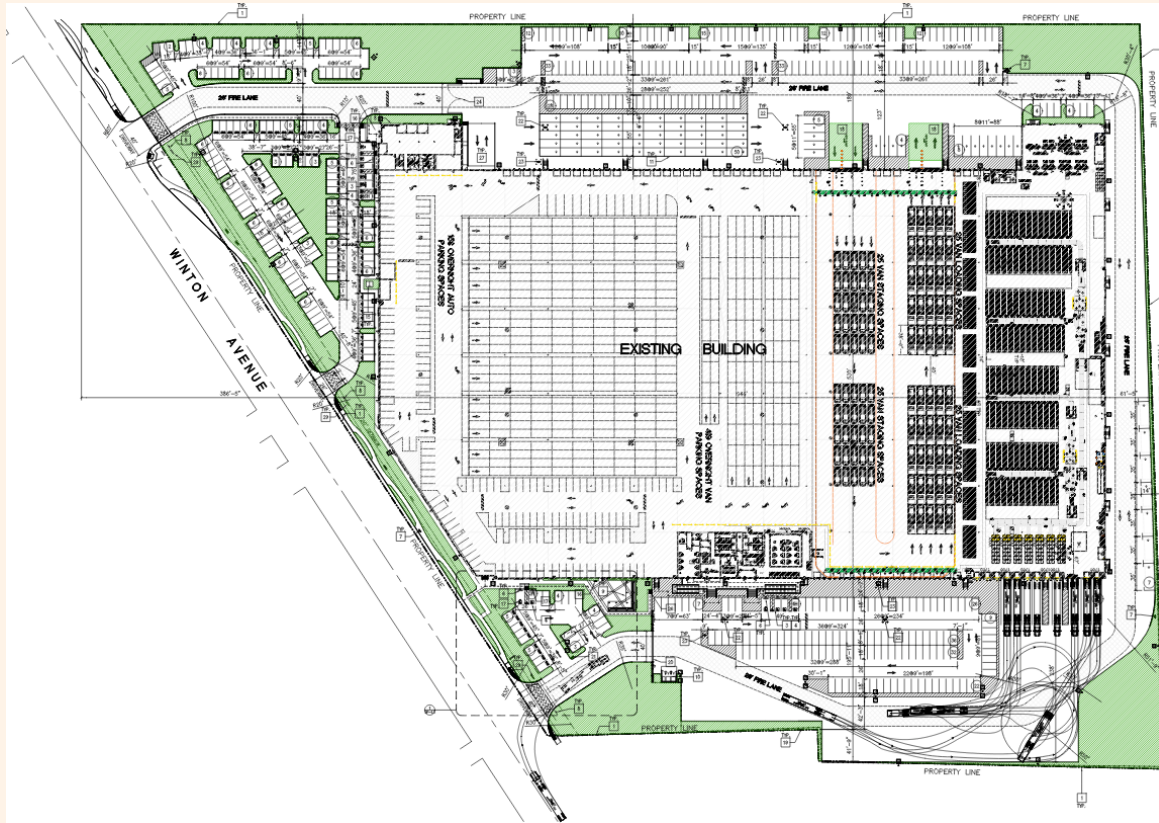
Delivery Station
(Last Mile)



Customers



Proposed Amazon Last Mile Facility (DSJ6) Hayward, CA



Employment Opportunities within Amazon

Jobs and Local Hiring

- The Hayward Amazon Project is anticipated to generate over 400+ jobs for local residents.
- Amazon is committed to hiring a local workforce that is reflective of the Hayward Community. To accomplish a local hire goal, Amazon is interested in partnering with local workforce development organizations to market Amazon opportunities to residents and surrounding areas.
 - Typically our workforce staffing team will reach out to local partners 60 to 90 days before a project launches. As we get closer to launching the new station.
- Amazon's DSP program helps entrepreneurs build their own businesses delivering Amazon packages in their local communities. Amazon takes an active role helping interested entrepreneurs start and manage their delivery business. DSPs get delivery volume from Amazon, access to the company's sophisticated delivery technology and discounts on a suite of assets and services.
- Amazon Flex is an innovative program that gives independent contractors the opportunity to be their own boss while delivering for Amazon. Flex partners use their own vehicles and set their own schedule via the Amazon Flex app

All associates go through hours of safety training and ongoing coaching and have access to continuing education opportunities through Amazon's upskilling programs, such as;

Amazon Hiring to Support Operations

Amazon Associates:

- Amazon employees receive a minimum \$15 per hour wage.
- Benefits included for full time positions: full medical, vision, dental insurance, 401(k) with 50% match starting on day one. Up to 20 weeks of maternal and parental paid leave and innovative benefits such as Leave Share and Ramp Back, which give new parents flexibility with their growing families.
- Access to Career Choice in which the company will pre-pay up to 95% of tuition for courses related to in-demand fields, regardless of whether the skills are relevant to a career at Amazon.
 - Since the program's launch, more than 25,000 employees have pursued degrees in game design and visual communications, nursing, IT programming and radiology, to name a few
- Amazon has pledged to invest over \$700 million to provide upskilling training for 100,000 U.S. employees for in demand jobs. Programs will help Amazonians from all backgrounds access training to move into highly skilled roles across the company's corporate offices, tech hubs, fulfillment centers and transportation network, or pursue career paths outside of Amazon.

Delivery Associates:

- DSPs also have a \$15/hour minimum wage standard plus benefits. Amazon conducts monthly audits to ensure DSPs are maintaining their agreed upon terms per the contract with Amazon.
- All Delivery Associates are subject to background checks prior to employment with a Delivery Service Partner. (7 year Federal/State/City)

All associates go through hours of safety training and ongoing coaching and have access to continuing education opportunities through various avenues.

Additional Economic Benefits

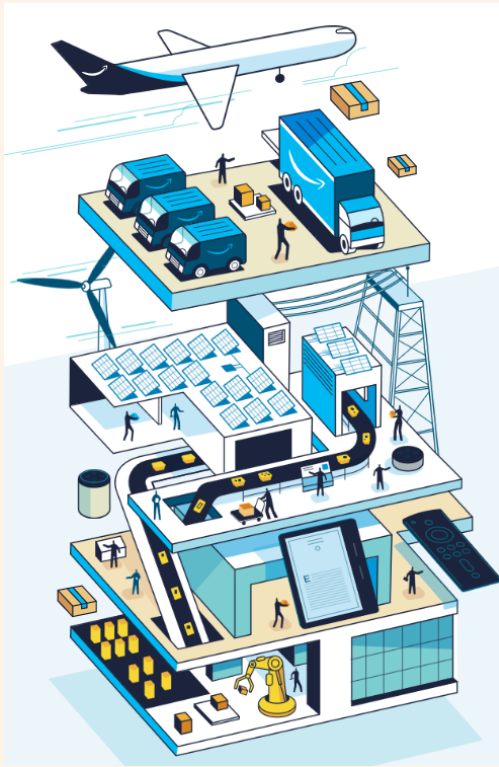
- Redevelopment and beautification of site
- Sales tax generated from delivery vehicle gasoline purchases
- Indirect job creation from construction related investments (plus 400+ operational jobs)
- Induced sales tax revenues from purchases of equipment and local small businesses
- Creation of new entrepreneurial opportunities (DSP & Flex Programs)



Sustainability

At Amazon, we are committed to and invested in sustainability because it's a win all around – it's good for business, the planet, our customers, and our communities.

<https://www.aboutamazon.com/sustainability>



- Amazon is committed to building a sustainable business for our customers and the planet. In 2019, Amazon co-founded [The Climate Pledge](#)—a commitment to be net zero carbon across our business by 2040, 10 years ahead of the Paris Agreement. As part of this pledge, Amazon has made ambitious commitments toward reaching this goal.
- Powering our operations with 100% renewable energy by 2025
- Shipment Zero. Making all Amazon shipments net zero carbon through Shipment Zero, with 50% of all shipments net zero carbon by 2030.
- Climate Pledge Fund. Investing \$2 billion to support the development of technologies and services that reduce carbon emissions and help preserve the natural world.
- Electric Delivery Vehicles. Purchasing 100,000 electric delivery vehicles, the largest order ever of electric delivery vehicles.
- Reducing Packaging Waste. Our customers want right-sized, recyclable packaging that minimizes waste and ensures damage-free delivery. We work to reinvent and simplify our sustainable packaging options using a science-based approach that combines lab testing, machine learning, materials science, and manufacturing partnerships to scale sustainable change across the packaging supply chain.

Amazon Logistics Operations Overview

Amazon Operations stickily adhere to a 24hr clock to standardize efficiencies and ensure safety at all times.

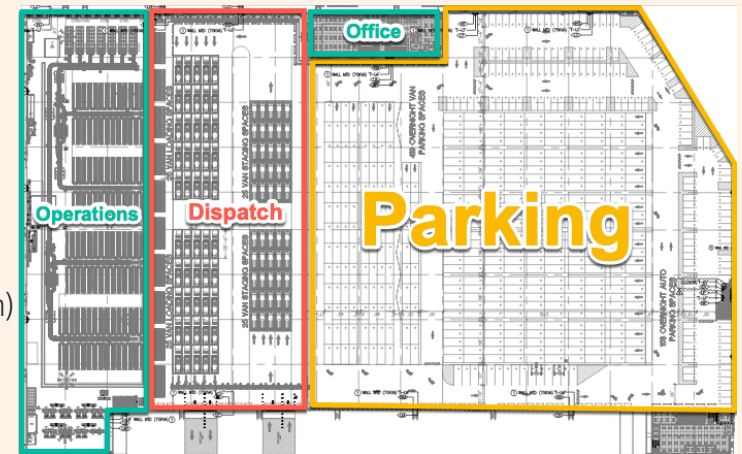
Layout Details:

- Existing Building SqFt = 506,925
 - Amazon Operational Usage= 122,000 sqft (10,000 sqft Office block)
 - Interior Van Parking & Loading and Dispatch = 384,925 sqft
 - Exhaust fans, CO/NO2 monitoring systems, fresh air louvers, and other systems as defined by code requirements.
 - Amazon will utilize 8 of 82 functional dock doors
 - Design includes 50 dispatch spaces

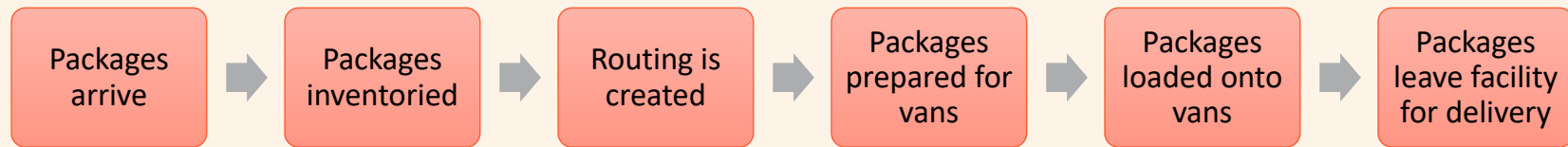
Normal Operations

- 153 Amazon Associates Daily (Shifts starting 01:30am; 05:30am; 1:00pm)
- 18 Linehaul Trailer over 24hr period (1-in/1-out)
- 185 Delivery Associates & Vans Daily (10:00am-11:30am)
- 60 Amazon Flex Routes Daily (4:30pm-5:00pm)

Once vans are loaded they will depart the facility every 20-30 minutes. Vans do not return to station until est. 8-10 hours later once they have completed their route for the day.



Station Operations and Capacity Constraints



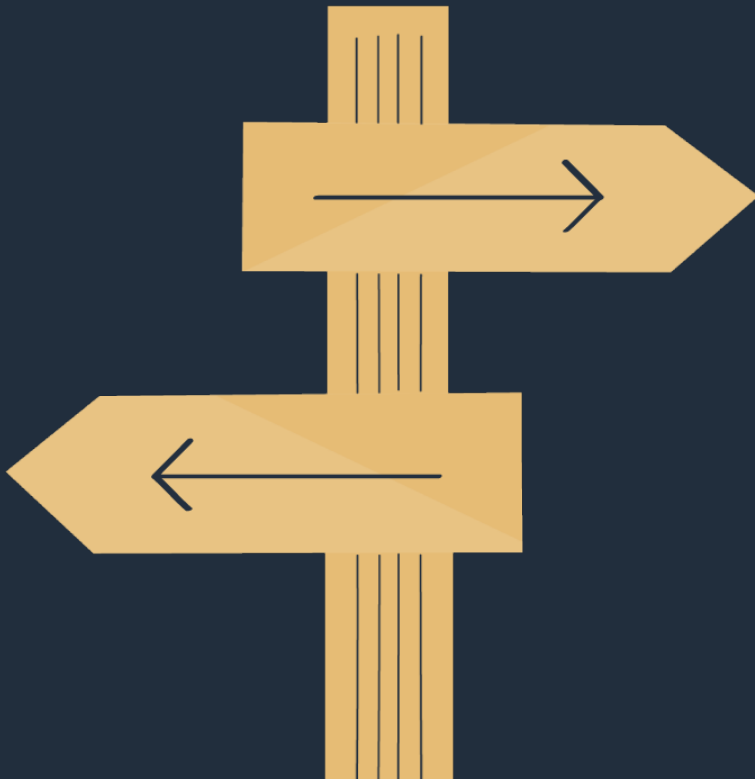
This process takes around 8.5 hours

- No more than 50 vans can be loaded at a time.
- As first dispatch starts at 10am. Each site is constrained to no more than 7 phases of vans being dispatched (8-10hr routes).
- Amazon policy restricts delivering packages past 9pm.
- Amazon trip count based on building design estimates 1276 trip per day.
- With 4151 trips per ITE calculations, this site would need to have 2,075 parking spots.
- Current max parking count based on design equals 1143.

Traffic Mitigation

Traffic Mitigation

- Vans are guided via GPS on arterial routes and ONLY inject into communities to complete deliveries.
- Vans are dispatched in waves to better organize when they are on-road.
- Vans do not start to dispatch until 10am to avoid AM peak travel.
- Vans will be stored onsite when not in use during the hours of 10pm-7am.
- Line haul trailers will follow defined truck routes to get to the site.
- Amazon is supportive of the following City improvements:
 - Traffic Signal improvements Cabot Blvd/West Winton (\$500k)
 - Traffic Signal improvements Clawiter/SR 92 EB ramps/Eden Road Intersection (\$500k)
 - Extension of left-turn land at Clawiter/Winton and re-striping (\$5k)





Questions?