

**PLANNING COMMISSION MEETING
THURSDAY, MAY 14, 2020**

PRESENTATIONS

STAFF PRESENTATION

**ITEM #1
PH 20-025**

**RECOMMENDED
FY 2021-FY 2030
CAPITAL IMPROVEMENT
PROGRAM**

FISCAL YEARS 2021 -2030 RECOMMENDED CAPITAL IMPROVEMENT PROGRAM

Alex Ameri, Director of Public Works
May 14, 2020

COVID-19 Response

Recommended Deferment = \$6.842M

Fund	Project Description	Recommended FY21 Deferment (in 1,000's)
Projects funded by General Fund		
405	South Hayward Youth and Family Center	(2,000)
405	Cardiac Monitor Replacement	(92)
405	Breathing Apparatus Replacement	(108)
405	Lucas Device Replacement	(70)
405	Fire Radio Replacement	(165)
405	Integrated Fleet Cameras	(150)
726	Roof Repair/Replacement	(40)
726	Exterior Painting of City Facilities	(115)
726	City Facility Update	(100)
726	Facility Security Infrastructure	(75)
726	Workplace Reconfiguration /Remodel	(50)
731	Public Safety Mobile Replacement Project	(50)
731	GIS Improvements	(25)
731	Rotunda AV	(75)
731	City Video Monitoring System	(50)
731	Inventory / Asset Management (NEW)	(65)
736	Fire Fleet Replacement	(990)
736	GF/ISF Fleet Replacement	(460)
736	Police Fleet Replacement	(780)
General Fund Projects Subtotal		\$5.46M

+ additional **\$1.382M** in recommended deferments to reduce impact to Enterprise and other funds

FY21 Recommended CIP Budget: \$59M

Ten-Year CIP Total: \$457M

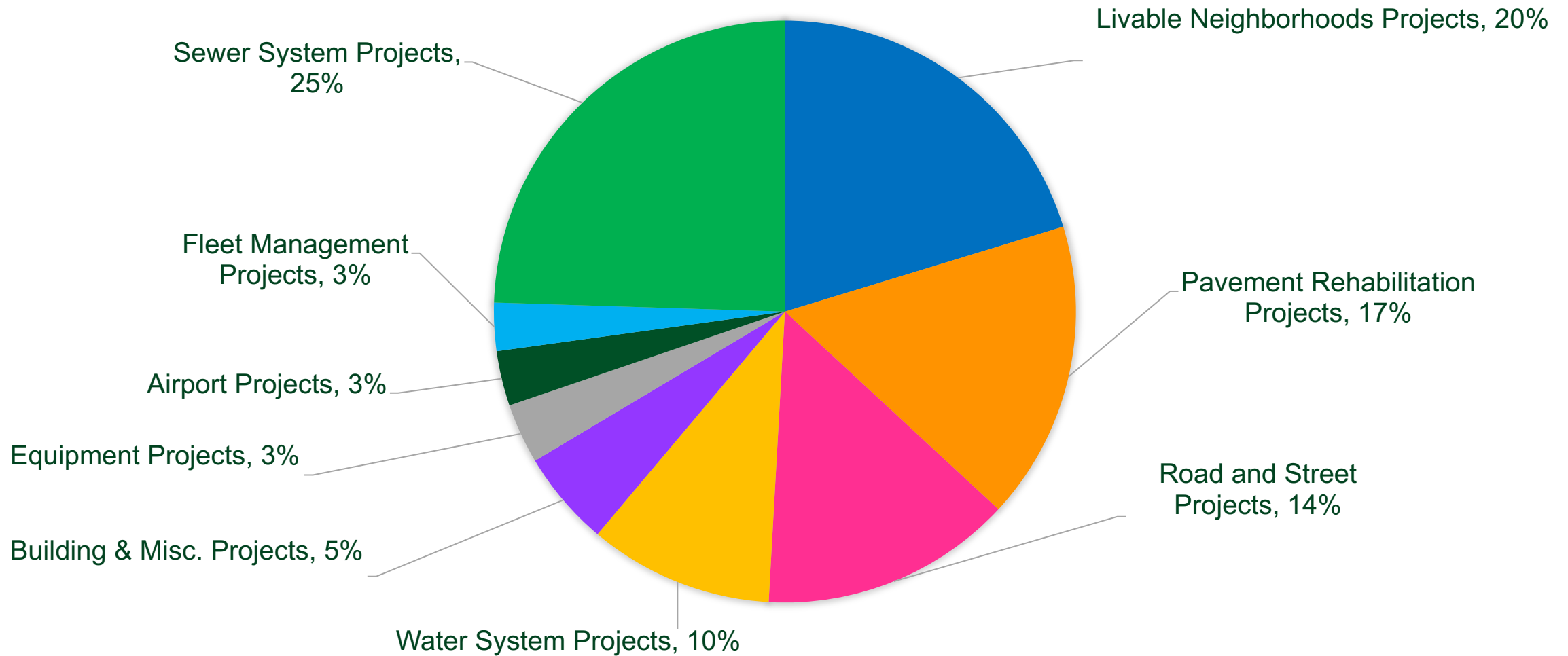
GF Transfers

CIP Fund	FY 2020 GF Transfer	FY 2021 GF Transfer	Increase/(Decrease) from FY 2020 CIP
405/Capital Projects	\$640,000	\$15,000	(\$625,000)
460/Transportation System Improvement	\$350,000	\$400,000	\$50,000
726/Facilities Management Capital	\$360,000	---	(\$360,000)
731/Information Technology Capital	\$700,000	\$435,000	(\$265,000)
736/Fleet Replacement	\$35,000	---	(\$35,000)
Total Cost to General Fund	\$2,085,000	\$850,000	(\$1,235,000)

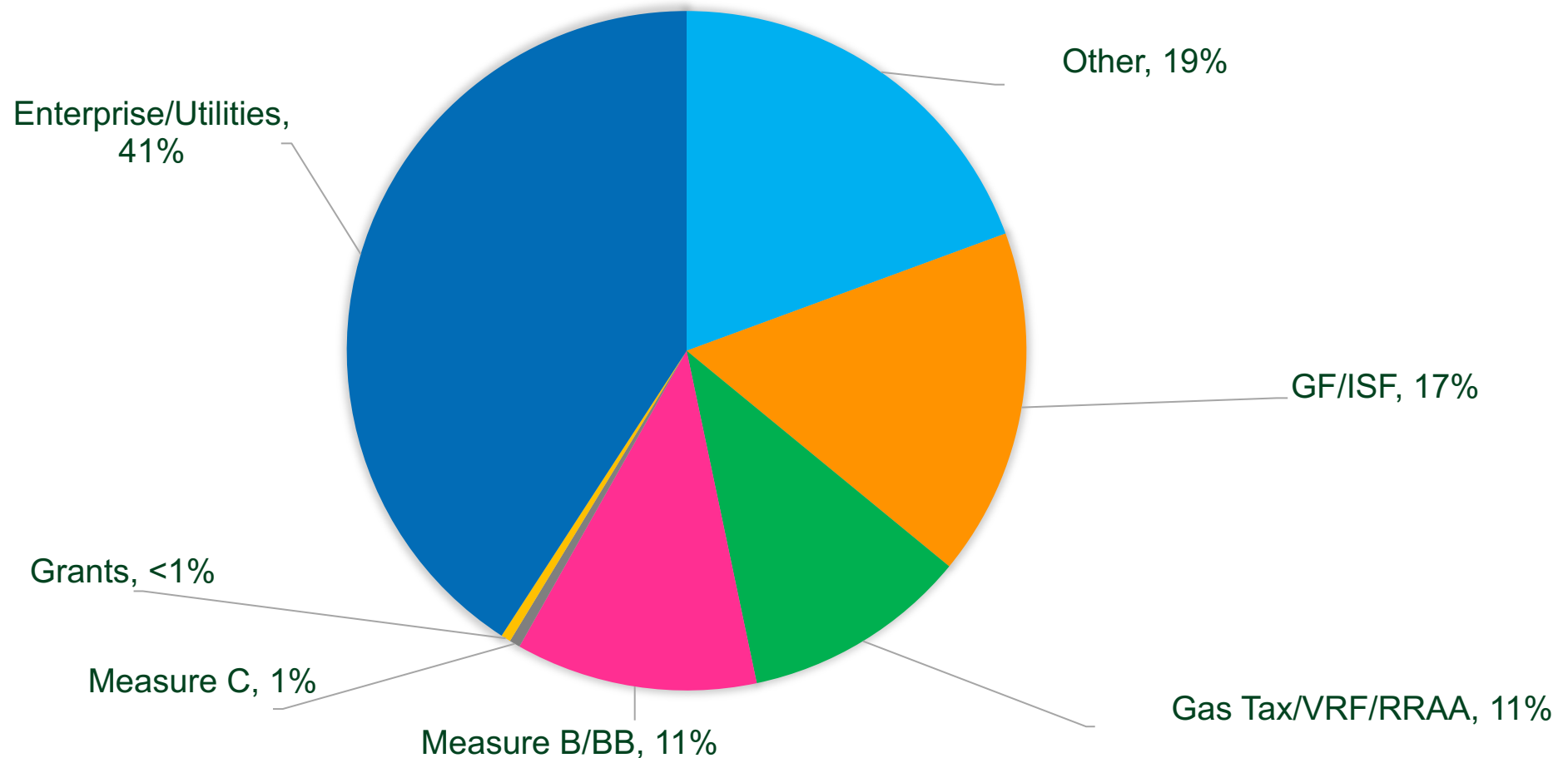
ISF Transfers

CIP Fund	FY 2020 ISF (GF Impact)	FY 2021 ISF (GF Impact)	Increase/(Decrease) from FY 2020 CIP
726/Facilities Management Capital	\$225,000	\$300,000	\$75,000
731/Information Technology Capital	\$756,000	\$756,000	---
736/Fleet Management Capital	\$2,325,000	\$500,000	(\$1,825,000)
Total Cost to General Fund	\$3,306,000	\$1,556,000	(\$1,750,000)

FY 2021 CIP Expenditures by Category



FY 2021 CIP Project Cost by Funding Source





General Plan Element: **Public Facilities & Services**

(Goal PFS-1, Policy PFS-1.6)

Heritage Plaza

(Goal PFS-3, Goal PFS-4)

WPCF Headworks Bar Screens Project





General Plan Element: **Mobility**

(Goal M-1, M-3, Policy M-1.2, M-1.6, M-3.1)

Mission Blvd Phase 2 & 3

(Goal M-1, M-3, Policy M-1.2, M-1.6, M-3.1)

Main Street Complete Street Project

(Goal M-10)

Sulphur Creek Project at Airport





General Plan Element: **Mobility**

(Goal M-3, Policy M-3.1)

FY21 Pavement Program

(Goal M-3, Policy M-3.1)

FY21 New Sidewalk Project

(Goal M-3, Policy M-3.1)

Downtown Parking Plan Implementation

(Goal M-3, Policy M-3.1)

Hayward Blvd Feasibility Study

(Goal M-3, Policy M-3.1)

OHHA Pavement Improvement Program





General Plan Element: **Community Safety**

(Goal CS-4, Policy CS-4.4, CS-4.5)

**Fire Station No. 6
and Training Center**





General Plan Element: Land Use

(Goal LU-4, Policy LU-4.11)

Tennyson Corridor Beautification Project

(Goal LU-4, Policy LU-4.11)

Jackson Corridor Beautification Project





General Plan Element: **Natural Resources**

(Policy NR-1.5)

La Vista Park

(Goal NR-2, Policy NR-2.10, NR-6.10)

Recycled Water Project Phase I





Climate Action Plan

(Goal NR-4.1, Policy NR-4.10)

2MW Solar Project at WPCF

(Goal NR-2, Policy NR-2.10, NR-6.10)

Expand EV Charging Infrastructure

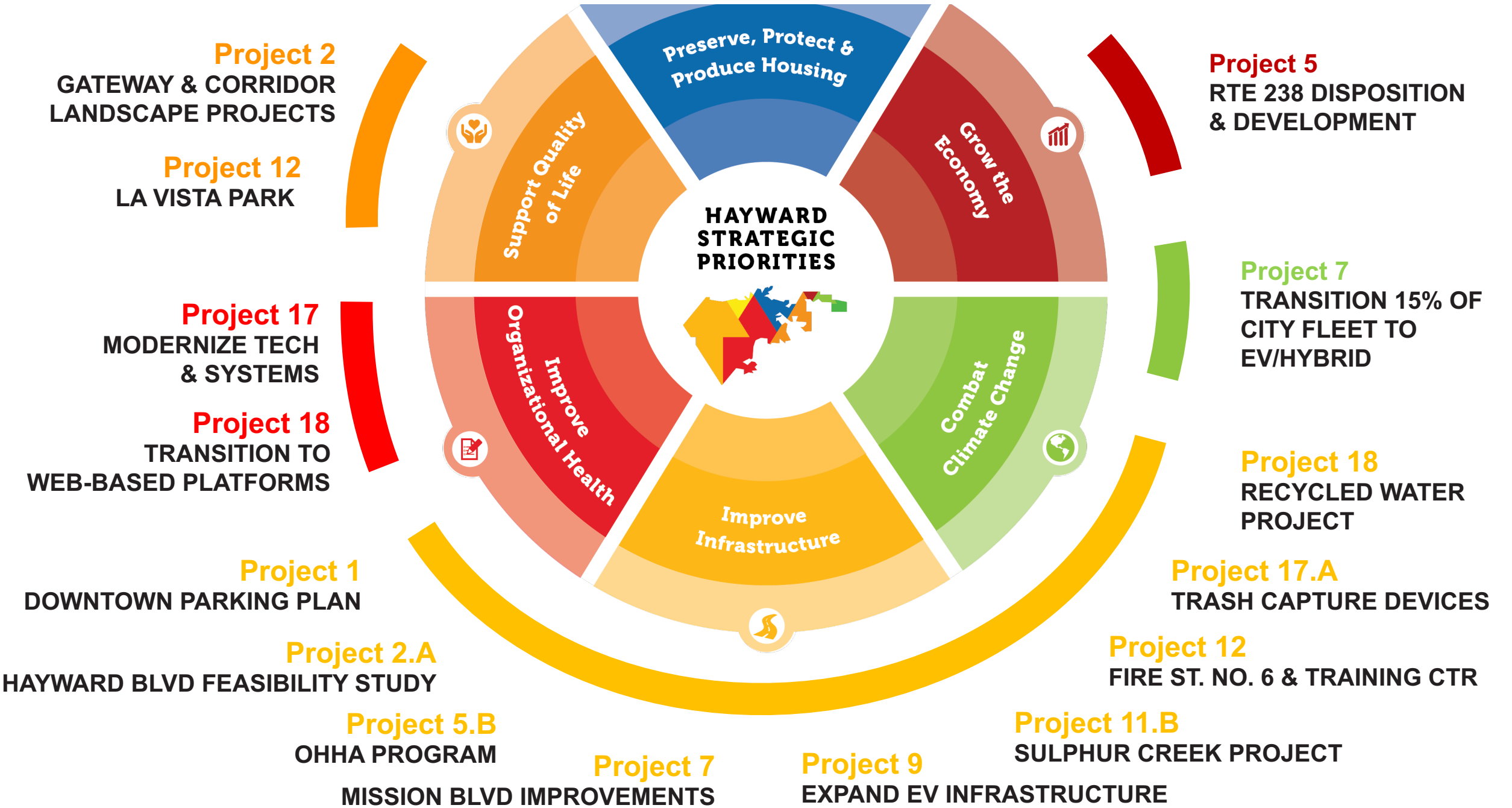
(Goal NR-2, Policy NR-2.10, NR-6.10)

Transition 15% of City Fleet to EV/Hybrid Models

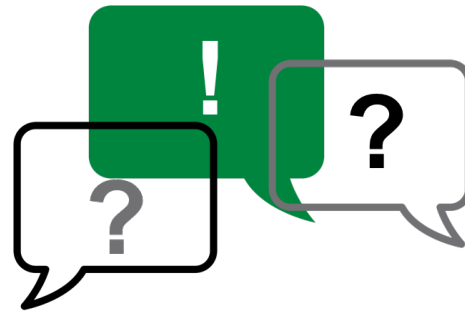
(Policy NR-6.6, PFS-5.4)

Install Trash Capture Devices





Thank You



PRESENTATION

ITEM #2

PH 20-024

PARCEL GROUP 9

**REZONE SITE AT
APPLE AVENUE & OAK STREET**

Proposed Rezone, & Addendum to the Hayward 2040 General Plan Environmental Impact Report

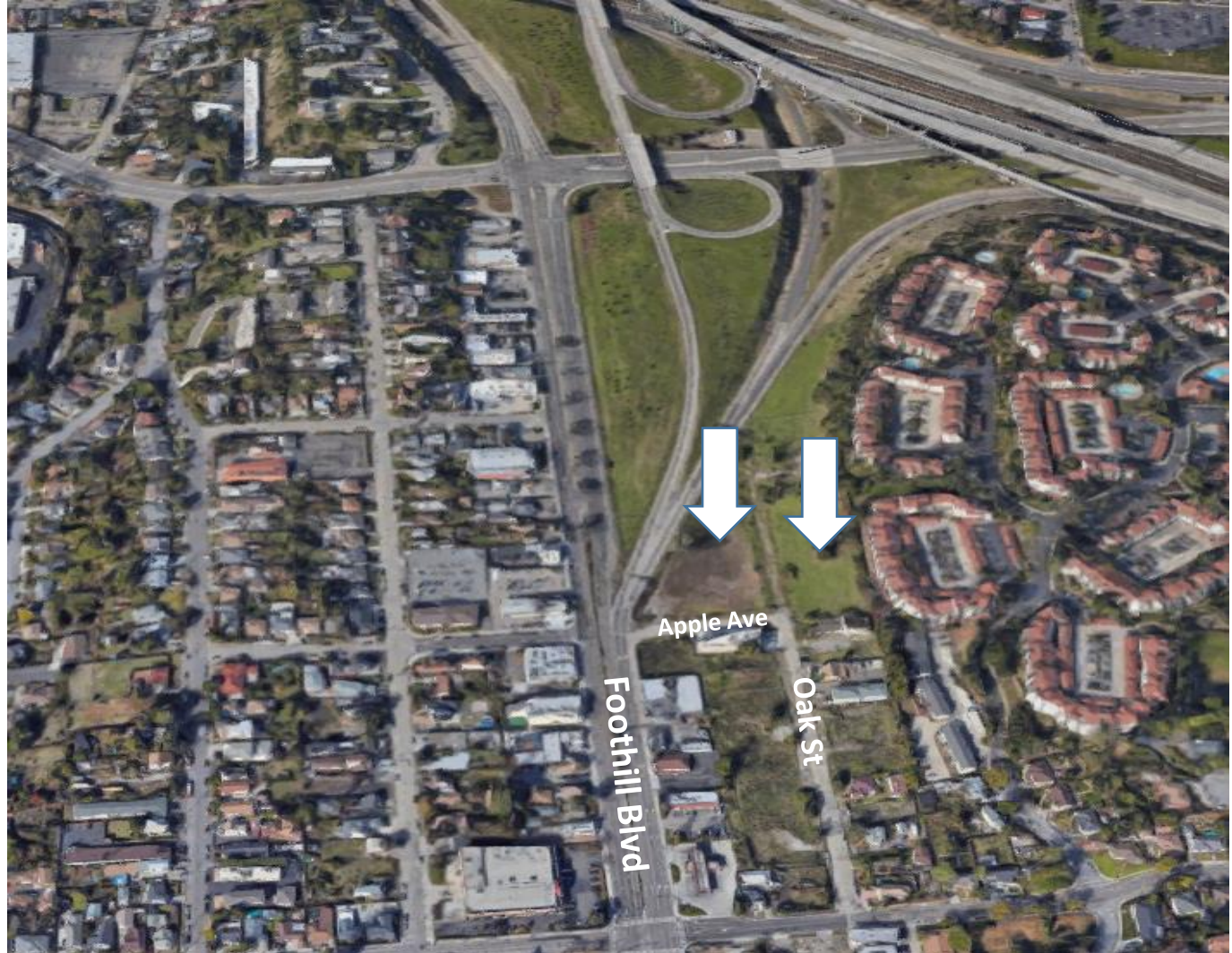
Apple Avenue & Oak Street
"Parcel Group 9"

Planning Commission Public Hearing
May 15, 2020
Edgar Maravilla, Associate Planner



OVERVIEW

- Project location
- History
- Existing Zone/General Plan Designation
- Proposed Rezone/General Plan Designation
- Outreach to date
- Staff Analysis



HISTORY

Corridor Bypass Freeway

- Mid-1960s, Caltrans purchased land for a 14-mile 238 Corridor Bypass Freeway.
- In 1971 a lawsuit blocked the project, Caltrans abandon plan

Parcel Groups

- 2011 City approached Caltrans to acquire some of the Caltrans owned land
- In 2016 a purchase and sale agreement was approved by City Council and 10 parcel groups were created.

Parcel Group 9



Alameda County & City of Hayward Land



General Plan Designation

Commercial High Density Residential:

- Retail, Dining and service uses
- Professional Office Uses
- Residential use

Support:

- Lodging
- Entertainment

Existing Zone



Office Commercial (CO):

- Office uses
- Only allows restaurant (no other retail)
- Limited Lodging (such as dormitories)
- No entertainment

High Density Residential (RH):

- Allows for residential uses

General Plan Designation To be Maintained

Commercial High Density Residential:

- Retail, Dining and service uses
- Professional Office Uses
- Residential use

Support:

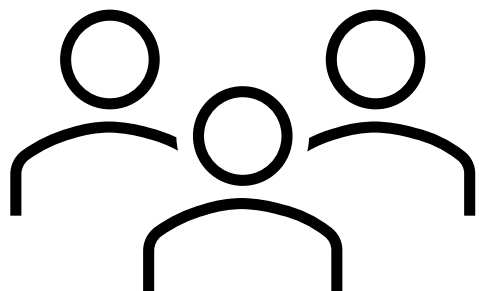
- Lodging
- Entertainment

Proposed Rezone



- CG Zone **allows all the uses** currently allowed in the CO and RH Zone:
- The CG Zone would align with the GPD and allow for:
 - Retail and Service
 - Entertainment
 - Non limited lodging
- If approved City likely to release an RFP for a hotel project

Outreach



Three Community Meeting:

- November 15, 2018 Matt Jimenez Community Center (All PGS including PG9)
- March 14, 2019 Douglas Morris Theater (PG8 & PG9)
- August 26, 2019 Castro Valley Municipal Advisory Council meeting (PG8 & PG9)

Notices:

- February 24, 2020 Notice of Application Receipt
 - Two email correspondence
- May 1, 2020 Notice of Public Hearing
 - Two email correspondence

Zoning Analysis/ Recap



- Zones to be **consistent** with the GP designations
- **No reduction** in allowed uses
- Residential uses would be allowed **no change in density**

Environmental Analysis:

- Addendum processed pursuant to Section 15164 of CEQA
- **No new or more severe significant impacts were identified.** for the proposed project that were not identified and mitigated in the Hayward 2040 GP EIR, and **no new mitigation measure would be required.**

A nighttime aerial photograph of a city, likely Hayward, California. A large bridge with many lights spans a body of water in the background. The city lights are visible in the middle ground, and rolling green hills are in the foreground. The text is overlaid on the left side of the image.

STAFF RECOMMENDATION

That the Planning Commission:

Recommend City Council approve the rezone and the addendum to the Hayward 2040 General Plan EIR based on the required Findings

PRESENTATION

ITEM #3

PH 20-026

STICKY THUMB

CANNABIS MICROBUSINESS

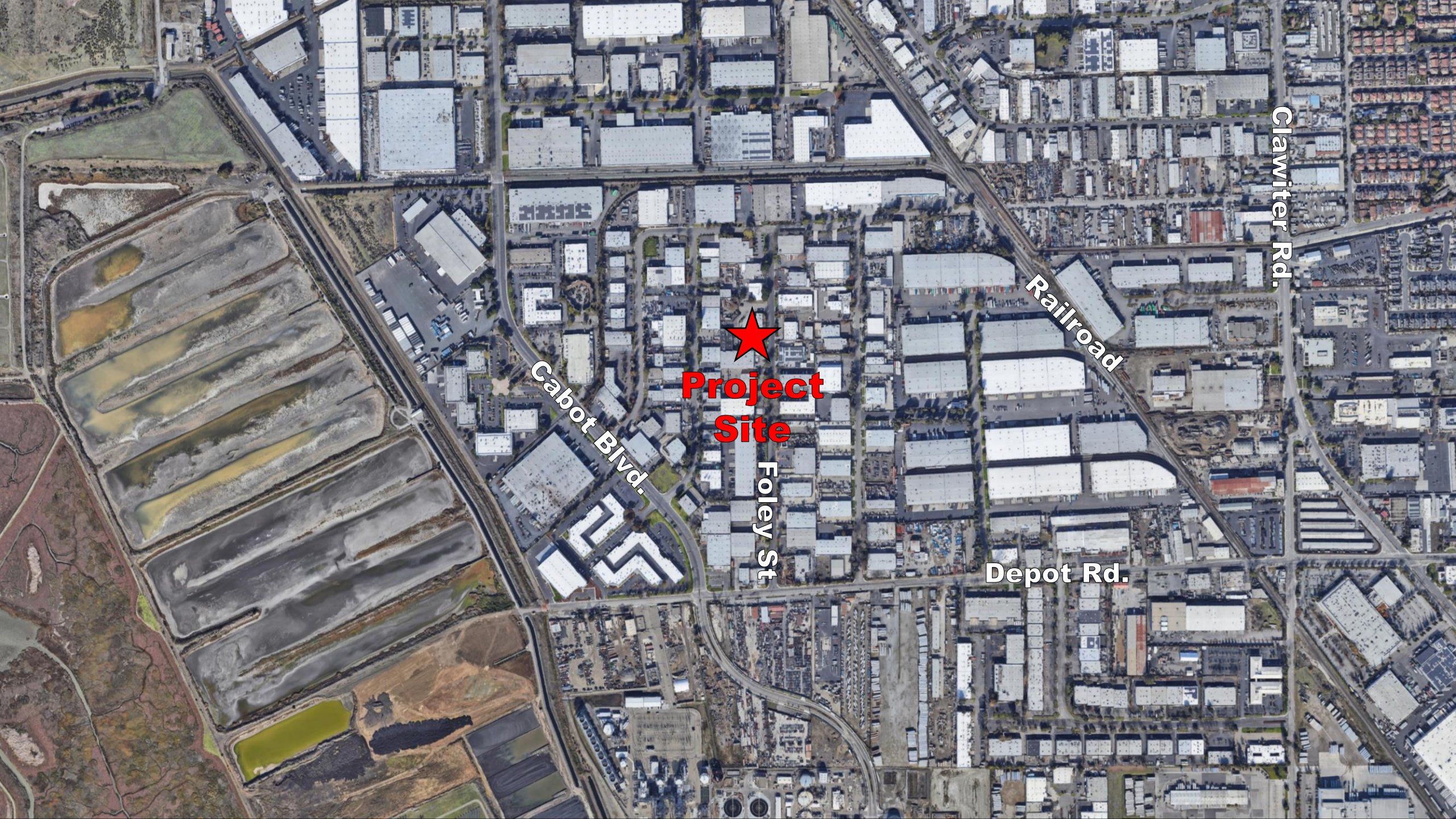
23287 FOLEY ST.

Conditional Use Permit

Proposed Cannabis Microbusiness with Delivery,
Distribution, and Manufacturing Activities

Planning Commission Public Hearing
May 14, 2020
Elizabeth Blanton, AICP, Associate Planner





Clawiter Rd.

Railroad

Depot Rd.

Project Site

Cabot Blvd.

Foley St



Project Location

- ✓ 23287 Foley St, Unit B
- ✓ 3,300 s.f.

Zoning District

- ✓ General Industrial (IG)

General Plan Land Use Designation

- ✓ Industrial Corridor (IC)

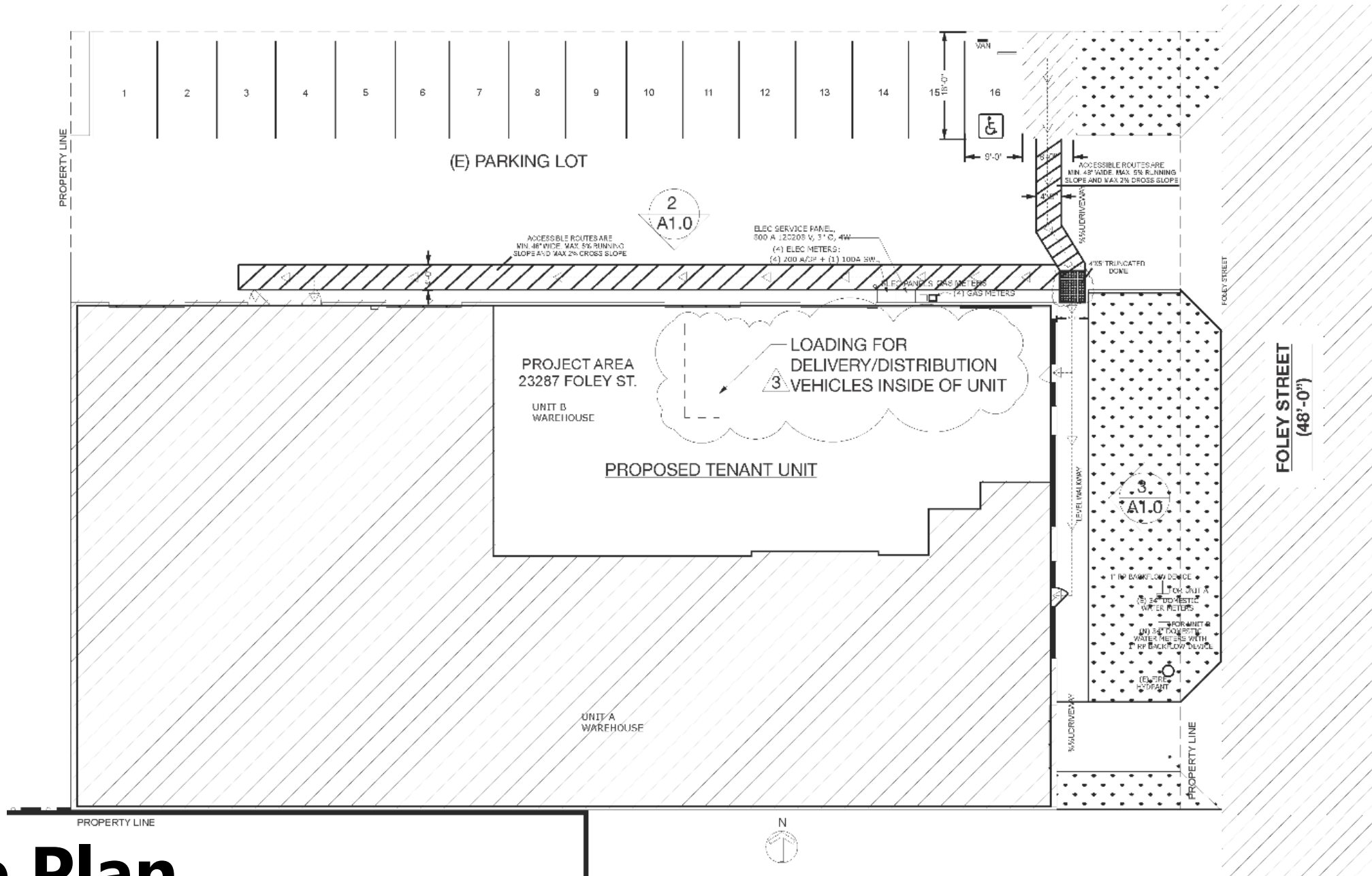
Project Site



Existing Conditions – Foley Street

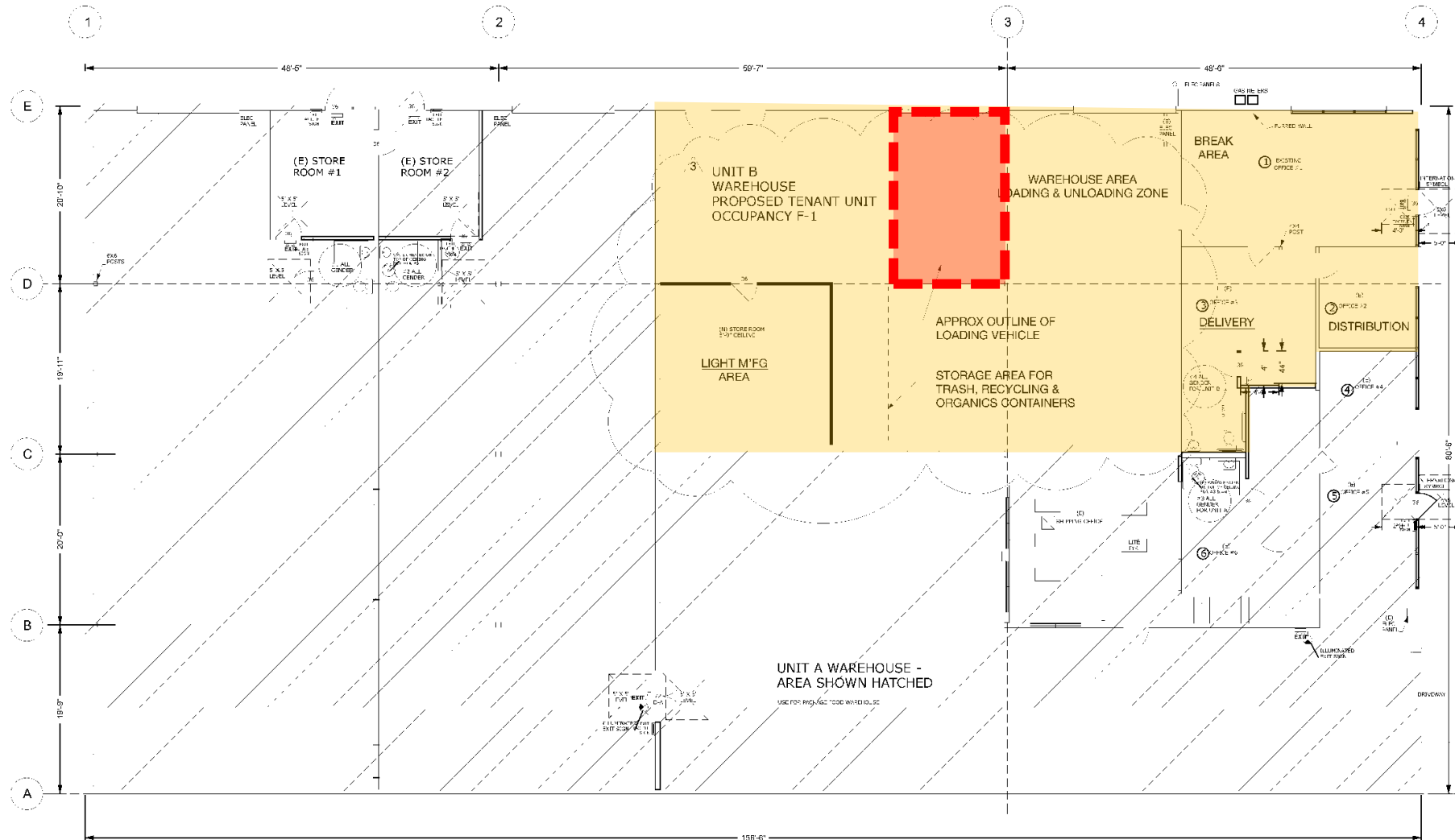


Surrounding Area



Site Plan





Floor Plan - Proposed



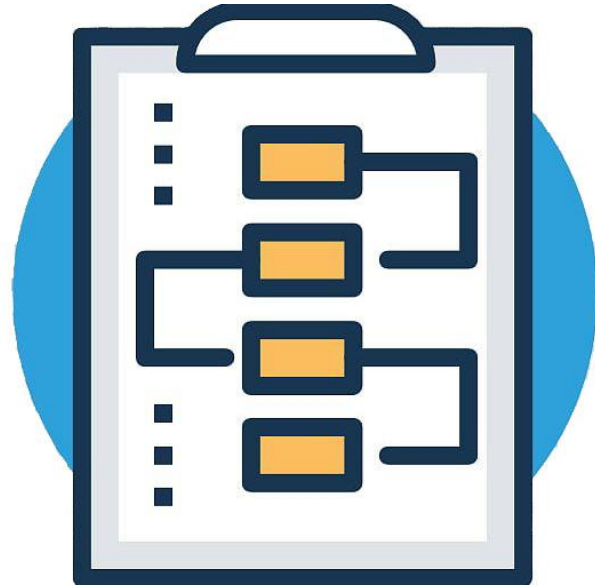
Business Operations

Microbusiness Components

- ✓ Delivery
 - ✓ *Primary focus*
- ✓ Distribution
- ✓ Manufacturing
 - ✓ *Rosin extraction method using a press*

Hours of Operation

- ✓ Delivery
 - ✓ *Daily, 9:30 a.m. - 9:30 p.m.*
 - ✓ *Final order taken at 8:59 p.m.*
- ✓ Manufacturing and Distribution
 - ✓ *Mon – Fri, 9:30 a.m. - 4:00 p.m.*



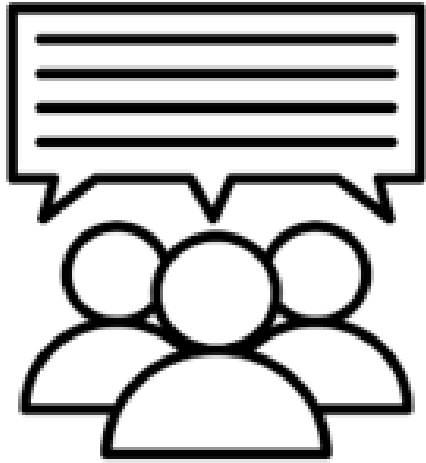
Business Operations

Safety and Security Plan

- ✓ On-site security guard
- ✓ Alarm system
- ✓ Security cameras
- ✓ Lock boxes for product and money in vehicles
- ✓ Interior loading/unloading area

Environmental Plan

- ✓ Odor Mitigation
 - ✓ *Air scrubbing system with charcoal filters*
 - ✓ *HEPA filters in all vents*
- ✓ Sustainability
 - ✓ *Toyota Priuses in vehicle fleet*
 - ✓ *LED lighting*
 - ✓ *Energy efficient extraction method*



Public Feedback

Public Comments

- ✓ Five businesses have expressed concerns
 - ✓ *Odor, traffic, crime/security, reduced property values*
 - ✓ *Questioned whether the area is “zoned” for this type of use*

Applicant Response

- ✓ Sent letter with FAQs and invitation to a neighborhood meeting
 - ✓ *No neighbors attended the meeting*

Community Benefit Plan

- ✓ Volunteering in community
- ✓ Financial support for community programs
- ✓ Local hiring preference
- ✓ Wages above minimum wage



The application is consistent with the following General Plan goals & policies:

- ✓ Policy LU-2.16: Uses to Attract the Creative Class
- ✓ Policy ED – 1.4: Emerging and Growing Business Sectors
- ✓ Goal ED-2: Local Entrepreneurship

Consistency with General Plan

A nighttime aerial photograph of a city and a large bridge spanning a body of water. The city lights are visible in the foreground and middle ground, while the bridge's lights create a bright line across the water. The sky is dark with some light clouds.

STAFF RECOMMENDATION

That the Planning Commission:

- ✓ Approve the Conditional Use Permit for the proposed cannabis microbusiness to allow delivery, distribution, and manufacturing uses based on the required Findings and subject to the Conditions of Approval



Questions?

PRESENTATION

ITEM #4

PH 20-027

AMERICAN HOLDINGS

CANNABIS MICROBUSINESS

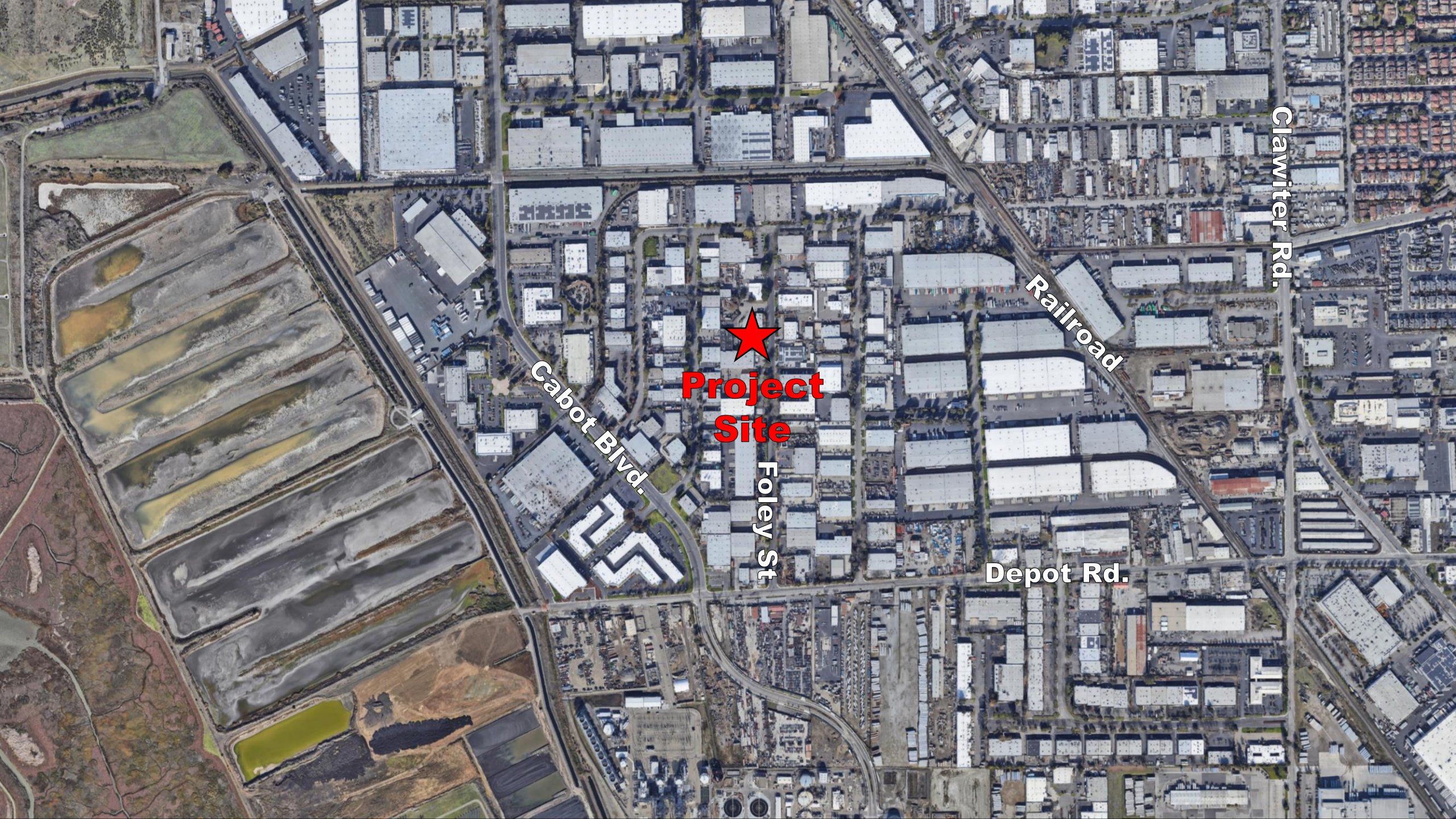
2730 CAVANAGH COURT

Conditional Use Permit

Proposed Cannabis Microbusiness with Cultivation,
Manufacturing, Distribution, and Delivery Activities

Planning Commission Public Hearing
May 14, 2020
Elizabeth Blanton, AICP, Associate Planner





Clawiter Rd.

Railroad


**Project
Site**

Cabot Blvd.

Foley St

Depot Rd.



Project Location

- ✓ 2730 Cavanagh Ct.
- ✓ 11,000 s.f.

Zoning District

- ✓ General Industrial (IG)

General Plan Land Use Designation

- ✓ Industrial Corridor (IC)

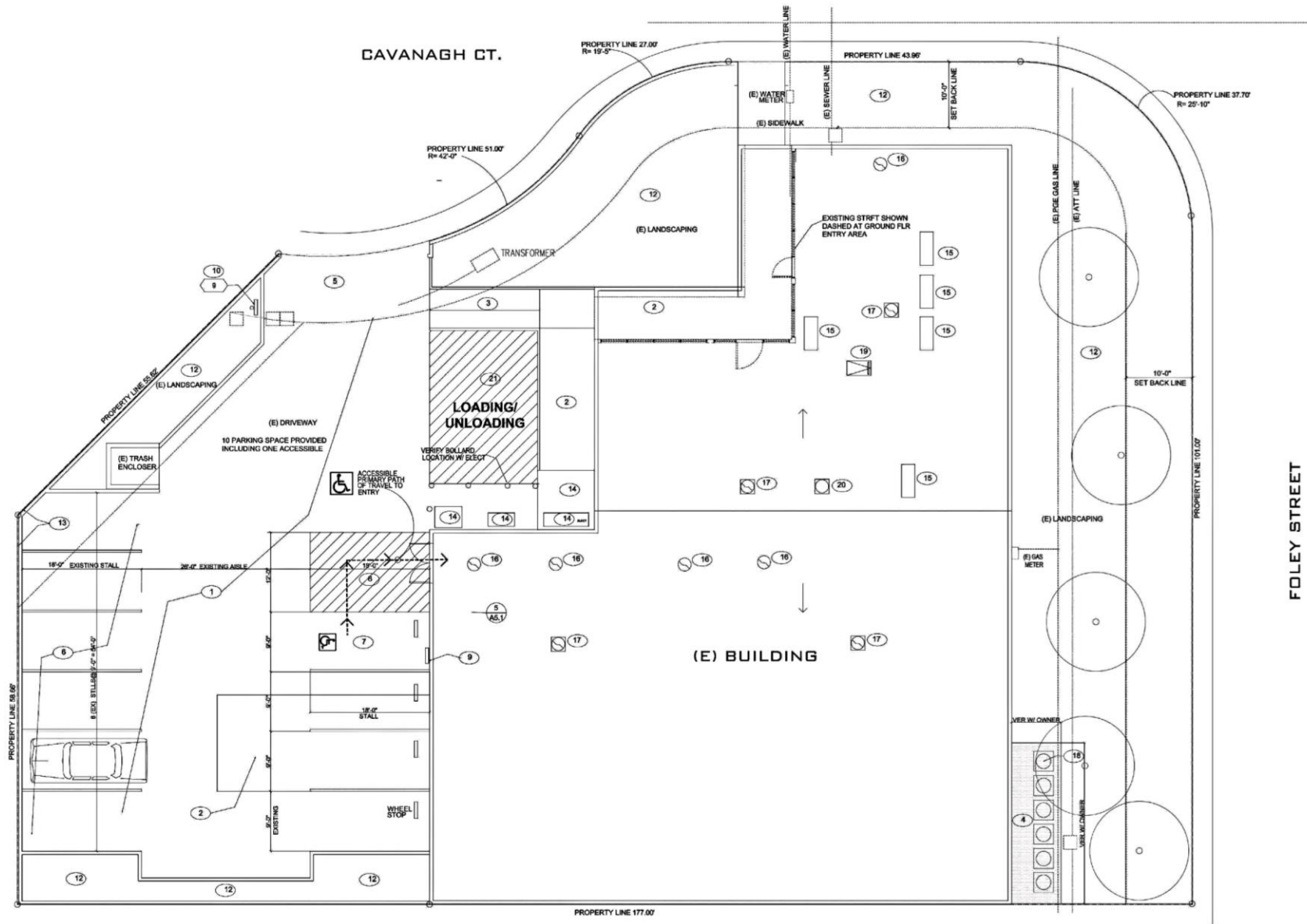
Project Site



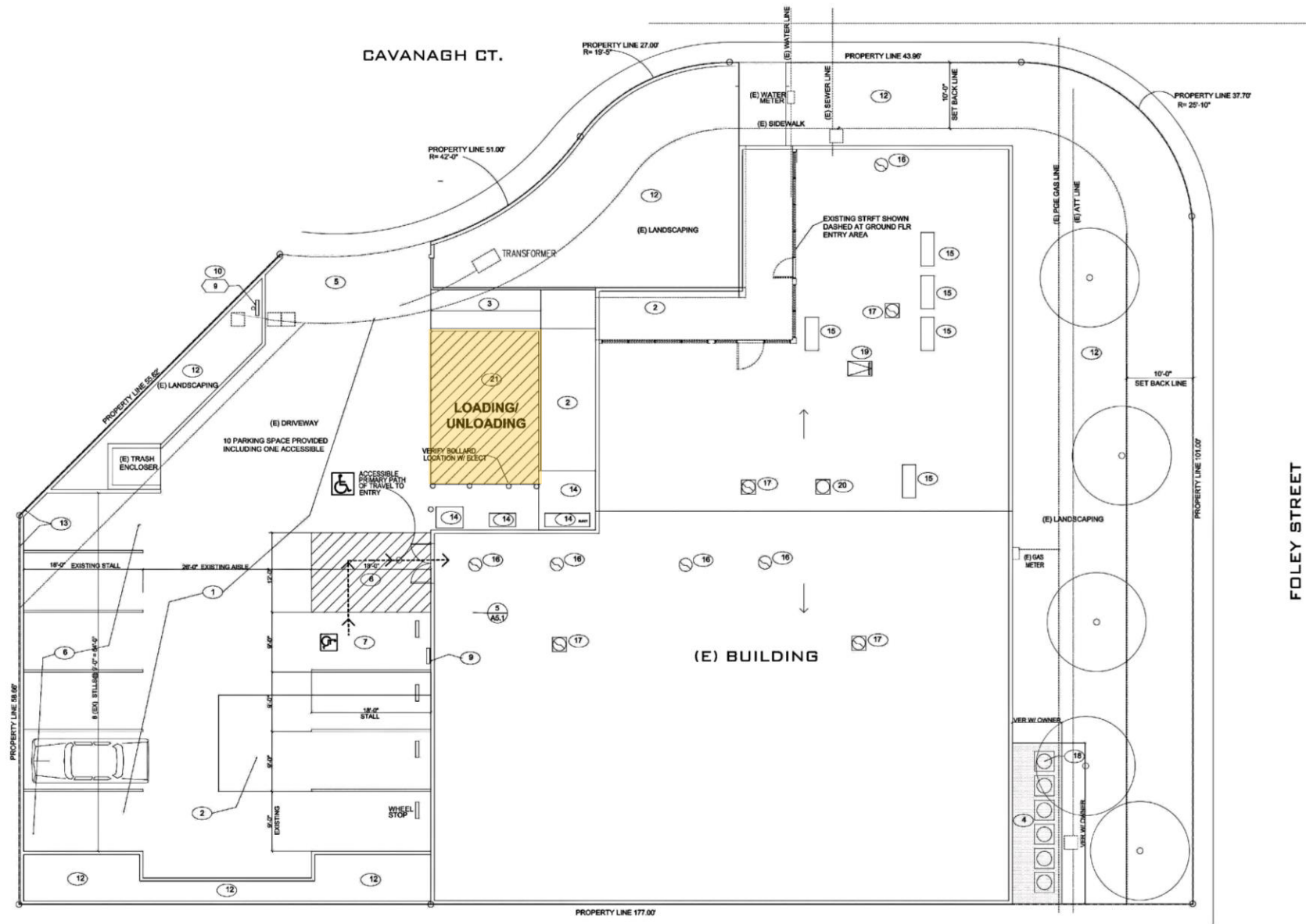
Existing Conditions – Cavanagh Court



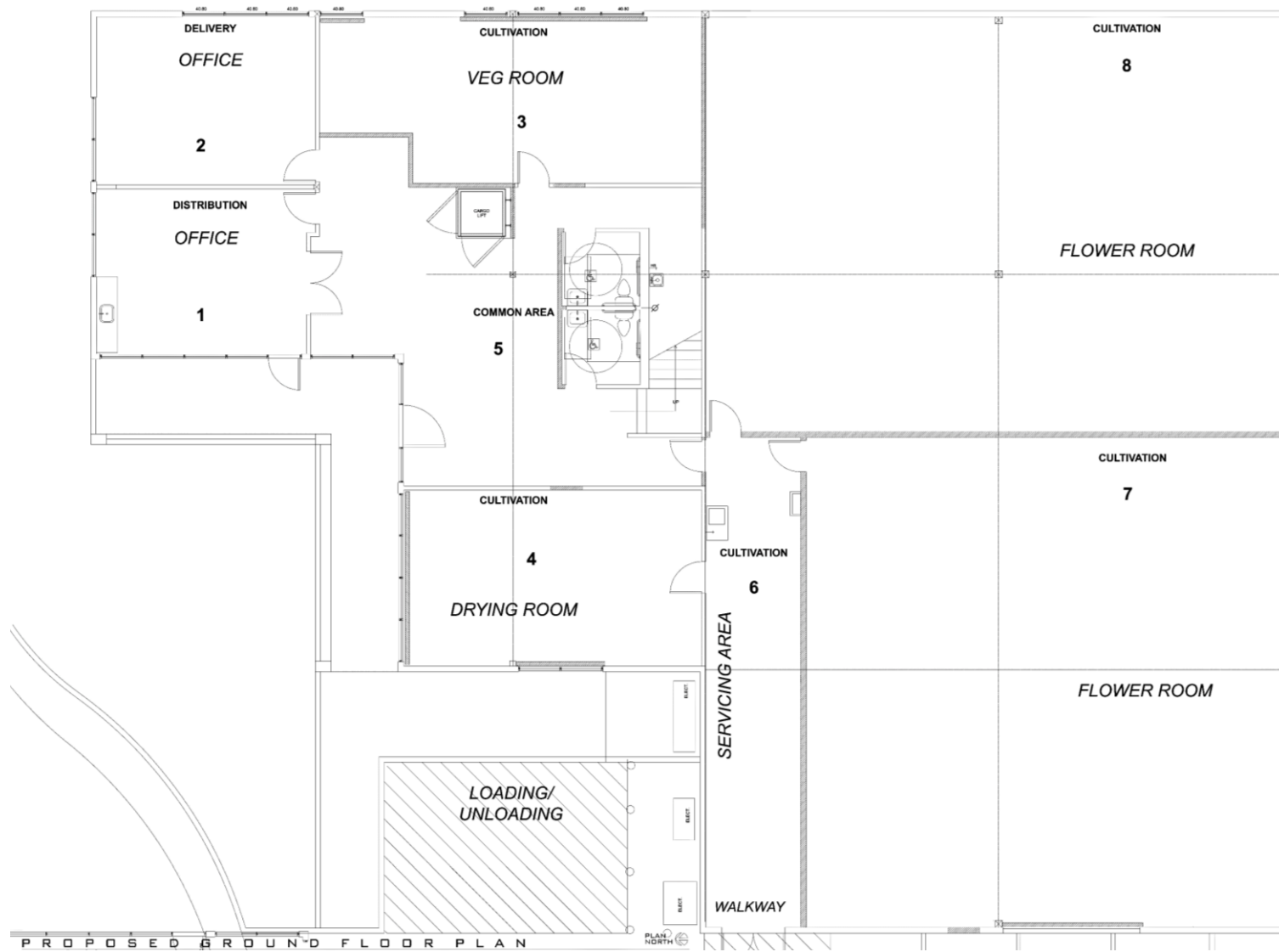
Surrounding Area



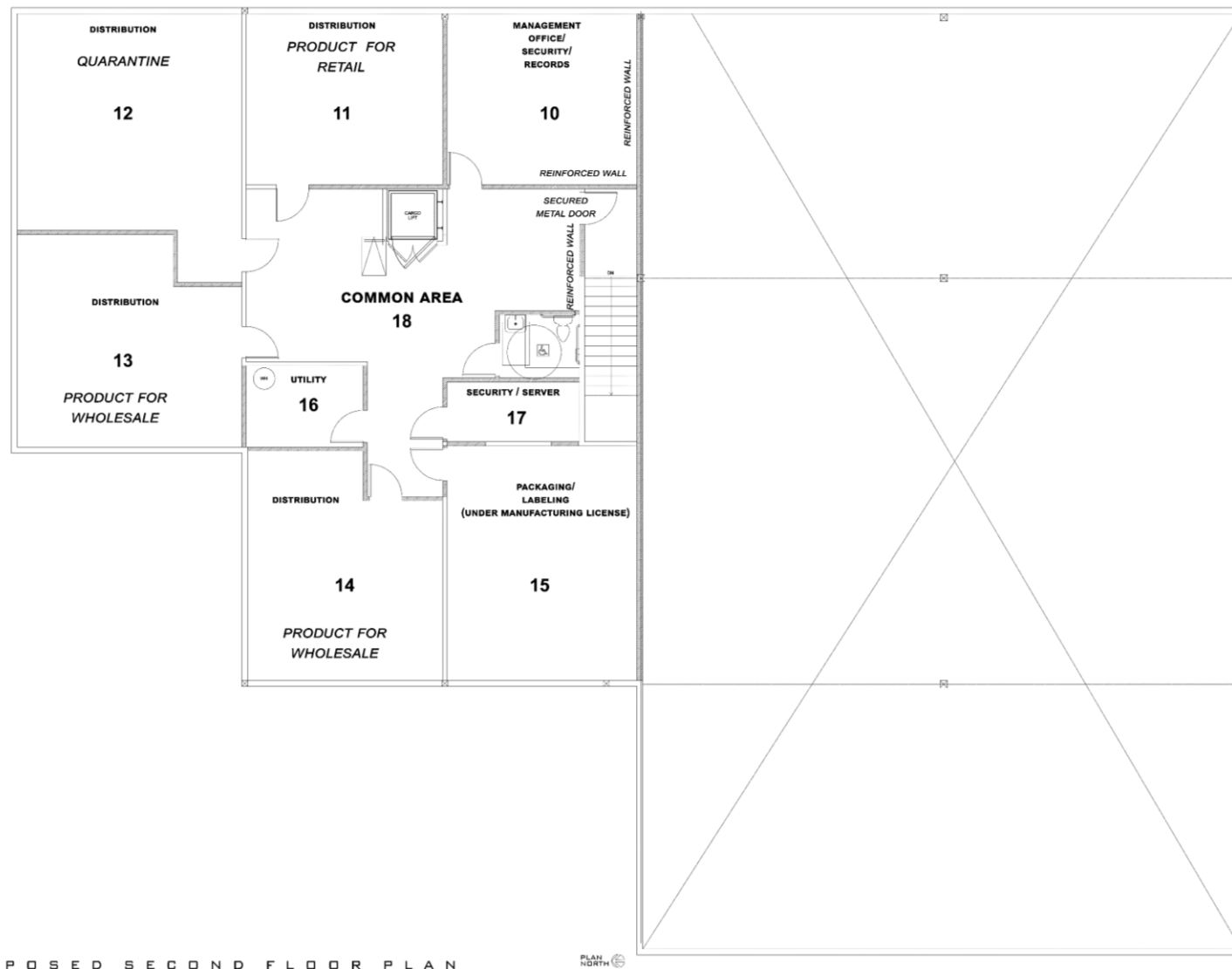
Site Plan - Proposed



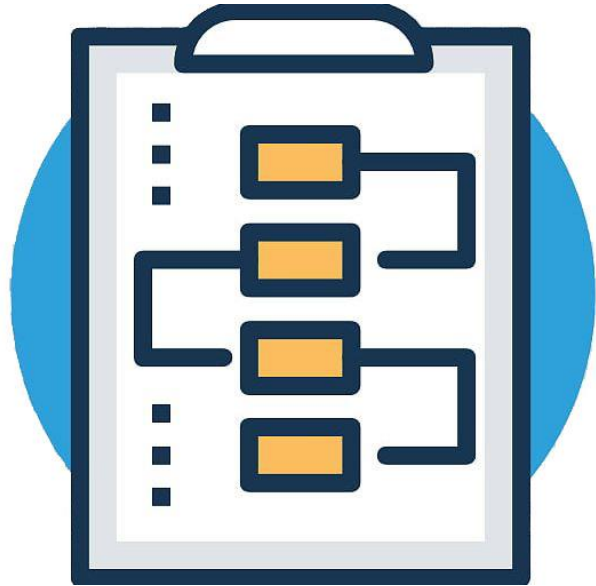
Site Plan - Proposed



Floor Plan – Proposed Ground Floor



Floor Plan – Proposed Second Floor



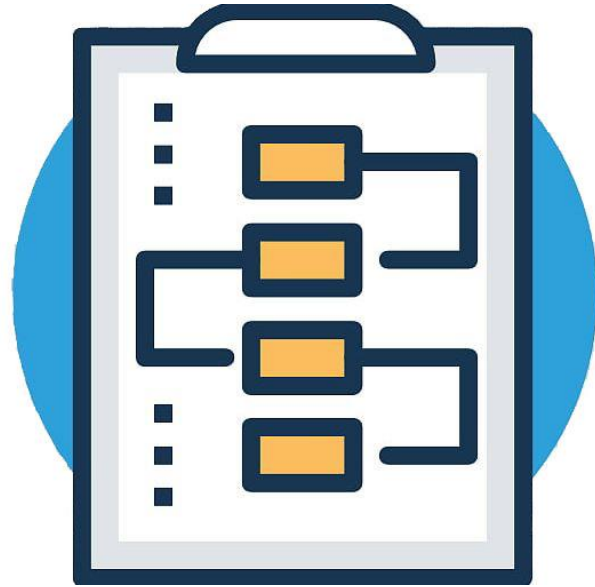
Business Operations

Microbusiness Components

- ✓ Cultivation
- ✓ Manufacturing
 - ✓ *Packaging and Labeling*
- ✓ *Distribution*
- ✓ *Delivery*

Hours of Operation

- ✓ 6:00 a.m. – 10:00 p.m.
- ✓ Only shipping, receiving, and delivery will occur between 6:00 a.m. – 10:00 a.m. and 8:00 p.m. – 10:00 p.m.



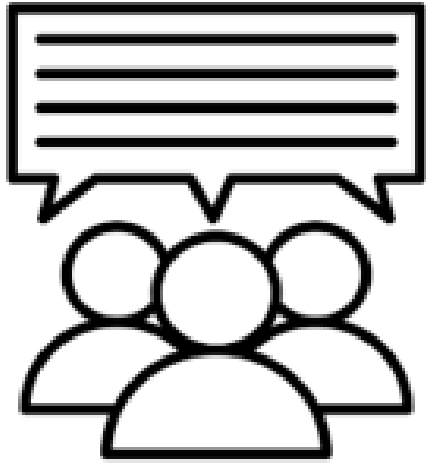
Business Operations

Security and Safety Plan

- ✓ On-site security guard
- ✓ Alarm system & security cameras
- ✓ Controlled access to rooms with product
- ✓ Lock boxes for product and money in vehicles
- ✓ New security fencing surrounding property

Environmental Compliance Program

- ✓ Odor Control Plan
 - ✓ *Forced exhaust system - negative pressure*
 - ✓ *Carbon filters/UV-light odor eliminators*
- ✓ Sustainability Plan
 - ✓ *Non-filtered tap water*
 - ✓ *Double bottom grow tubs*
 - ✓ *Cool tubes*



Public Feedback

Public Comments

- ✓ Two businesses have expressed concerns
 - ✓ *Crime/security, reduced property values*
 - ✓ *Questioned whether a retail component is proposed*

Applicant Response

- ✓ Reached out to both neighbors
 - ✓ *First declined to meet or speak to applicant*
 - ✓ *Second was assured no retail component is proposed*

Community Benefit Plan

- ✓ Non-profit focused on growing healthy food
- ✓ Support to South Hayward Parish Community Garden
- ✓ Wages above minimum wage



The application is consistent with the following General Plan goals & policies:

- ✓ Policy LU-2.16: Uses to Attract the Creative Class
- ✓ Policy ED – 1.4: Emerging and Growing Business Sectors
- ✓ Goal ED-2: Local Entrepreneurship

Consistency with General Plan

A nighttime photograph of the San Francisco Bay Bridge, illuminated with lights, spanning across the water. The city lights of San Francisco are visible in the background, and the foreground shows a dark, silhouetted hillside.

STAFF RECOMMENDATION

That the Planning Commission:

- ✓ Approve the Conditional Use Permit for the proposed cannabis microbusiness to allow cultivation, manufacturing, distribution and delivery uses based on the required Findings and subject to the Conditions of Approval



Questions?