

**PLANNING COMMISSION MEETING
THURSDAY, SEPTEMBER 22, 2022**

PRESENTATIONS

STAFF PRESENTATION

ITEM #1 PH 22-048

Proposed Development of a 219,656 Square-Foot Industrial Shell Building on 10.9-Acre Site at 3636 Enterprise Avenue, Requiring Approval of Major Site Plan Review, Conditional Use Permit and Mitigate Negative Declaration with Mitigation Monitoring and Reporting Program (Application No. 202102725), George Condon on behalf of Dermody Properties (Applicant); Hainted Rock LLC & EGA Investments LLC (Property Owner)

Logisticcenter at Enterprise Industrial Shell Building

Major Site Plan Review, Conditional Use Permit Mitigated Negative Declaration

Proposed development of an approximately 10.9-acres site
to accommodate a 219,656-square-foot industrial shell
building at 3636 Enterprise Avenue



Project Site

Zoning District

- General Industrial (IG)

General Plan Land Use Designation

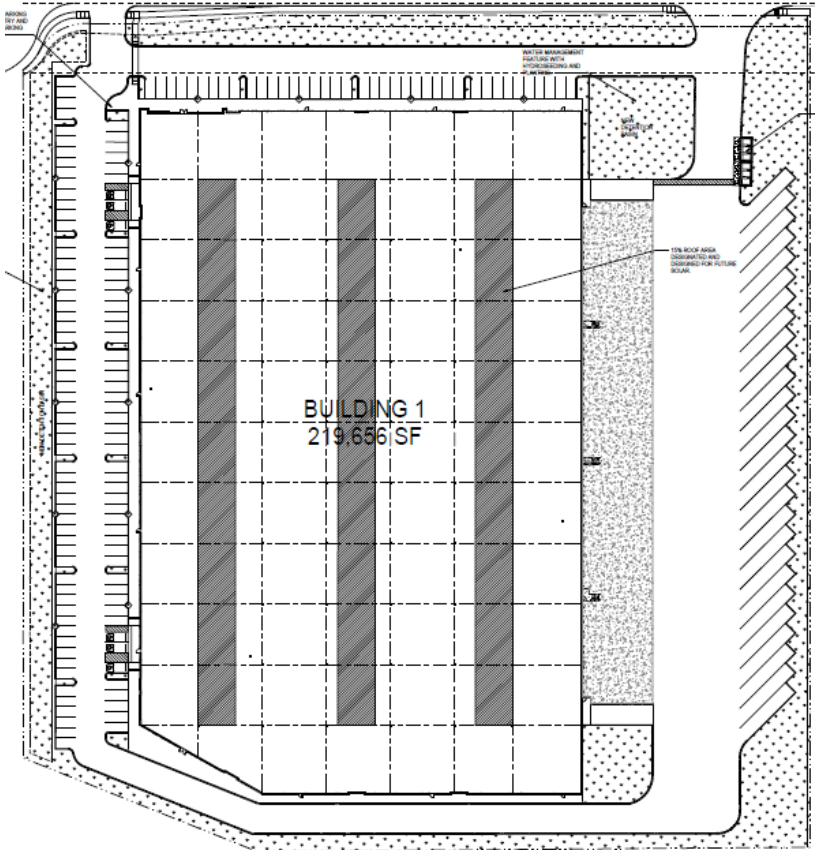
- Industrial Technology and Innovation Corridor (IC)

Existing Conditions

- Vacant except for four radio towers and associated maintenance shed
- Primarily flat with a berm along western boundary
- Vegetated predominantly with low grasses; a row of shrubs along western and southern perimeter



ENTERPRISE AVE.



Project Details

- 219,656 square-foot industrial shell building
- Building centered on the property
- Two driveways for access from Enterprise Avenue
- Internal circulation around the building
- Perimeter landscaping and bioretention areas
- 2,042 square-foot employee amenity area
- Site grading to elevate it above the 100-year flood elevation

Project Details



- **Land Use Policy LU-6.6:** The City shall encourage property owners to upgrade existing buildings, site facilities, and landscaped areas to improve the economic viability of properties and to enhance the visual character of the Industrial Technology and Innovation Corridor.
- **Land Use Policy LU-6.7:** The City shall encourage developments within the Industrial Technology and Innovation Corridor to incorporate design strategies:
 - Provide attractive on-site landscaping and shade trees along street frontages and within employee and visitor parking lots.
 - Screen areas used for outdoor storage, processing, shipping and receiving, and other industrial operations with a combination of landscaping and decorative fences or walls.
 - Encourage consistent architectural facade treatments on all sides of buildings.
 - Screen roof-top equipment with roof parapets.
 - Design shipping and receiving areas and driveways to accommodate the turning movements of large trucks.
 - Develop coordinated and well-designed signage for tenant identification and way-finding.
 - Incorporate attractive building and site lighting to prevent dark pockets on the site.
 - Provide pedestrian walkways to connect building entrances to sidewalks.
 - Use landscaped buffers with trees and attractive sound walls to screen adjacent residential areas and other sensitive uses.
- **Land Use Policy LU-6.8:** City shall encourage the provision of employee-serving amenities for major employment uses within the Industrial Technology and Innovation Corridor, such as courtyards and plazas, outdoor seating areas, fitness facilities, bicycle storage areas, and showers.

General Plan Conformance

Standard	HMC Requirement	Proposed	Consistent?
Maximum Floor Area Ratio	0.8	0.46	Yes
Maximum Height	75 feet	46 feet	Yes
Minimum Setbacks - Front - Sides - Rear	20 feet 0 feet 0 feet	26.83' to parking (north) 194.83 to building (east) 100.17 feet to building (west) 47.33 feet to building (south)	Yes
Minimum Landscaping	5 percent	15.4 percent	Yes
Parking	149 spaces	151 spaces	Yes
Minimum Employee Amenity Area	350 sq. ft.	2,042 sq. ft.	Yes
Minimum Open Space Area	10% of the site area or 47,310 sq. ft.	55,637 sq. ft.	Yes

Compliance with Standards



3636 Enterprise Avenue Industrial Project

Initial Study-Mitigated Negative Declaration

prepared by
City of Hayward
777 B Street
Hayward, California 94541
Contact: Ranu Aggarwal, Contract Planner

prepared with the assistance of
Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, California 94612

July 2022



Initial Study-Mitigated Negative Declaration

- Potential impacts in the areas of
 - Air Quality,
 - Biological Resources
 - Cultural Resources
 - Geology & Soils
 - Greenhouse Gas Emissions
 - Hazards and Hazardous Materials
 - Hydrology and Water Quality
 - Transportation/Traffic
 - Tribal Cultural Resources
- Mitigation Monitoring and Reporting Program - mitigation measures – reduce identified impacts to less than significant level.
- Mitigation measures incorporated as conditions of approval
- Additional Measures – agreed upon by applicant

Environmental Review



- **Consistent with General Plan** land use designation and related policies
- **Complies with development standards** of the IG zoning district
- **Scale and intensity suitable** for the site
- **Enhance surroundings** with architecture and landscaping
- **Significant investment** will positively impact surrounding areas and the industrial district

Staff Analysis

A nighttime aerial photograph of a city and a large bridge. The bridge, with its lights reflecting on the water, stretches across the upper half of the image. The city below is illuminated with various lights, and the foreground shows dark, silhouetted hills. The text is overlaid on the left side of the image.

STAFF RECOMMENDATION

That the Planning Commission:

- ✓ Approves Major Site Plan Review and Conditional Use Permit, Reviews and Approves the Mitigated Negative Declaration with the Mitigation Monitoring and Reporting Program