



CITY OF HAYWARD

Hayward City Hall
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Cover Memo

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DATE: November 14, 2019

TO: Planning Commission

FROM: Planning Manager

SUBJECT

Proposed Development of a Fuel Facility with Related Site Improvements at the Costco Business Center Located at 22330 Hathaway Avenue, Assessor Parcel No. 429-0082-003-00. Barghausen Engineering on Behalf of Costco Wholesale Corporation (Applicant/Owner), Requiring Approval of a Major Modification to an Existing Planned Development Zoning District (Application No. 201706217) and Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

RECOMMENDATION

That the Planning Commission recommend that the City Council approval of the Major Modification to an Existing Planned Development District based on the analysis set forth in this report and the required Findings (Attachment II), and subject to the Conditions of Approval (Attachment III); and adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (Attachment V) prepared pursuant to the California Environmental Quality Act (CEQA) Guidelines.

SUMMARY

Costco Wholesale Corporation is requesting approval for a modification to an existing Planned Development (PD) District to allow for the use and development of a 12-dispenser (with 24 fueling positions) gas station at the northern corner of the Costco Business Center site located at 22330 Hathaway Avenue, Assessor Parcel No. 429-0082-003-00. The project will require the demolition of the existing 8,850 square-foot tire center and the construction of a 9,350 square-foot canopy comprised of 12 dispensers (24 fueling positions) with related site improvements, including new landscaping, stormwater management, and modified site circulation. The project site is located within a Planned Development (PD) zoning district with a Mixed Industrial (MI) land use designation in the *Hayward 2040 General Plan*.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Findings for Approval
Attachment III	Conditions of Approval
Attachment IV	Project Plans
Attachment V	Initial Study and Mitigated Negative Declaration

Attachment VI Response to Comments