



CITY OF HAYWARD

Hayward City Hall
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Cover Memo

File #: PH 21-058, **Version:** 1

DATE: July 8, 2021

TO: Planning Commission

FROM: Richard Patenaude, Contract Planner

SUBJECT

Proposed Addition of a Drive-Thru for a Proposed Starbucks Coffee Shop to a Previously Approved Mission Village Retail Structure at 411 Industrial Parkway, APN 078G-2651-011-02, Requiring Approval of Conditional Use Permit with Site Plan Review Application No. 202101267; Doug Rich, Valley Oak Partners LLC (Applicant)/Edwin Sommer LLC ETAL (Owner).

RECOMMENDATION

That the Planning Commission approve the proposed Conditional Use Permit with Site Plan Review application to allow the addition of a drive-thru for the proposed Starbucks coffee shop, based on the analysis set forth in this report and the attached Findings (Attachment II), and subject to the Conditions of Approval (Attachment III).

SUMMARY

The applicant proposes to modify the previously approved Mission Village (former Holiday Bowl site) retail building, by reducing its size from approximately 8,000 square feet to 6,313 square feet, to accommodate the addition of a drive-thru window for an anticipated Starbucks coffee shop, and driveway queuing for up to 12-cars. The proposed retail space is anticipated to accommodate two retail, restaurant, or coffee shop tenants.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Findings of Approval
Attachment III	Conditions of Approval
Attachment IV	Project Plans
Attachment V	Traffic Operations Report
Attachment VI	Original Mission Village Conditions of Approval
Attachment VII	Updated Conditions of Approval from Extension of Time Request

