



CITY OF HAYWARD

Hayward City Hall
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Cover Memo

File #: WS 20-008, **Version:** 1

DATE: February 27, 2020

TO: Planning Commission

FROM: Planning Manager

SUBJECT

Preliminary Review of a Major Site Plan Review and Conditional Use Permit Application to Construct Three Speculative Industrial Buildings and a Three-Story Data Center on an Approximately 25-acre Site Located at 25800 Clawiter Road (Assessor Parcel No. 439-0080-003-07, 439-0080-003-12, 439-0080-010-00, 439-0080-005-02, and 439-0080-003-10). Application No. 201906718; Teresa Goodwin for HPA Architecture (Applicant) on behalf of Janet Galvez for Hines (Owner).

RECOMMENDATION

That the Planning Commission review and provide general feedback to the applicant and staff on the proposed Major Site Plan Review and Conditional Use Permit application along with specific direction on the various policy issues identified in the report, subject to the information provided in this report, the attached plans, and related attachments.

SUMMARY

This is a Work Session to provide the Planning Commission and members of the public an opportunity to review the proposed industrial development on a 25-acre site on five parcels along Clawiter Road. The proposed development includes construction of a new industrial campus with three speculative buildings ranging from 56,000 to 215,000 square feet and a three-story data center of approximately 278,000 square feet.

As the site exceeds 10 acres, Major Site Plan Review is required. A Conditional Use Permit is also required given that one of the speculative buildings exceeds 150,000 square feet in size. In addition, the applicant is requesting consideration of a height increase to 108 feet+/- for Building #4 (the data center). While the proposed height exceeds the maximum height allowed in the General Industrial zoning district, the Zoning Ordinance allows the approving authority to allow greater heights through the Major Site Plan Review process when it is found that the increase is necessary to provide a more beneficial site layout or if it will result in public amenities that could not be achieved under current zoning standards.

No formal action is being requested at this time and the Commission will have another opportunity to consider the project at a future date once the application and environmental analysis is complete.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Project Plans
Attachment III	Project Narrative
Attachment IV	CEDC Meeting Minutes of October 29, 2018
Attachment V	Applicant Responses to Select Staff Comments from First Submittal