



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
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Cover Memo

File #: PH 20-058, **Version:** 1

DATE: July 21, 2020

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT

Costco Business Center Fuel Facility: 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) 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. Barghausen Engineering on Behalf of Costco Wholesale Corporation (Applicant/Owner)

RECOMMENDATION

That Council adopts a Resolution (Attachment II) and introduces an Ordinance (Attachment III) approving the Major Modification to an Existing Planned Development District, and adoption of a Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program for the proposed development.

SUMMARY

The applicant, Costco Wholesale Corporation, is requesting approval of a Major 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

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| Attachment I | Staff Report |
| Attachment II | Resolution |
| Attachment III | Ordinance |
| Attachment IV | Project Plans |
| Attachment V | Initial Study and Mitigated Negative Declaration |
| Attachment VI | Response to Comments (CEQA) |
| Attachment VII | Applicant Response to Planning Commission and Market Analysis |
| Attachment VIII | Planning Commission Minutes - 11/14/19 Meeting |