



# CITY OF HAYWARD

Hayward City Hall  
777 B Street  
Hayward, CA 94541  
[www.Hayward-CA.gov](http://www.Hayward-CA.gov)

## Cover Memo

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**File #:** PH 20-085, **Version:** 1

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**DATE:** November 10, 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 the Council adopts a resolution (Attachment II) and introduces an Ordinance (Attachment III) approving the Major Modification to an Existing Planned Development District; and adopting 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**

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
Attachment VIII	City Council Minutes 7/21/2020