



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

Cover Memo

File #: PH 21-010, **Version:** 1

DATE: February 11, 2021

TO: Planning Commission

FROM: Planning Manager

SUBJECT

Proposed Industrial Campus with Three Speculative Industrial Buildings and a Three-Story Data Center on an Approximately 26-Acre Site Located at 25800 Clawiter Road (Assessor Parcel Nos. 439-0080-003-07, 439-0080-003-12, 439-0080-010-00, 439-0080-005-02, and 439-0080-003-10) Requiring Approval of Major Site Plan Review and Conditional Use Permit Application No. 201906718 and Adoption of a Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program (MMRP); Teresa Goodwin for HPA Architecture (Applicant) on behalf of Janet Galvez for Hines (Owner).

RECOMMENDATION

That the Planning Commission approve the proposed Major Site Plan Review and Conditional Use Permit to allow three speculative industrial buildings and a three-story data center 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 a Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program (Attachment VII) prepared pursuant to the California Environmental Quality Act.

SUMMARY

The applicant, Hines, is seeking approval of Major Site Plan Review and Conditional Use Permit to construct an industrial campus on a 26-acre site consisting of six parcels along Clawiter Road. The proposed development includes construction of three speculative buildings ranging from 56,000 to 214,000 square feet and a three-story data center containing approximately 279,000 square feet. Future tenant improvements also include the addition of a transformer yard that will serve the data center and transmission lines connecting to an off-site PG&E substation. The applicant is also proposing numerous site improvements and public benefits, including a financial contribution towards the construction of bike infrastructure on Clawiter Road, new art pieces commissioned by a local artist, and an outdoor plaza that could be used for food truck gatherings and other similar events.

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 (Building 3) exceeds 150,000 square feet in size. In addition, the applicant is requesting consideration of a height increase to 88 feet (108 feet to the top of the mechanical screening) 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.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Findings of Approval
Attachment III	Conditions of Approval
Attachment IV	Project Plans
Attachment V	Public Art Plan
Attachment VI	Sustainability Plan
Attachment VII	Initial Study/Mitigated Negative Declaration with RTC and MMRP (Technical appendices available at https://www.hayward-ca.gov/content/projects-under-environmental-review-0)
Attachment VIII	Public Comments Received on IS/MND Following Closure of the Public Comment Period