



CITY OF HAYWARD

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

Cover Memo

File #: PH 21-032, **Version:** 1

DATE: April 8, 2021

TO: Planning Commission

FROM: Carl Emura, Associate Planner

SUBJECT

Proposed Establishment of a Drive Thru Coffee Shop and Convenience Store at 28590 Mission Boulevard (APN: 078C-0626-003-25), Requiring Approval of a Conditional Use Permit, Site Plan Review and Variance for Building Maximum Front and Side Street Setback where 12'-0" Maximum Is Required and where 107'-6" and 18'-6" Are Proposed, Respectively. Application No. 201800093; Tony Singh (Applicant), Bhubinder Singh (Owner).

RECOMMENDATION

That the Planning Commission approve the Conditional Use Permit, Site Plan Review and Variance Application No. 201800093, 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 demolish an existing 1,618-square-foot Gas Station/Auto Repair Shop and construct a new 2,763-square-foot Convenience Store and 1,210-square-foot Drive Thru Coffee Shop. Though development standards require that the buildings be located a maximum of 12'-0" from the front and side street property lines, the existing location of the gas pumps, underground storage tanks and City easement make it infeasible to locate the building along the frontage and the applicant requests a variance on the maximum setbacks. In addition, the applicant requests to continue operating the gas station from a Temporary Sales Kiosk during construction.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Findings for Approval
Attachment III	Conditions of Approval
Attachment IV	Project Plans