



CITY OF HAYWARD

Hayward City Hall
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Cover Memo

File #: PH 21-101, **Version:** 1

DATE: December 9, 2021

TO: Planning Commission

FROM: Leigha Schmidt, Acting Principal Planner

SUBJECT

Proposed Development of a New Industrial Campus with Two Industrial Buildings Measuring Approximately 233,000 Square Feet and 155,000 Square Feet and Related Site Improvements Requiring Major Site Plan Review and Conditional Use Permit Approval and Review and Approval of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Former Berkeley Farms Site Located at 25450-25550 Clawiter Road (Assessor Parcel Numbers 439-0080-001-00 and 439-0080-003-14). George Condon on behalf of Dermody Properties (Applicant); DPIF2 CA 25 Clawiter Road LLC (Property Owner)

RECOMMENDATION

That the Planning Commission approves Major Site Plan Review and Conditional Use Permit Application No. 202003917, subject to the attached Findings (Attachment II) and Conditions of Approval (Attachment III); and reviews and approves the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (Attachments V and VI, respectively), prepared pursuant to the California Environmental Quality Act.

SUMMARY

The proposed project would result in the development of a new industrial campus on the approximately 20.4-acre site previously occupied by Berkeley Farms. Berkeley Farms vacated the site in April 2020 and the buildings were demolished soon thereafter. The site is currently vacant, except for remnant concrete slab foundations. The proposed development would consist of two industrial buildings measuring approximately 233,000 square feet and 155,000 square feet, respectively; two employee amenity areas; site landscaping; stormwater retention areas; circulation; and parking. The buildings are speculative and designed for occupation by industrial uses permitted in the General Industrial (IG) zoning district, which could consist of, but not be limited to, manufacturing, research and development, logistics, warehouse and distribution, and wholesale establishments.

The Planning Commission is also being asked to review and approve a Mitigated Negative Declaration prepared for the project. The City received a large volume of correspondence opposing the project which primarily revolved around the potential impacts related to establishment of an Amazon Last Mile Delivery Station at the site. Those comment letters and responses to those comments are included as

Attachment VII to this staff report. As detailed in the response to comments and in this staff report, there is no intention to establish an Amazon Last Mile Delivery Station at this site and all potential impacts related to the proposed project will be mitigated to a level of less than significant with the implementation of mitigation measures that were made conditions of approval of the project. It is important to note that the City also received a number of emails in support of the project which are included as Attachment VIII to this report.

This item was continued from the October 28, 2021, Planning Commission meeting to November 18, 2021, and then continued again to December 9, 2021 to allow the City sufficient time to respond to the number of public comments received on the project.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Findings
Attachment III	Conditions of Approval
Attachment IV	Project Plans
Attachment V	Initial Study/Mitigated Negative Declaration. Appendices available online at https://www.hayward-ca.gov/your-government/special-projects/under-
Attachment VI	Mitigation Monitoring and Reporting Program
Attachment VII	Correspondence Opposing Project & Responses to Comments on the Initial Study/Mitigated Negative Declaration
Attachment VIII	Correspondence Supporting Project