



CITY OF HAYWARD

Hayward City Hall
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Cover Memo

File #: PH 22-007, **Version:** 1

DATE: February 15, 2022

TO: Mayor and City Council

FROM: Assistant City Manager/Development Services Director

SUBJECT

Pt. Eden Way U-Haul Facility: Appeal of Planning Commission Denial to Develop a New Approximately 116,844 Square Foot Industrial Building for U-Haul at 4150 Point Eden Way (Assessor Parcel Number 461-0085-020-02) Requiring Approval of Site Plan Review and Historic Resources Demolition Permit Application No. 201901039 Including Certification of an Environmental Impact Report, Adoption of a Statement of Overriding Considerations, and Approval of a Mitigation, Monitoring and Reporting Program. Jerry Owen on Behalf of U-Haul; Amerco Real Estate Co. (Applicant/Property Owner)

RECOMMENDATION

That the Council adopts a resolution (Attachment V) overturning the Planning Commission denial and approving Site Plan Review and Historic Resources Demolition Permit Application No. 201901039, subject to the Findings and Conditions of Approval outlined in the attached resolution; and reviews and certifies the Draft and Final Environmental Impact Report (Attachments VII and VIII, respectively), and adopts the Mitigation Monitoring and Reporting Program (Attachment IX), and findings related to the Statement of Overriding Considerations (Attachment V), prepared pursuant to the California Environmental Quality Act.

SUMMARY

The Council is being asked to overturn a Planning Commission denial of a proposed project that would result in the construction of a new industrial building to house U-Haul regional corporate offices and a warehouse on an underutilized site located at the western edge along State Route 92. If approved, the proposed industrial building would be approximately 116,844 square feet in size and reach approximately 50 feet in height to finished roof and would require demolition of dilapidated historic structures previously affiliated with the Oliver Brothers Salt Company. Off-site improvements include relocation of the Bay Trail from the current alignment along the eastern property line between two industrially zoned properties to run along the project site's western property line to take advantage of the natural setting and views to the Bay and establishment of an approximately 32-acre preserve on the western portion of the project site.

On December 14, 2021, the Council held a public hearing on the proposed project and continued the item to a future meeting to allow the applicant to 1) continue to negotiate with and come to an agreement

with labor groups; 2) explore options for installing future gateway signage on the site; 3) provide a more detailed plan about use of historic materials on the site; and 4) provide additional detail on potential environmental impacts related to sea level rise, bird strikes, use of permeable materials, and the addition of trees along the realigned Bay Trail. Additional detail on each of these topics is provided in this staff report.

This staff report is intended to be a supplement to the Staff Report provided on December 14, 2021, which contains detailed Background, Site Conditions, Project Description, Code Compliance and Environmental Analysis related to the project (Attachment IV).

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Future Gateway Signage Site Plan
Attachment III	Land Development & Sea Level Rise - A Primer
Attachment IV	Staff Report - December 14, 2021
Attachment V	Resolution
Attachment VI	Project Plans
Attachment VII	4150 Pt Eden Way Draft EIR. Appendices are available on the City's website at https://www.hayward-ca.gov/your-government/special-projects/under-
Attachment VIII	4150 Pt Eden Way Final EIR
Attachment IX	4150 Pt Eden Way Mitigation Monitoring and Reporting Program
Attachment X	July 8, 2021 Planning Commission Meeting Minutes
Attachment XI	CEQA Correspondence from Lozeau Drury