

CITY OF
HAYWARD
HEART OF THE BAY

**Mt Eden Business Park Retail Center
Modification of
Planned Development District**

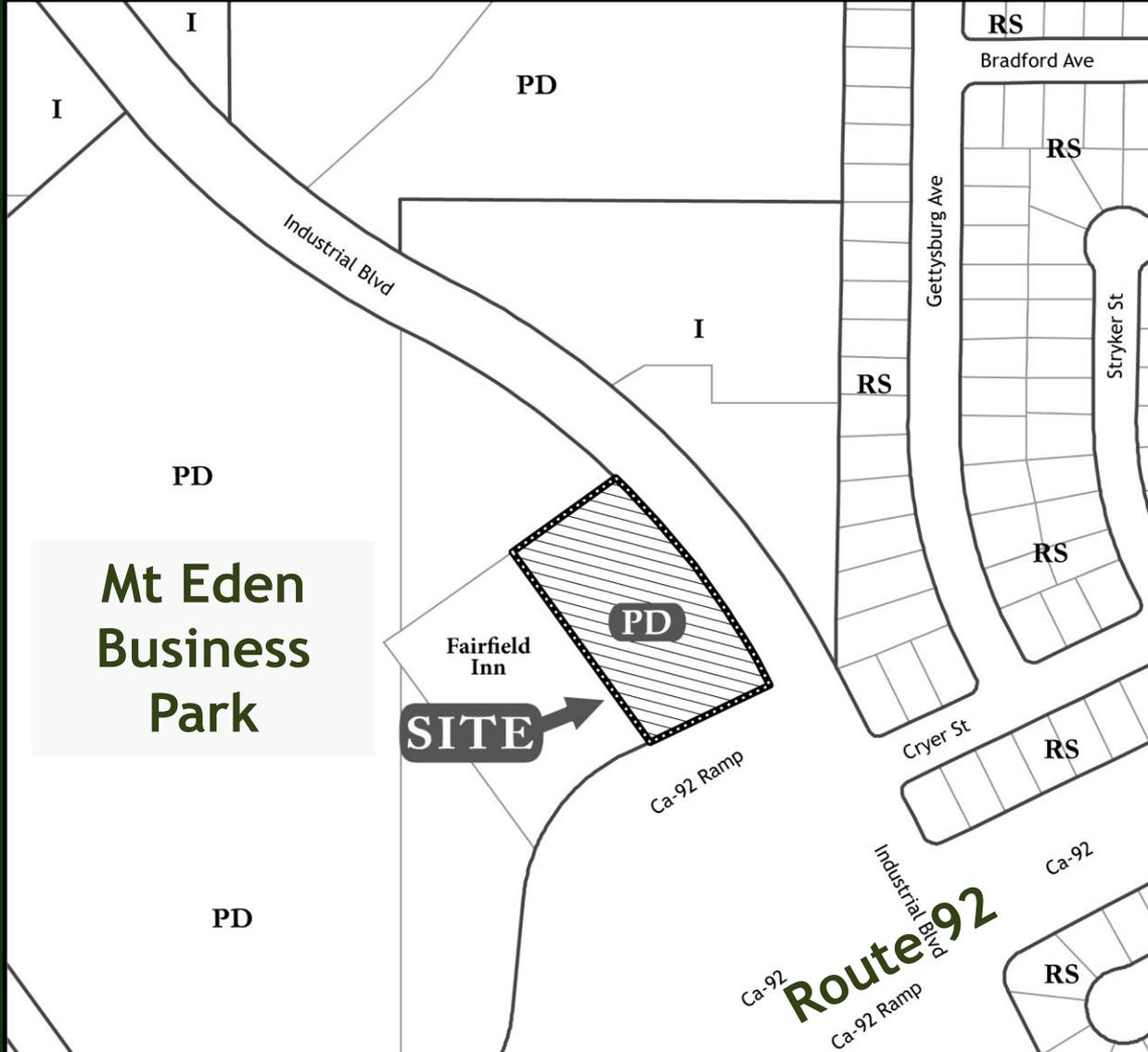
Planning Commission – September 23, 2010

Erik Pearson, AICP, *Senior Planner*

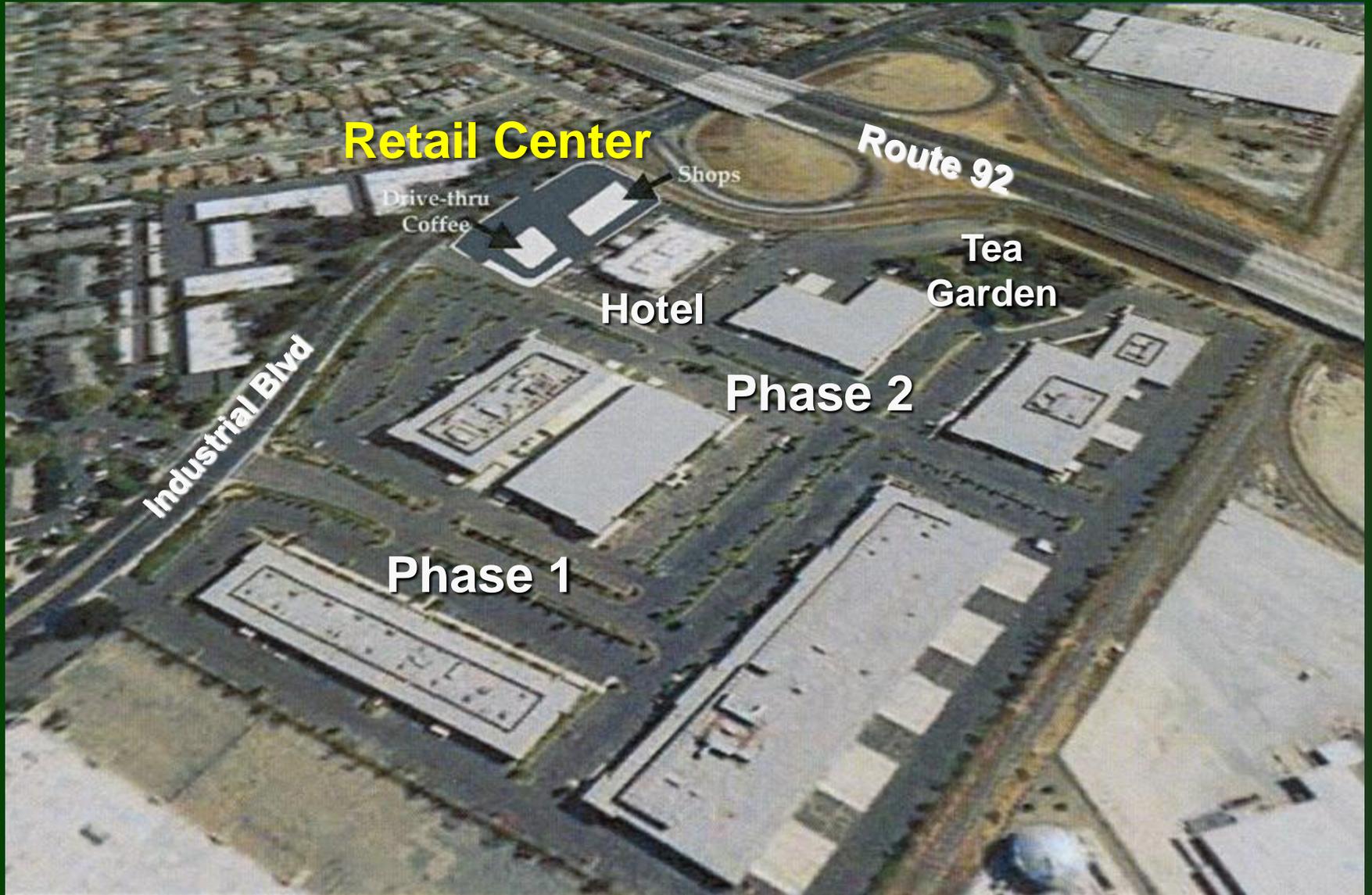
Planning Division, Development Service Department



Site location and current zoning



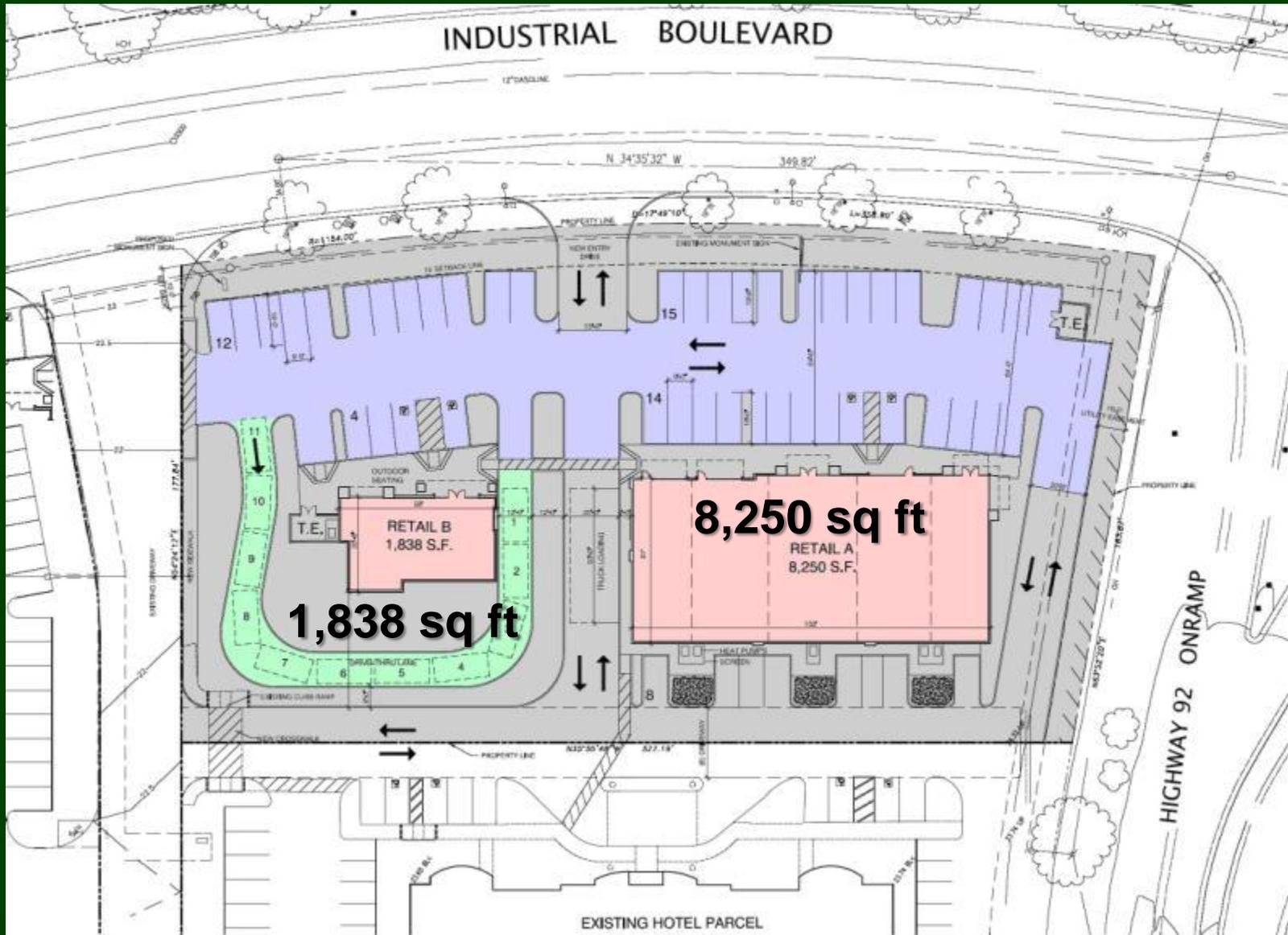
Mt Eden Business Park - Aerial View



Proposed Retail Center



Retail Center Site Plan



Uses Currently Permitted

- Full-Service Restaurant
- Administrative Offices
- Research and Development
- Design Professions Offices
- Manufacturing
- Warehousing
- Microbrewery
- Deli

Proposed Uses

- Coffee Shop with Drive-thru Window
- Take-out Restaurant
- Offices
- Dry Cleaner
- Nail Salon
- Bakery
- Convenience Market
- Market



Retail Center Conceptual Drawing

Facing Industrial



HAYWARD

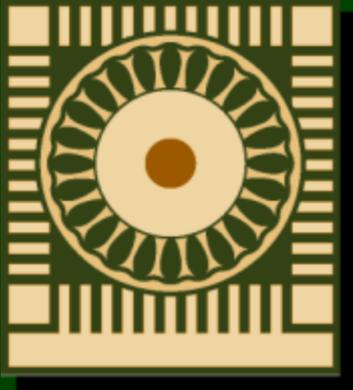


Staff Recommendation

Recommend that the City Council:

- Approve the Negative Declaration
- Approve the Modification to the Planned Development District (with allowances for Convenience Market and Market), based on the findings and the conditions of approval





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