

City Council Commercial Center Improvement Committee
September 22, 2008
5:30 p.m. – 6:30 p.m.
2nd Floor Work Session Room 2A

Hayward City Hall
777 'B' Street
Hayward, CA 94541

AGENDA

CALL MEETING TO ORDER

PUBLIC COMMENTS *(The Committee welcomes your comments at this point for items not on the agenda. If you have a comment about an item listed here, the Committee requests that your comments be made when that item is discussed.)*

AGENDA ITEMS

- | | <u>Action</u> |
|--------------------------------------|----------------------|
| 1. Costco & 24 Hour Fitness Facility | Review & Comment |
| 2. Future Agenda Items. | Discussion |

ADJOURNMENT

Agendas are posted 72 hours in advance at the Libraries, and at the City Clerk's Office. The agenda packet is available for review at the Planning Division Office.

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least 48 hours in advance of the meeting by contacting Richard Patenaude at (510) 583-4213 or TDD (510) 247-3340.

cc: Mayor Sweeney	Gregory T. Jones	Robert Bauman
Councilmember Henson	Fran David	Connie Macias
Councilmember Quirk	Susan J. Daluddung	Deanna Bogue
Councilmember May	David Rizk	Mail Library
	Richard Patenaude	Daily Review
		Post



CITY OF HAYWARD AGENDA REPORT

AGENDA DATE _____
AGENDA ITEM _____

To: City Council Commercial Center Improvement Committee

From: Director of Community and Economic Development

Subject: Costco – Eden Shores Associates I and II, LLC (owner); Costco Wholesale represented by David Babcock and Associates (Applicant) – Costco Wholesale Warehouse of 153,474 sq. ft. and a 16 pump gas station. Property is located at the southwest corner of Hesperian and Industrial Boulevards on a 16.32 acre site.

24 Hour Fitness Facility – Eden Shores Associates I and II, LLC (owner); David Blair, MCG Architecture (Applicant) – 24 Hour Fitness facility of 43,586 sq. ft. Property is located at the southeast corner of Industrial Boulevard and Marina Drive on a 3.74 acre site.

RECOMMENDATION:

It is recommended that the Committee reviews and comments on this report.

DISCUSSION:

Costco Wholesale Warehouse

The site is currently vacant. The property is zoned Regional Commercial (CR) District. Industrial uses are located east of the site across Hesperian Boulevard. A single-family residential neighborhood of 139 homes (Bridgeport) and a multi-family neighborhood of 122 homes (Crossings), currently under construction and zoned Planned Development (PD) District, are located to the west across Marina Drive. The proposed 24 Hour Fitness facility, discussed below, is proposed adjacent to this site in the Business Park (BP) zoning district, just west along Industrial Boulevard and Marina Drive.

The applicant proposes to construct a 153,474 sq. ft. Costco wholesale warehouse at the southwest corner of Hesperian and Industrial Boulevards. A 16-pump gasoline station is also proposed at the southeastern portion of the site. Access to the site will be provided from Hesperian Boulevard, Industrial Boulevard and Marina Drive. Parking would be provided to the south and west of the warehouse. The store requires 767 parking spaces or 1 space for each 200 sq. ft. of floor area; 804 parking spaces are provided. Staff believes in this particular case as most patrons of the Costco will be driving to this establishment as well as the adjacent Neighborhood Commercial property may benefit from this additional parking, it is acceptable to have parking spaces in excess fo the

required amount. The gas station has provided room for 1 car to be parked at each of the 16 pumps as well as room for 40 additional cars to be in queue.

The proposed design of the Costco Wholesale is similar in design to that of their Fremont, California store. The main entrance faces Marina Drive and the center of the parking lot. The loading dock is located on the southeastern side of the warehouse building, closest to Hesperian Boulevard and shows there will be some screening from Hesperian Blvd. The structure has been proposed with a mixture of exterior materials including CMU blocks, metal panels and stucco with copper steel tube accents at the entrance. The colors proposed are muted earth tone colors with the exception of the proposed signage which are the trademark red and blue logo colors. The building is setback approximately 80 feet from Hesperian Boulevard and 33 feet from Industrial Boulevard. Within the proposed setback areas, to help soften the building from the streets, is a mix of shrubs, ground covers and trees. In addition, there is a visual screen wall proposed on the west side of the building to help screen the trash compactor and other equipment as well as the loading docks from view along Hesperian Boulevard. It should be noted that the project proposes bringing in fill to raise the building site 3.25 feet to allow for proper drainage.

A pedestrian link, a sidewalk with decorative pavement, has been provided from the Costco site to the vacant property located just south at the corner of Hesperian Boulevard and Eden Shores Boulevard. This property is zoned for Neighborhood Commercial uses, but a use has not been established as of yet. It is anticipated that the site will provide a grocery store, drug store and other neighborhood serving retail uses. Another pedestrian link has been provided from this site to the property located southwest which is zoned Business Park, but for which a use has not yet been established. It is anticipated this site will host medical offices.

Staff would recommend that the east and north elevations be enhanced architecturally as these sides of the proposed warehouse structure will be at a very prominent intersection in Hayward and staff wants to be sure that the views of this new commercial development are attractive.

24 Hour Fitness Facility

This site is currently vacant. The property is zoned Business Park (BP) District. There is industrially-zoned vacant land located just north of the site across Industrial Boulevard. Located west of the site, across Marina Drive is additional vacant land, currently zoned for Business Park uses. Located southwest across Marina Drive is a single-family residential neighborhood of 139 homes (Bridgeport) that is currently under construction. Adjacent and located east of this site is the proposed Costco Wholesale warehouse.

The applicant is proposing a 43,586 sq. ft. fitness facility to be operated by 24 Hour Fitness. The facility includes a primary cardio workout area, a functional training area, two group exercise rooms, a basketball court, a pool with spa, sauna and steam room facilities, separate women's and men's locker room facilities, a pro shop, a day care center and sales office area. Access to the site will be provided from both Marina Drive and Industrial Boulevard. Parking for the fitness facility would be to the south and east of the building. The fitness facility requires approximately 164 parking spaces or 1 space for each 250 sq. ft.; 221 spaces are being provided. The 24 Hour Fitness facility requested this amount of parking based on how their customers use the facility. Staff has some concerns over providing such an excess of parking for this use as it is envisioned that nearby

residential occupants and business park workers would be able to walk to this facility.

The proposed design of the fitness facility is typical of these large group exercise facilities. The main entrance faces Marina Drive. The exterior materials proposed for the facility include stucco and concrete with stone pilasters at the entrance. In addition, they are proposing the addition of accent banding which will be painted in a complimentary color and will add visual interest to the exterior elevations. Exterior colors proposed are also muted earth tone colors and will be coordinated with the colors chosen for the adjacent Costco facility. The building is set back approximately 31 feet from Industrial Boulevard and 33 feet from Marina Drive. Within the proposed setback areas, a mix of shrubs, ground covers and trees will be used to soften the exterior appearance from these two streets. In addition, the applicant is proposing the use of screens with vines adjacent to the structure for the same purpose. Since the 24 Hour Fitness facility is also located at a prominent intersection, staff would like to see some additional architectural enhancements to the north and west elevations.

A pedestrian link, a sidewalk of decorative pavement, has been provided from this site to the property zoned Business Park to the south, for which a use has not yet been established. As indicated above, the anticipated use for this site is medical offices. There will be an additional pedestrian link connecting this site with the residential uses and future Business Park uses across Marina Drive.

FISCAL IMPACT:

A Fiscal Impact analysis was conducted for the South of Route 92 Specific Plan Amendments approved by the City Council in October 2007 that anticipated the development of both the Costco and the 24 Hour Fitness. It is anticipated that the Costco Wholesale warehouse will generate approximately \$1,000,000 in sales tax revenue per year to city coffers. The 24 Hour Fitness memberships are not taxable so the sales tax revenue generated from this use would only come from the purchases of equipment and it is not likely to be significant. Both the Hayward Police and Fire Departments do expect to experience both fiscal and operational service delivery impacts from these two uses, but these are still under review. Staff believes the impacts to Police and Fire would, however, be less than the impacts residential uses would generate.

CONCLUSION:

The proposed projects are consistent with their respective Zoning designations of Regional Commercial District and Business Park District, in that the 24 Hour Fitness facility is "compatible with and promotes business park development" in that the facility would provide a nearby amenity for future office workers. Both the Costco Wholesale warehouse and the 24 Hour Fitness facility were envisioned at these locations when the City Council approved the amendments to the South of Route 92 Specific Plan in October 2007. Both projects are proposing parking spaces in excess of the ordinance requirements. The excess parking seems reasonable for the Costco Wholesale warehouse use as some of the parking may be shared amongst the future neighborhood commercial uses located to the south and most people will drive to this facility. Staff would recommend the excess parking provided by the 24 Hour Fitness facility be reduced and replaced with additional landscaping. Both projects are providing pedestrian linkages to connect their respective sites with

the surrounding properties. Staff would appreciate the committee's comments on these linkages. Staff believes they may be enhanced such as with raised pavement, decorative pavement and landscaping so they are better defined in connecting the various existing and future land uses in the area. Staff is also recommending that both facilities architecturally enhance the street side elevations to make the back sides of these two structures more attractive. Processing these applications to completion would require Site Plan Review with the ultimate decision made by the Planning Director.

This project would involve a significant amount of new commercial development at a prominent intersection in the city of Hayward. The Committee's comments would assist the staff in its review of the proposed projects.

Prepared by:



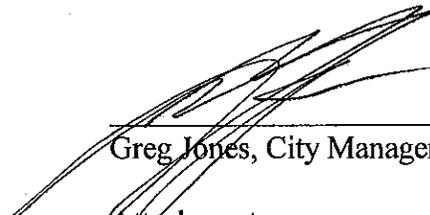
Sara Buizer, AICP
Senior Planner

Recommended by:



for Susan J. Daluddung
Director of Community and Economic Development

Approved by:



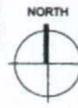
Greg Jones, City Manager

Attachments:
Plans & Elevations



VICINITY MAP

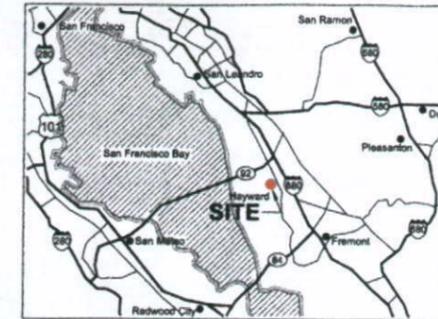
N.T.S.



COSTCO WHOLESAL

HESPERIAN BLVD. & INDUSTRIAL BLVD.
HAYWARD, CA

APPLICATION FOR:
SITE PLAN REVIEW



REGIONAL MAP

N.T.S.



PROJECT DIRECTORY

APPLICANT:
COSTCO WHOLESAL
999 LAKE DRIVE
ISSAQUAH, WA 98027
PHONE: (425) 427-7554
FAX: (425) 313-2079
CONTACT: DAVID ROGERS

ARCHITECTS:
DAVID BABCOCK & ASSOCIATES
3581 MOUNT DIABLO BLVD., SUITE 235
LAFAYETTE, CA. 94549
PHONE: (925) 283-5070
FAX: (925) 283-4823
CONTACT: DAVID BABCOCK

MULVANNY G2 ARCHITECTURE
1110 112TH AVENUE NE
SUITE 500
BELLEVUE, WA 98004
PHONE: (425) 463-1416
FAX: (425) 463-2050
CONTACT: JOSEPH WELCH

CIVIL ENGINEER/SURVEY:
KIER & WRIGHT
1233 QUARRY LANE, SUITE 145
PLEASANTON, CA 94566
PHONE: (925) 249-6555
FAX: (925) 249-6563
CONTACT: STEVE CALCAGNO

LANDSCAPE ARCHITECT:
DAVID BABCOCK & ASSOCIATES
3581 MT. DIABLO BLVD., SUITE 235
LAFAYETTE, CA. 94549
PHONE: (925) 283-5070
FAX: (925) 283-4823
CONTACT: DAVID BABCOCK



PROJECT DATA

PROJECT LOCATION: SW CORNER OF HESPERIAN BLVD. & INDUSTRIAL BLVD. HAYWARD, CA

PARCEL NUMBERS: APN 456-0097-014
456-0097-013
456-0097-015
456-0097-007
456-0097-008
456-0097-011
456-0097-012

GENERAL PLAN DESIGNATION: RETAIL

CURRENT ZONING: CR (REGIONAL COMMERCIAL)

JURISDICTION: CITY OF HAYWARD, CALIFORNIA

BOUNDARIES INFORMATION: THIS PLAN HAS BEEN PREPARED BY USING SITE DATA INFORMATION FROM KIER & WRIGHT DATED JUNE, 2006.

SHEET INDEX

- 1 TITLE SHEET
- 2 CONTEXT PHOTOS
- 3 CONCEPT SITE PLAN
- 4 CONCEPT FLOOR PLAN
- 5 CONCEPT ELEVATIONS
- 6 CONCEPT FUEL STATION PLAN & ELEVATIONS
- 7 SIGNAGE EXHIBIT
- 8 CONCEPT LANDSCAPE PLAN
- C1 TOPOGRAPHICAL SURVEY
- C2 PRELIMINARY GRADING & DRAINAGE PLAN
- C3 PRELIMINARY UTILITY PLAN



DAVID BABCOCK & ASSOCIATES
ARCHITECTS - PLANNING - LANDSCAPE
3581 MT. DIABLO BLVD., SUITE 235
LAFAYETTE, CALIFORNIA 94549
TEL: (925) 283-5070 FAX: (925) 283-4823
www.dbabcock.com

0008.P.132
AUGUST 19, 2008
TITLE SHEET

1

RECEIVED

AUG 22 2008

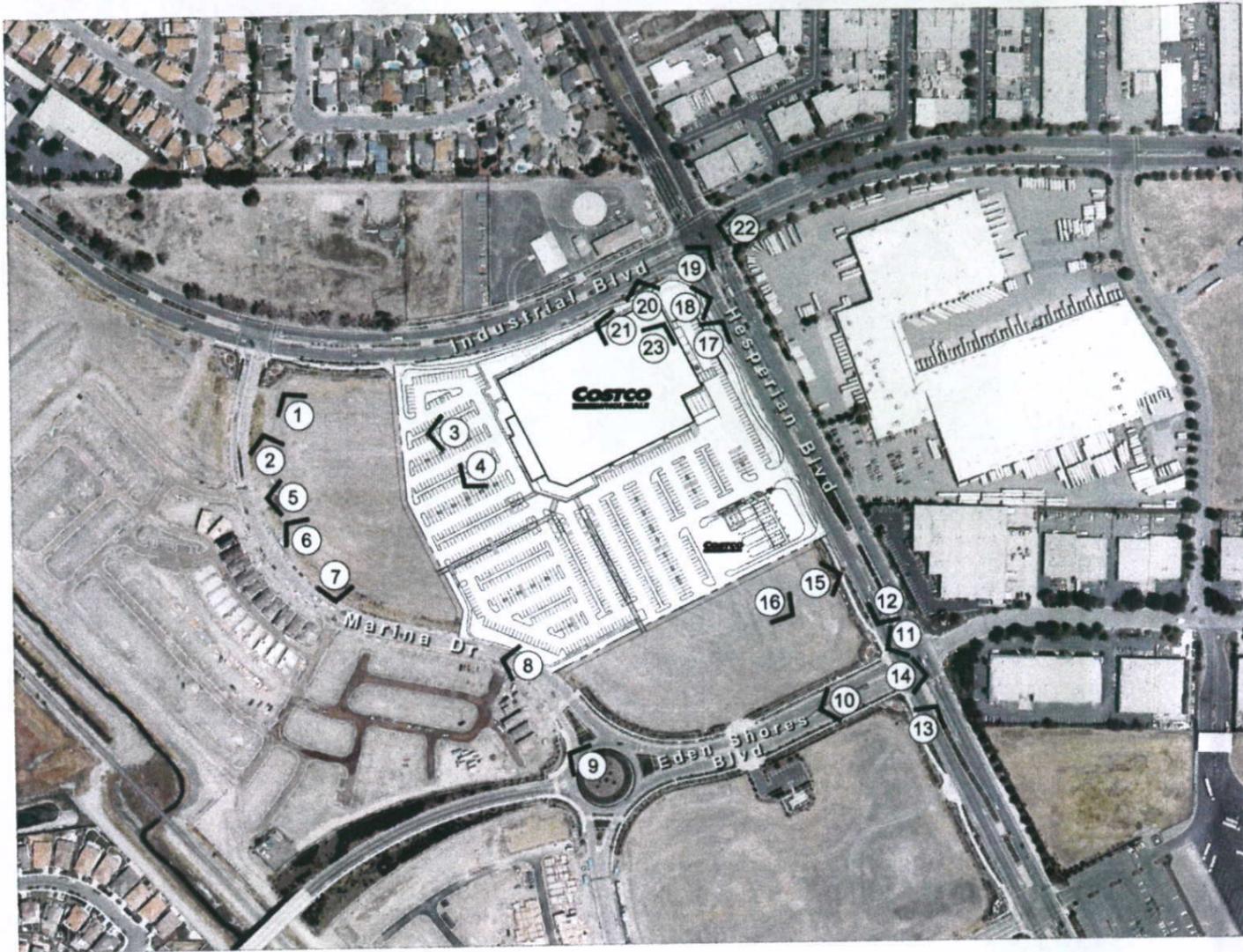
PLANNING DIVISION

PROJECT #
PL-2008-0428/0429
SPR/LLA

TITLE SHEET



HAYWARD, CALIFORNIA



1



2



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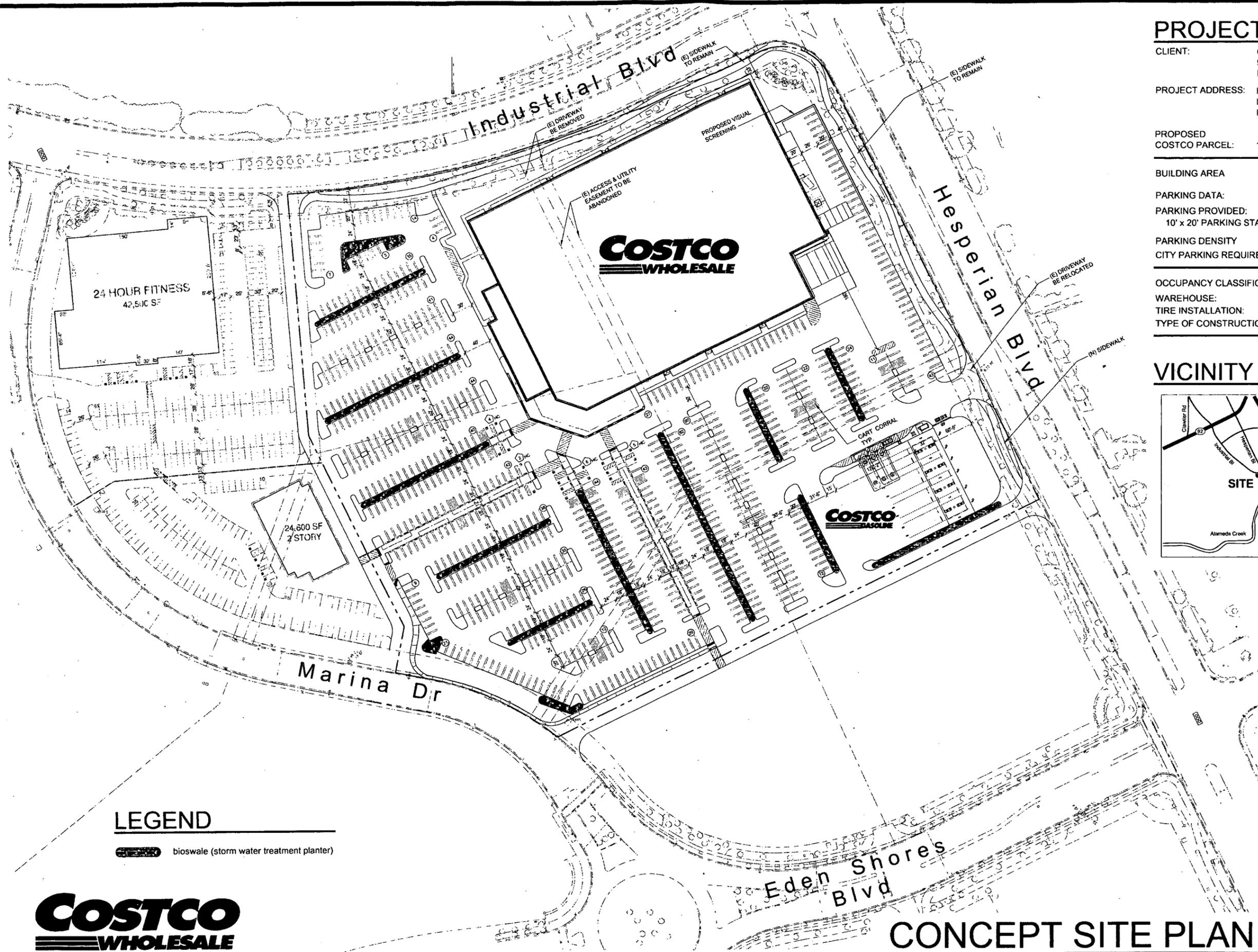
COSTCO
WHOLESALE
HAYWARD, CA
HESPERIAN BLVD.
& INDUSTRIAL BLVD.

DAVID BABCOCK
& ASSOCIATES
ARCHITECTURE PLANNING LANDSCAPE
3981 MT. DIABLO BLVD. SUITE 215
LAFAYETTE, CALIFORNIA 94509
TEL: (925) 283-5090 FAX: (925) 283-4823
www.daback.com

0008.P.132
AUGUST 19, 2008
CONTEXT
PHOTOS

COSTCO
WHOLESALE
HAYWARD, CALIFORNIA

CONTEXT PHOTOS



PROJECT DATA

CLIENT: COSTCO WHOLESALE
 999 LAKE DRIVE
 ISSAQUAH, WA 98027

PROJECT ADDRESS: HESPERIAN BLVD. &
 INDUSTRIAL BLVD.
 HAYWARD, CA

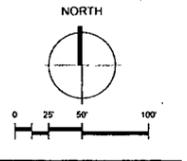
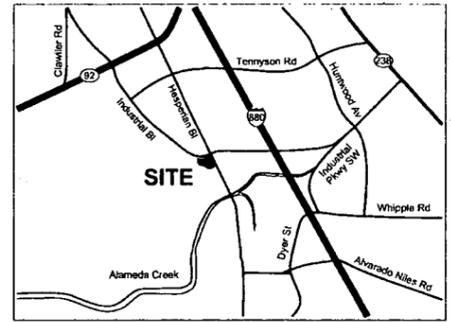
PROPOSED COSTCO PARCEL: 16.32 ACRES (710,792 S.F.)

BUILDING AREA 153,474 S.F.

PARKING DATA:
 PARKING PROVIDED: 10' x 20' PARKING STALLS PROVIDED 804 STALLS
 PARKING DENSITY 5.33 STALLS / 1,000 S.F.
 CITY PARKING REQUIRED: (5.0 / 1,000 S.F.) 767 STALLS

OCCUPANCY CLASSIFICATION
 WAREHOUSE: GROUP "M" (MERCANTILE)
 TIRE INSTALLATION: GROUP "S", DIVISION 3
 TYPE OF CONSTRUCTION: TYPE V-B CONSTRUCTION

VICINITY MAP



LEGEND

bioswale (storm water treatment planter)



HAYWARD, CALIFORNIA



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 TEL: (925) 283 5070 FAX: (925) 283 4823
 www.dbabcock.com

0008.P.132
 AUGUST 19, 2008
 CONCEPT SITE PLAN

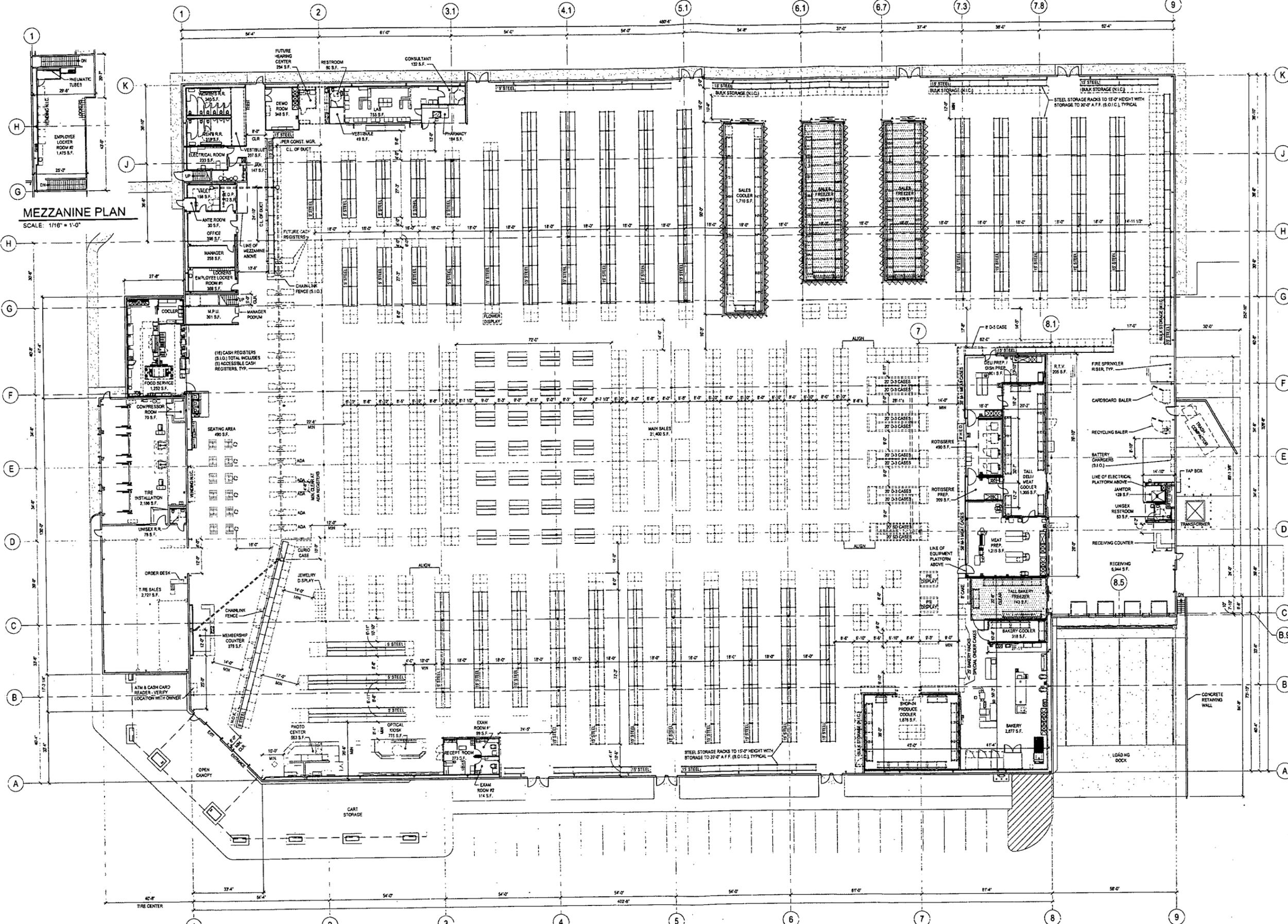
CONCEPT SITE PLAN

APPROVED BY:

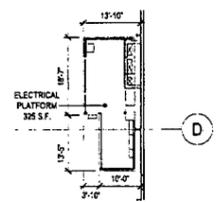
DATE: _____
EXECUTIVE VP DATE: _____
SENIOR VP DATE: _____
REGIONAL VP DATE: _____

PROJECT DATA

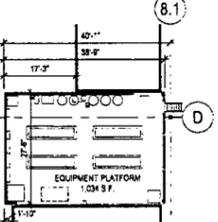
BUILDING DATA:	
BUILDING AREA	145,886 S.F.
TIRE CENTER	5,061 S.F.
FOOD SERVICE	1,252 S.F.
EMPLOYEE LOCKER ROOM	1,475 S.F.
TOTAL BUILDING	153,474 S.F.
RACK COUNT:	
GROCERY RACKS (15 ft.)	X
CENTER SECTION	21,400 S.F.
HARDLINE RACKS (15 ft.)	X
NOTE:	



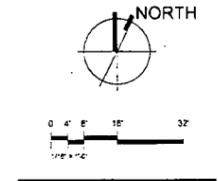
MEZZANINE PLAN
SCALE: 1/16" = 1'-0"



ELECTRICAL PLATFORM
SCALE: 1/16" = 1'-0"



EQUIPMENT PLATFORM
SCALE: 1/16" = 1'-0"



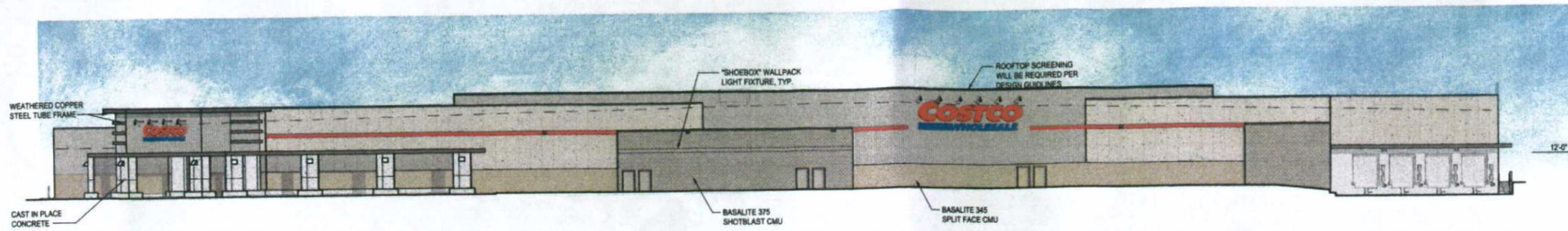
HAYWARD, CA
HESPERIAN BLVD. &
INDUSTRIAL BLVD.



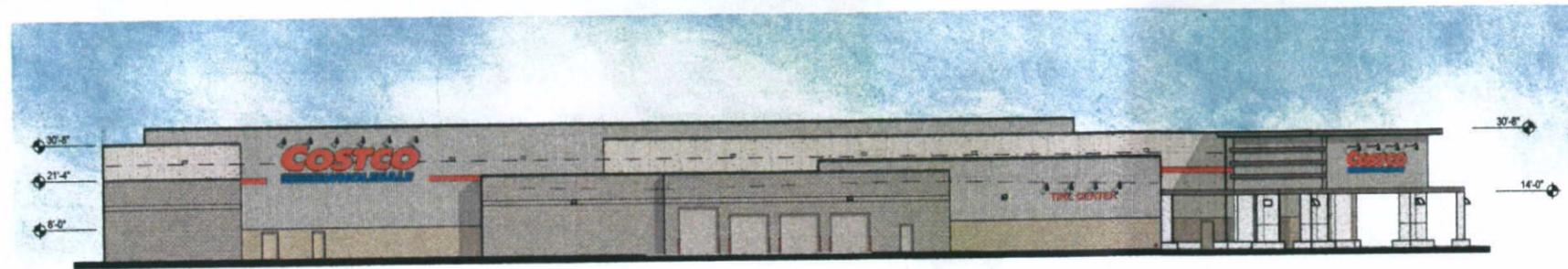
1113 112TH AVE. NE | SUITE 500
BELLEVUE, WA | 98004
1425 463 2000 | 1425 463 2002

www.mulvannyg2.com

08-0127-01
AUGUST 14, 2008
CONCEPT
FLOOR PLAN



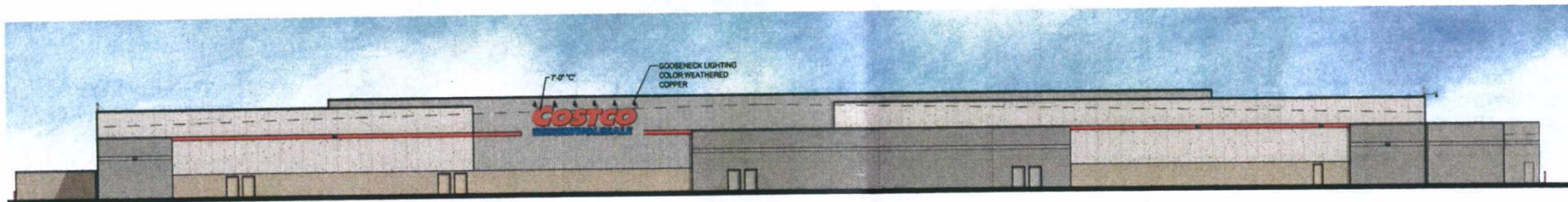
SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



WEST ELEVATION
SCALE: 1/16" = 1'-0"



ENTRY ELEVATION
SCALE: 1/16" = 1'-0"

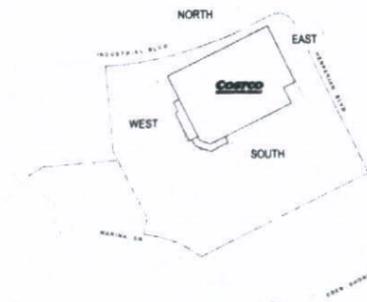


NORTH ELEVATION
SCALE: 1/16" = 1'-0"



EAST ELEVATION
SCALE: 1/16" = 1'-0"

SIGNAGE AS SHOWN WILL REQUIRE VARIANCE.



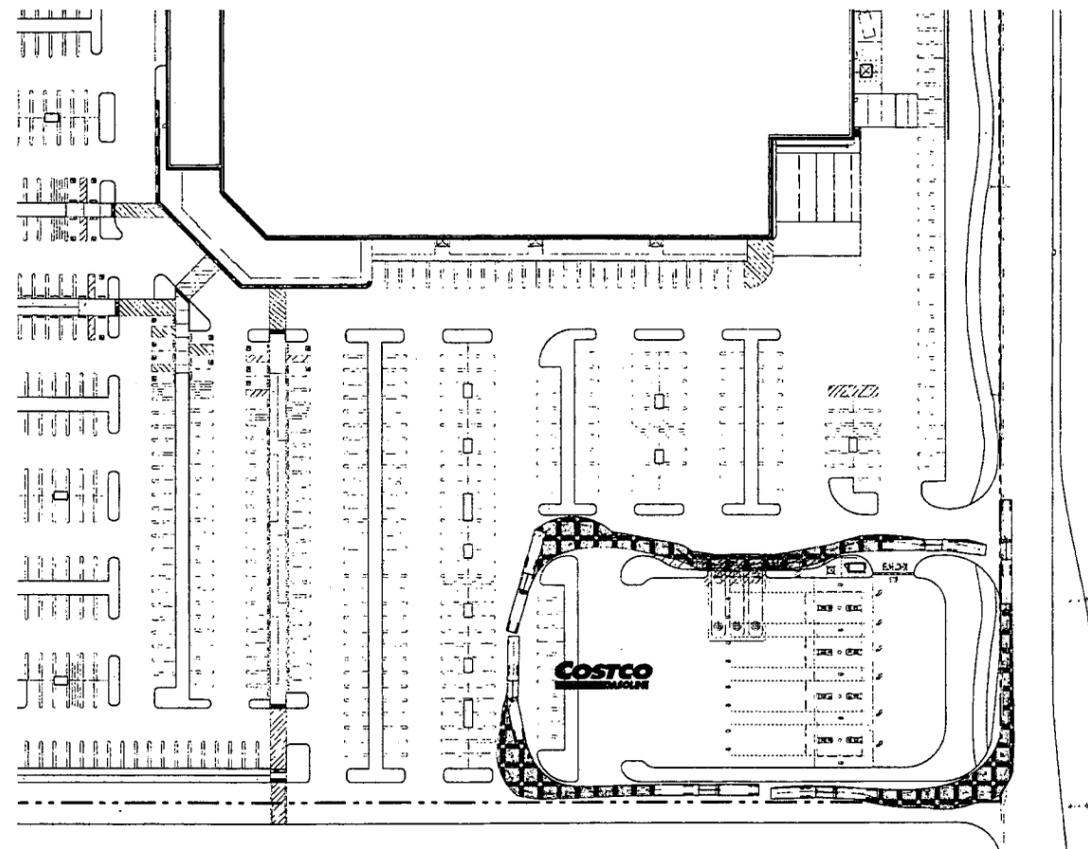
HAYWARD, CALIFORNIA



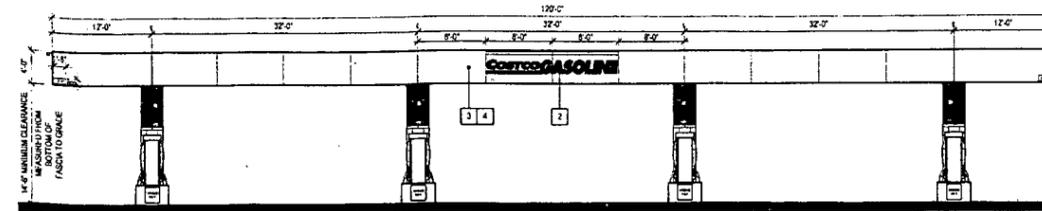
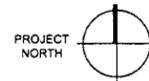
1110 112TH AVE. NE | SUITE 800
BELLEVUE, WA | 98004
1 425 483 2000 | 1 425 483 2002

MulvannyG2.com

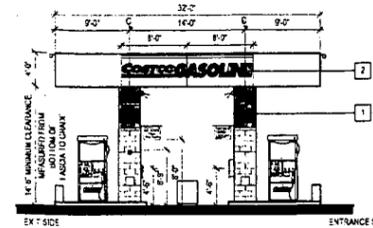
08-0127-01
AUGUST 14, 2008
CONCEPT ELEVATIONS



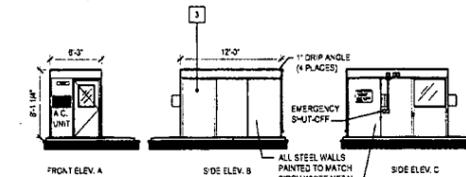
CONCEPT FUEL TRUCK ROUTE



1 SIDE ELEVATIONS
SCALE: 1/8" = 1'-0"



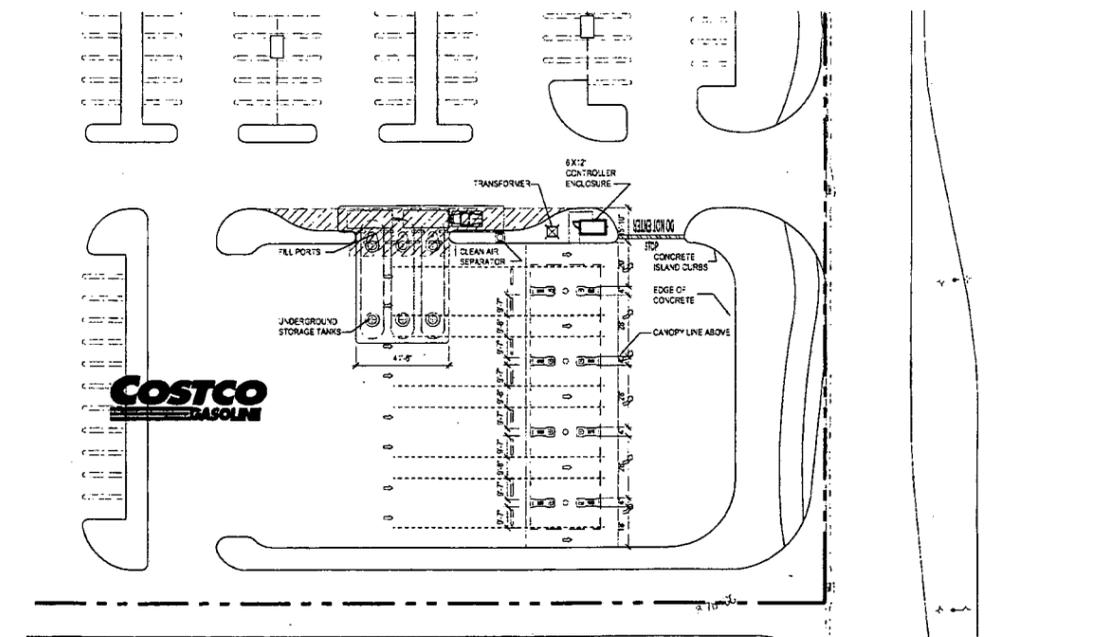
2 END ELEVATIONS
SCALE: 1/8" = 1'-0"



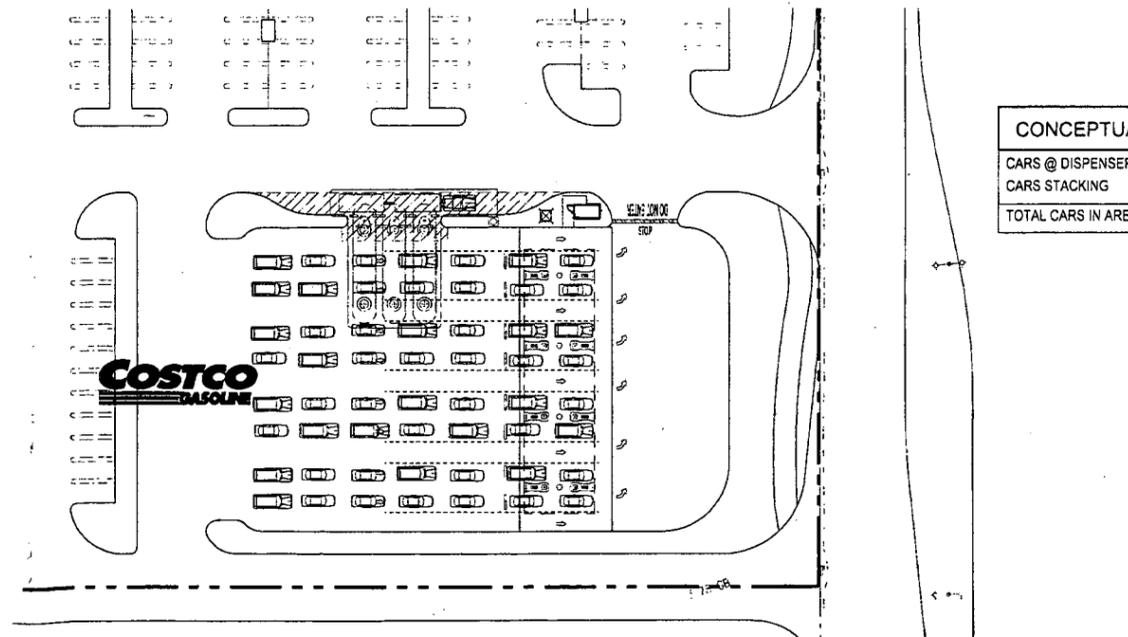
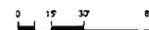
3 CONTROLLER ENCLOSURE EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE				
#	ITEM	MATERIAL	MANUFACTURER	COLOR - FINISH
1	COLUMN BASE	8" SPLIT FACE CMU	BASALITE	D375 LIGHTWEIGHT
2	COSTCO SIGNAGE	SEE SIGNAGE EXHIBIT	SEE SIGNAGE EXHIBIT	SEE SIGNAGE EXHIBIT
3	METAL WALL PANELS - GAS	PRE-FINISHED METAL PANELS	BUTLER	BIRCH WHITE
4	CANOPY	METAL ROOF		PRE-FINISHED BY MBS GABLE CLOSER PANEL

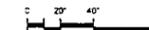
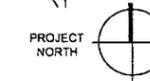
CONCEPT ELEVATIONS



DETAIL FUEL STATION PLAN



STACKING PLAN



CONCEPTUAL STACKING	
CARS @ DISPENSERS	16
CARS STACKING	40
TOTAL CARS IN AREA	56



HAYWARD, CALIFORNIA



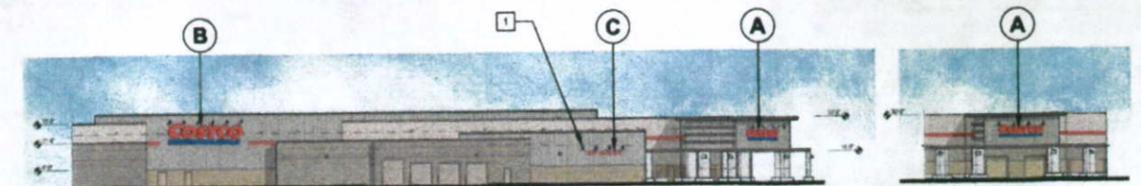
HAYWARD, CA
HESPERIAN BLVD.
& INDUSTRIAL BLVD.

DAVID BABCOCK
& ASSOCIATES

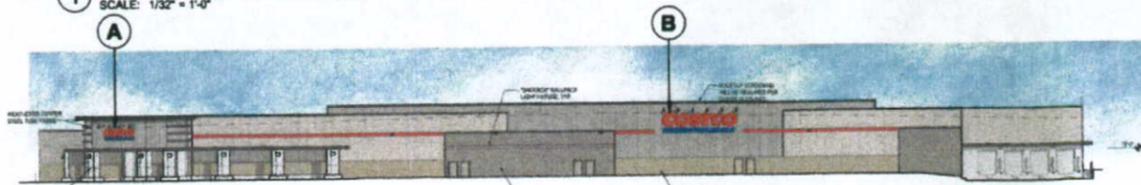
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LAFAYETTE, CALIFORNIA 94549
TEL: (925) 293-9070 FAX: (925) 293-4823
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0008.P.132
AUGUST 19, 2008
CONCEPT
FUEL STATION
PLAN & ELEVATIONS

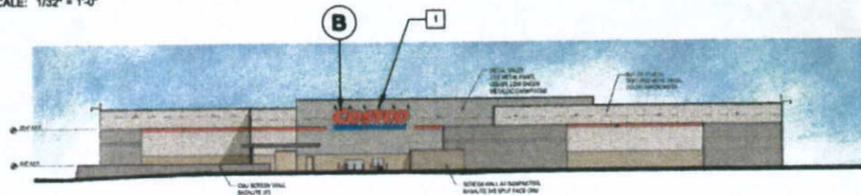
CONCEPT FUEL STATION PLAN & ELEVATIONS



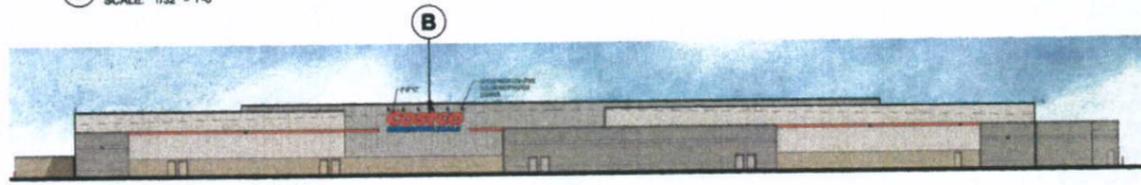
1 WEST ELEVATION
SCALE: 1/32" = 1'-0"



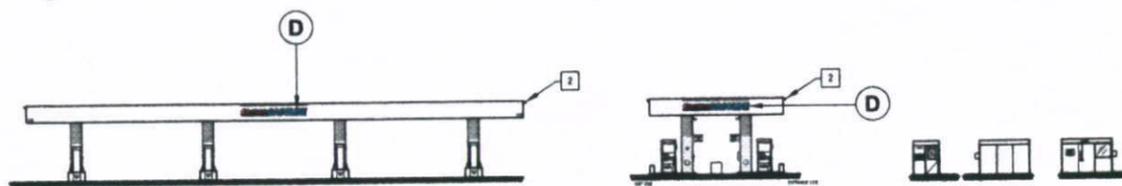
2 SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



3 EAST ELEVATION
SCALE: 1/32" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/32" = 1'-0"



5 FUEL STATION ELEVATIONS
SCALE: 1/16" = 1'-0"

SHEET NOTES

- 1 SIGNAGE LIGHTED BY GOOSE NECK LIGHT FIXTURE, MOUNTED ON CANOPY METAL FRAME.
- 2 WIDE FASCIA FLUORESCENT CANOPY LIGHT FIXTURE.

BUILDING - SIGN AREA TABULATION						
QTY.	SIGN	DETAIL	SIZE	AREA (S.F.) EA.	TOTAL S.F.	AREA ALLOWED
4	COSTCO WHOLESALE	B	7" x 11"	381.81 S.F.	1527.24 S.F.	1090 S.F.
1	COSTCO WHOLESALE	A	5' x 11"	199.01 S.F.	199.01 S.F.	32 S.F.
1	TIRE CENTER	C	17'-4" x 1'-9"	30.33 S.F.	30.33 S.F.	87 S.F.
6				TOTAL SIGNAGE AREA	1756.58 S.F.	1199 S.F.

* MAXIMUM ALLOWABLE SIGN AREA SHALL BE 1.5 S.F. PER LINEAR FOOT OF BUILDING FRONTAGE UP TO 100 S.F. MAX. (HAYWARD M.C. SECTION 10-7.403, C)

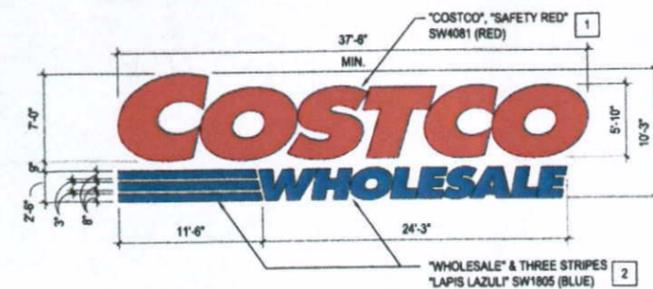
FUELING STATION - SIGN AREA TABULATION						
QTY.	SIGN	DETAIL	SIZE	AREA (S.F.) EA.	TOTAL S.F.	AREA ALLOWED
4	COSTCO GASOLINE	D	16'-0" x 1'-4"	28.57 S.F.	107 S.F.	202.8 S.F.
4				TOTAL SIGNAGE AREA	107 S.F.	202.8 S.F.

* MAXIMUM ALLOWABLE SIGN AREA SHALL BE 1.5 S.F. PER LINEAR FOOT OF BUILDING FRONTAGE UP TO 100 S.F. MAX. (HAYWARD M.C. SECTION 10-7.403, C)

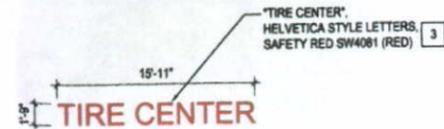
SIGNAGE - FINISH SCHEDULE				
NO.	ITEM	MATERIAL	MFR	COLOR
1	SIGNAGE - COSTCO	PAN METAL CHANNEL-PAINTED	AEP SPAN	SAFETY RED SW4081
2	SIGNAGE - WHOLESALE & STRIPES	ALPOLIC COMPOSITE		LAPIS LAZULI SW1805
3	SIGNAGE - TIRE CENTER	ALPOLIC COMPOSITE		SAFETY RED SW4081
4	SIGNAGE - FUEL STATION	ALPOLIC COMPOSITE		SAFETY RED SW4081
5	SIGNAGE - FUEL STATION	ALPOLIC COMPOSITE		LAPIS LAZULI SW1805



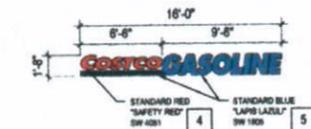
A CANOPY SIGNAGE REVERSE PAN METAL CHANNEL
SCALE: 3/16" = 1'-0"



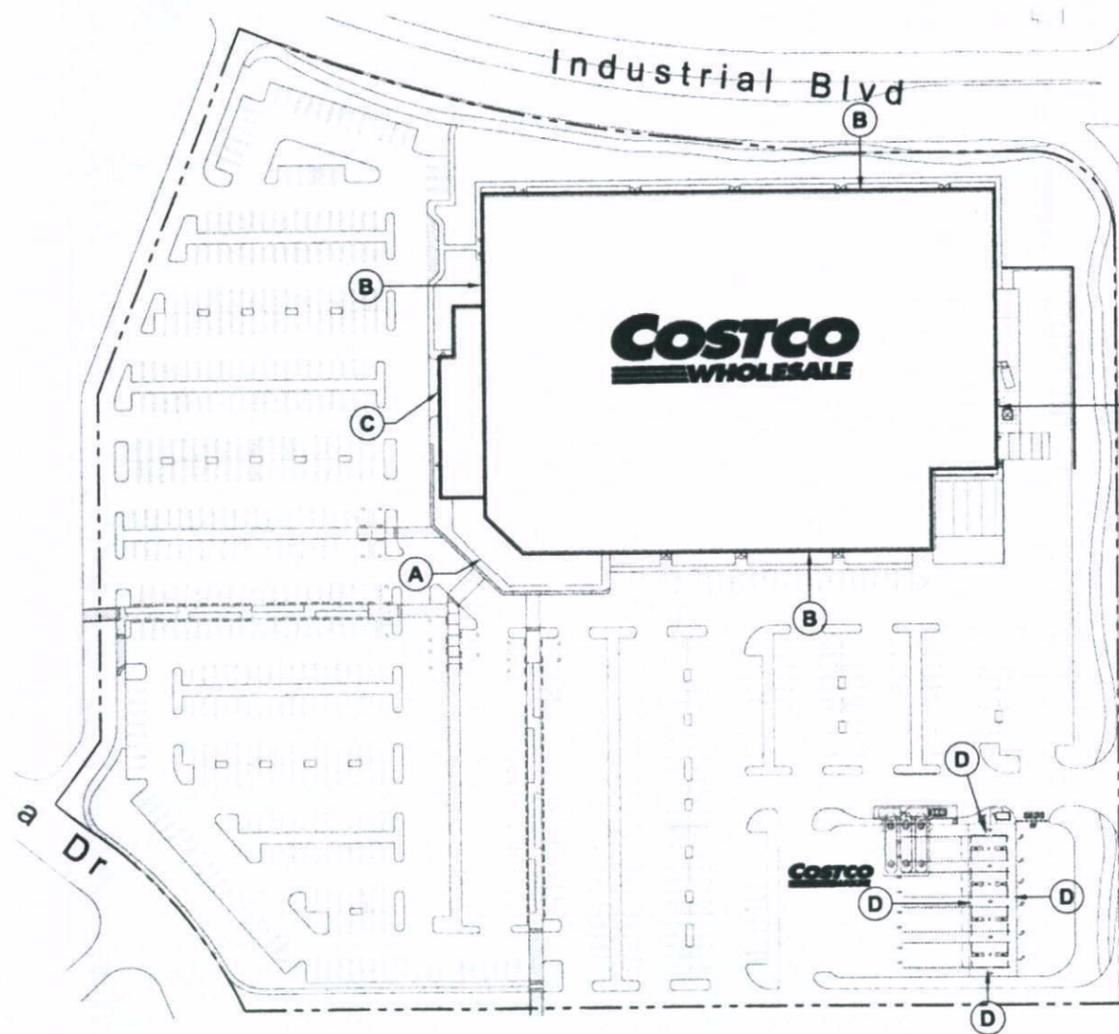
B BUILDING SIGNAGE REVERSE PAN METAL CHANNEL
SCALE: 3/16" = 1'-0"



C LOCATION SIGNAGE REVERSE PAN METAL CHANNEL
SCALE: 3/16" = 1'-0"



D GAS CANOPY SIGNAGE ALPOLIC COMPOSITE MATERIAL
SCALE: 3/16" = 1'-0"



6 SIGNAGE KEY PLAN
SCALE: 1" = 60'-0"

SIGNAGE EXHIBIT



HAYWARD, CALIFORNIA



Costco Wholesale
HAYWARD, CA
HESPERIAN BLVD. & INDUSTRIAL BLVD.

DAVID BABCOCK & ASSOCIATES
ARCHITECTURE PLANNING - LANDSCAPE
1581 MT. Diablo BLVD., SUITE 230
LAFAYETTE, CALIFORNIA 94509
TEL: (925) 283-9890 FAX: (925) 283-4823
www.dbabcock.com

0008.P.132
AUGUST 19, 2008
SIGNAGE
EXHIBIT



TREE SYMBOLS LEGEND

SYMBOL	BOTANICAL / COMMON NAME
	Quercus shumardii / Shumard Oak
	Lagerstroemia hyb. "Tussocks" / Red Flowering Crapemyrtle
	Lagerstroemia hyb. "Muskogee" / Lavender Flowering Crapemyrtle
	Arbutus "Mama" / Mama Arbutus
	Sequoia sempervirens "Aptos Blue" / Aptos Blue Coast Redwood
	Pistachia chinensis / Chinese Pistache
	Fraxinus sycarpa "Raywood" / Raywood Ash
	Zelkova serrata "Village Green" / Village Green Japanese Zelkova
	Existing Tree

SHRUB LEGEND

	EXISTING LANDSCAPING TO REMAIN
	PROPOSED LANDSCAPING - MIX OF SHRUBS AND GROUND COVERS SHALL BE PROVIDED INCLUDING THE FOLLOWING POTENTIAL PLANT OPTIONS:

STREET TREES:

	SIZE
Arbutus Mama / Mama Arbutus	24" box Matched standards
Lagerstroemia hyb. "Muskogee" / Lavender Flowering Crapemyrtle	24" box Matched standards
Lagerstroemia hyb. "Tussocks" / Red Flowering Crapemyrtle	24" box Matched standards
Pistachia chinensis / Chinese Pistache	24" box Matched standards
Zelkova serrata "Village Green" / Village Green Japanese Zelkova	24" box Matched standards

PERIMETER TREES:

	SIZE
Sequoia sempervirens "Aptos Blue" / Aptos Blue Coast Redwood	24" box Matched in size with strong central leader

PARKING LOT TREES:

	SIZE
Fraxinus sycarpa "Raywood" / Raywood Ash	24" box Matched standards
Quercus shumardii / Shumard Oak	24" box Matched standards
Pistachia chinensis / Chinese Pistache	24" box Matched standards

SHRUBS:

	SIZE
Baccharis pilularis / Deerf Coyote Brush	5 gal.
Carpenteria californica / Bush Anemone	5 gal.
Ceanothus "Concha" / Concha Wild Lilac	5 gal.
Cornus mas / Cornelian Dogwood	5 gal.
Cornus "Joy's Belle" / Autumn Fuertes	1 gal.
Dalies vegeta / Fortnight Lily	5 gal.
Dalies vegeta "Variegata" / Variegated Fortnight Lily	5 gal.
Lavandula stoechas "Otto Quest" / Otto Quest Spanish Lavender	1 gal.
Myrica California / Pacific Wax Myrtle	5 gal.
Rhamnus alaternus "Variegata" / Variegated Italian Buckthorn	5 gal.
Rhamnus californica "Mound San Bruno" / Mound San Bruno Coffeeberry	5 gal.
Rosa White Meiland Rose / White Flowering Ground Cover Rose	2 gal.
Rosa Red Meiland Rose / Red Flowering Ground Cover Rose	2 gal.
Rosmarinus officinalis "Lockwood de Forest" / Low Rosemary	5 gal.
Rosmarinus officinalis "Tuscan Blue" / Upright Rosemary	1 gal.
Vaccinium ovatum / Evergreen Huckleberry	5 gal.
Viburnum suspensum / Sandertans Viburnum	5 gal.

HERBACEOUS PERENNIALS:

	SIZE
Arctostaphylos "Pacific Mist" / Pacific Mist Arctostaphylos	1 gal.
Iris douglasii / Douglas Iris	1 gal.
Juncus effusus / Soft Rush	1 gal.
Mimulus aurantiacus / Sticky Monkeyflower	5 gal.
Polygonatum muricatum / Western Broad Fern	5 gal.
Styracium latum / Blue Eyed Grass	1 gal.

PLANT MATERIALS:

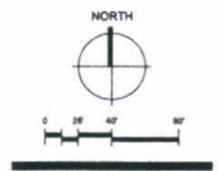
	SIZE
Carex humilis / Berkeley Sedge	1 gal.
Chondropetalum leucum / Cape Thatch Reed	1 gal.
Muhlenbergia Indehamri / Lindheimer's Mule Grass	1 gal.
Nassella pulchra / Purple Needlegrass	1 gal.

VINES:

	SIZE
Solanum jasminoides / potato vine	5 gal.

AUTOMATIC IRRIGATION SYSTEM STATEMENT

THE IRRIGATION SYSTEM WILL BE A WATER EFFICIENT LOW FLOW, LOW GALLONAGE SYSTEM DESIGNED TO PROVIDE ADEQUATE SUPPORT OF PLANT GROWTH AND INSURE DEEPLY ROOTED PLANT MATERIAL WHILE AVOIDING EXCESS WATER APPLICATION. THE SYSTEM WILL BE PROGRAMMABLE, ALLOWING OPERATION DURING EARLY MORNING HOURS, WHICH WILL CONSERVE WATER (LESS WIND EVAPORATION). IRRIGATION MATERIALS SPECIFIED FOR THE SITE WILL BE SELECTED ON THE BASIS OF DURABILITY AND EASE OF MAINTENANCE.



COSTCO WHOLESALE
HAYWARD, CA
HESPERIAN BLVD. & INDUSTRIAL BLVD.

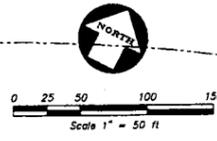
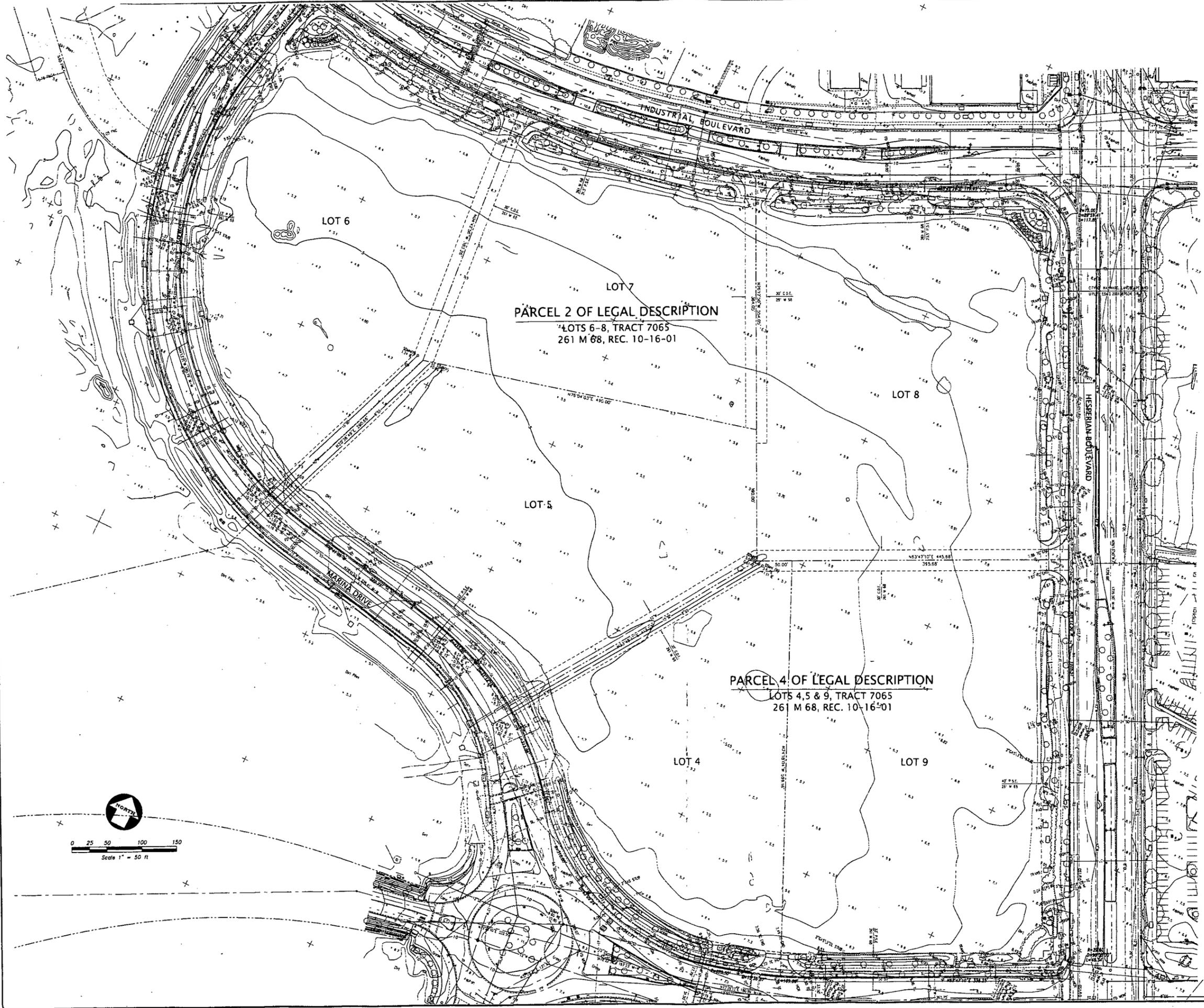
DAVID BABCOCK & ASSOCIATES
ARCHITECTS - PLANNERS - LANDSCAPE ARCHITECTS
3281 MT. DIABLO BLVD., SUITE 211
LAFAYETTE, CALIFORNIA 94549
TEL: (925) 283-9999 FAX: (925) 283-4423
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0008.P.132
AUGUST 19, 2008
CONCEPT LANDSCAPE PLAN



HAYWARD, CALIFORNIA

CONCEPT LANDSCAPE PLAN



PARCEL 2 OF LEGAL DESCRIPTION
 LOTS 6-8, TRACT 7065
 261 M 68, REC. 10-16-01

PARCEL 4 OF LEGAL DESCRIPTION
 LOTS 4, 5 & 9, TRACT 7065
 261 M 68, REC. 10-16-01

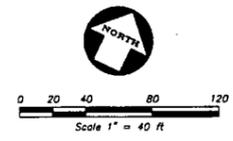
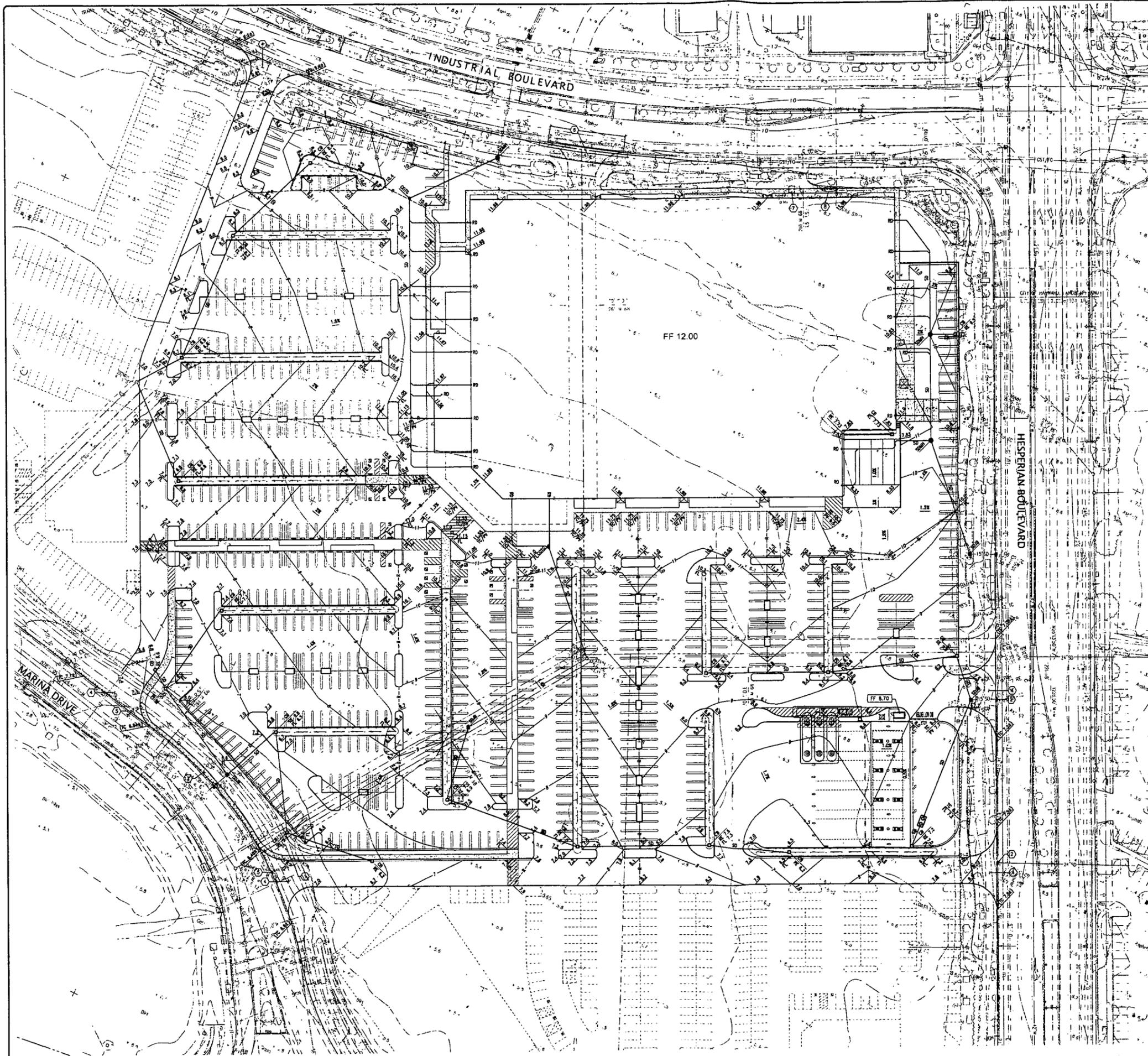
NO.	BY	REVISION

KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 11000 S. HAYWARD AVENUE
 PLEASANTON, CALIFORNIA 94566
 TEL: (925) 749-6563
 FAX: (925) 749-6563

HAYWARD
 CALIFORNIA

TOPOGRAPHIC SURVEY
 OF
HAYWARD COSTCO
 FOR
COSTCO WHOLESALE INC.

DATE: JUNE 2008
 SCALE: 1" = 50'
 SURVEYOR: SMC
 DRAFTER: KAS
 JOB NO.: A06571-3
 SHEET: **C1**
 OF 4 SHEETS

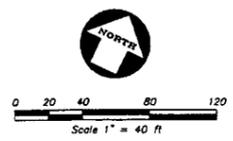
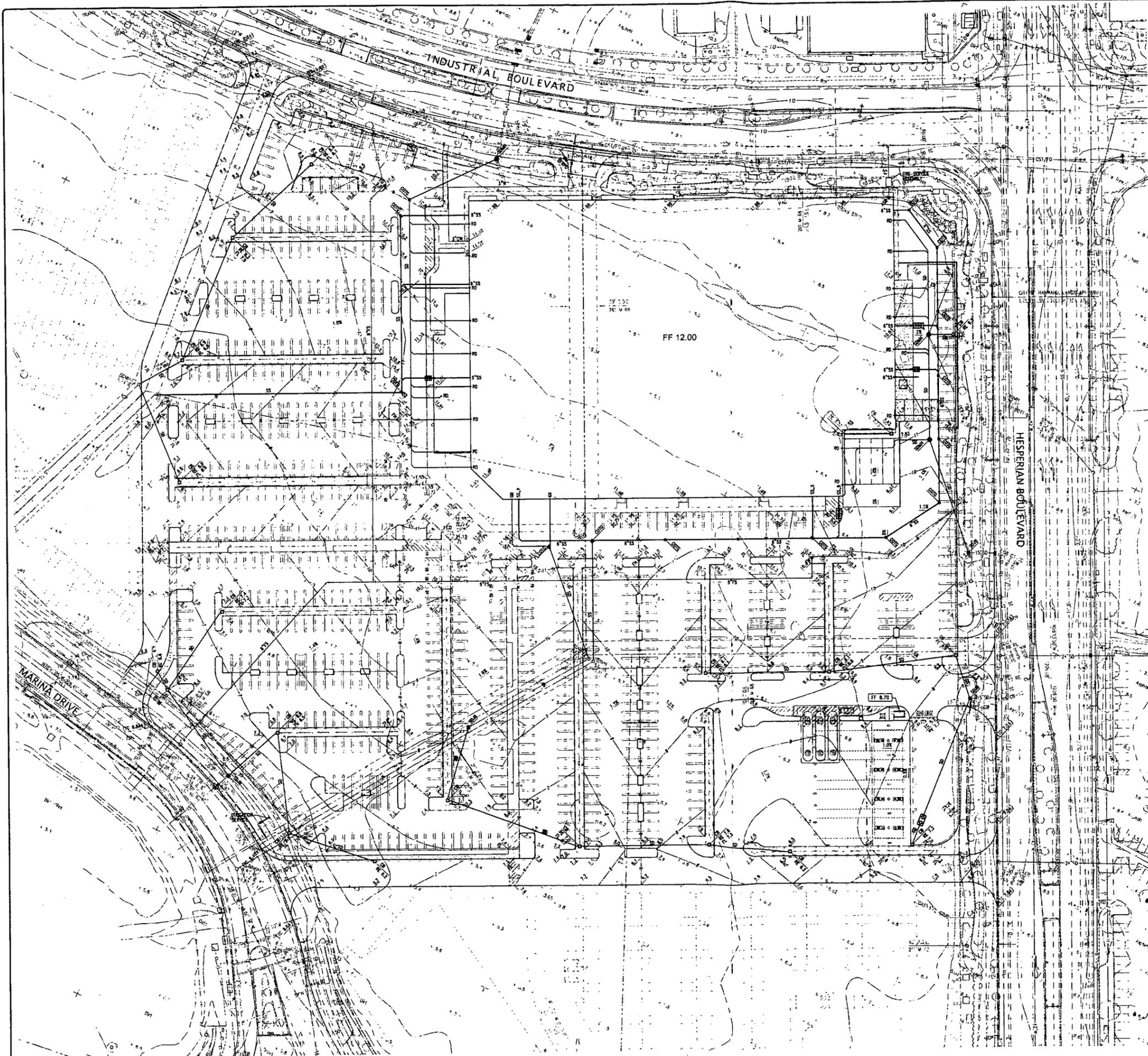


LEGEND

	FLUSH CURB
	12" BREAK IN CURB
	CURB WITH 12" BREAKS @ 20' O.C.
	BIOFILTRATION SWALE/
	INFILTRATION PLANTER
	STORM DRAIN LINE
	STORM DRAIN CATCH BASIN
	STORM DRAIN JUNCTION BOX
	STORM DRAIN MANHOLE
	CLEANOUT TO GRADE
	SPOT ELEVATION
	FLOW LINE
	FINISH FLOOR
	PAVEMENT
	ROOF DRAIN
	RIM ELEVATION
	TOP OF CURB

- KEY NOTES:**
- ① EXISTING TRANSFORMER TO BE RELOCATED
 - ② CONVERT EXISTING HOODED INLET TO FLAT-GRADED INLET PER CITY STANDARDS
 - ③ CONSTRUCT 5' WIDE PUBLIC SIDEWALK PER CITY STANDARD DETAILS AND REQUIREMENTS
 - ④ CONSTRUCT CITY STANDARD DRIVEWAY
 - ⑤ EXISTING ELECTROLYZER TO BE RELOCATED
 - ⑥ REMOVE EXISTING DRIVEWAY AND CONSTRUCT NEW CURB, CUTTER AND SIDEWALK PER CITY STANDARD DETAILS AND REQUIREMENTS
 - ⑦ EXISTING CONCRETE PAD TO BE REMOVED
 - ⑧ EXISTING IRRIGATION BOXES TO BE RELOCATED

	REVISION																						
	NO.	BY	DATE	DESCRIPTION																			
	1	SMC																					
	2	SMC																					
	3	SMC																					
	4	SMC																					
	5	SMC																					
	6	SMC																					
	7	SMC																					
	8	SMC																					
<p>KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 8251 244-6555 1233 Quarry Lane, Suite 145 Pleasanton, California 94566 Fax (925) 749-0585</p>																							
<p>PRELIMINARY GRADING AND DRAINAGE PLAN OF HAYWARD COSTCO FOR COSTCO WHOLESALE CORP.</p>																							
<p>HAYWARD CALIFORNIA</p>																							
<table border="0" style="width: 100%;"> <tr> <td style="width: 15%;">DATE</td> <td style="width: 15%;">AUGUST, 2003</td> <td style="width: 15%;">SCALE</td> <td style="width: 15%;">1" = 40'</td> <td style="width: 15%;">DESIGNER</td> <td style="width: 15%;">SMC</td> </tr> <tr> <td>JOB NO.</td> <td>A05571-3</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>SHEET</td> <td>C2</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>						DATE	AUGUST, 2003	SCALE	1" = 40'	DESIGNER	SMC	JOB NO.	A05571-3					SHEET	C2				
DATE	AUGUST, 2003	SCALE	1" = 40'	DESIGNER	SMC																		
JOB NO.	A05571-3																						
SHEET	C2																						



- LEGEND**
- ASR AUTOMATIC SPRINKLER RISER
 - BACK FLOW PREVENTION DEVICE
 - - - EXISTING UTILITY TO BE ABANDONED BY REMOVAL
 - +— FIRE DEPARTMENT CONNECTION
 - +— FIRE HYDRANT & VALVE
 - FIRE SERVICE
 - POST INDICATOR VALVE
 - SANITARY SEWER
 - COTG SANITARY SEWER CLEANOUT TO GRADE
 - SSMH SANITARY SEWER MANHOLE
 - SCV SINGLE CHECK VALVE
 - STORM DRAIN CATCH BASIN
 - STORM DRAIN JUNCTION BOX
 - SMH STORM DRAIN MANHOLE
 - S'DL STORM DRAIN LINE
 - SDMH STORM DRAIN MANHOLE
 - WM WATER METER
 - WS WATER SERVICE

REV																			
REVISION																			
NO.	BY	DATE	DESCRIPTION																
REVISION																			
NO.	BY	DATE	DESCRIPTION																
REVISION																			
<p>KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 1213 Quarry Lane, Suite 145 Redwood City, California 94061 Tel: (650) 748-6553 Fax: (650) 748-6553</p>																			
<p>PRELIMINARY UTILITY PLAN OF HAYWARD COSTCO FOR COSTCO WHOLESALE CORP.</p>																			
<p>CALIFORNIA</p>																			
<p>HAYWARD</p>																			
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SCALE	1" = 40'																		
DESIGNER	SMC																		
JOB NO.	A05571-3																		
SHEET	C3																		

SITE PLAN REVIEW DEVELOPMENT APPLICATION



EDEN SHORES
HAYWARD, CALIFORNIA

DEVELOPMENT TEAM

EDEN SHORES ASSOCIATES I, LLC
STEVE DUNN/GREGG HALL
4000 EAST THIRD AVE., SUITE 600
FOSTER CITY, CA 94404
650-571-2200

MCG ARCHITECTURE
DAVID BLAIR
785 MARKET STREET
SAN FRANCISCO, CA 94103
415-974-6002

RSC ENGINEERING, INC.
JAI SINGH
2250 DOUGLAS BLVD., SUITE 150
ROSEVILLE, CA 95661
916-788-2884

GATES & ASSOCIATES
CHUCK GARDELLA
2671 CROW CANYON RD
SAN RAMON, CA 94583
925-736-8176

VICINITY MAP



SHEET INDEX

- A-0 COVER SHEET
- A-1 OVERALL SITE PLAN
- GR-1 GRADING PLAN
- UT-1 UTILITY PLAN
- A-2 ARCHITECTURAL SITE PLAN
- A-3 FLOOR PLAN
- A-4 EXTERIOR ELEVATIONS
- A-5 EXTERIOR ELEVATIONS
- L.1 LANDSCAPE PLAN

RECEIVED

SEP 02 2008

PLANNING DIVISION

Project #
PL-2008-0436

A0

DATE: AUGUST 26, 2008
MCG JOB #: 07.513.05

DATE _____

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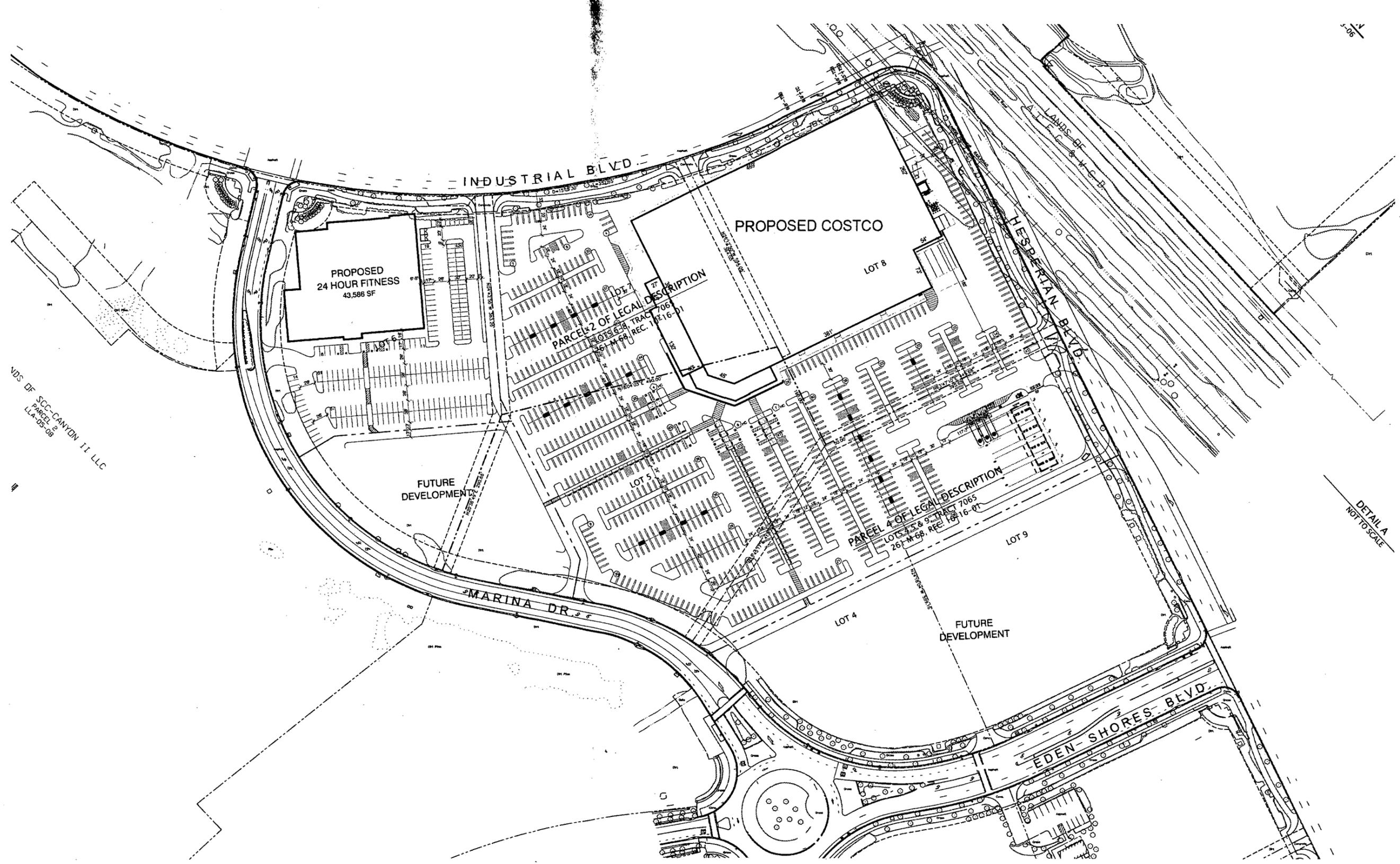
COVER SHEET

LEGACY
PARTNERS

785 Market Street
San Francisco, California 94103-2016
① 415.974.6002 ② 415.974.1556
mcgarchitecture.com



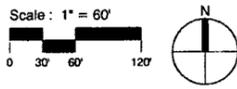
SM



PROPOSED 24 HOUR FITNESS
EDEN SHORES
HAYWARD, CA

DATE:	AUGUST 28, 2008
MCG JOB #:	07.513.01
DATE:	REVISIONS
INCREASE BLDG SIZE & PARKING	4/15/08

OVERALL SITE PLAN



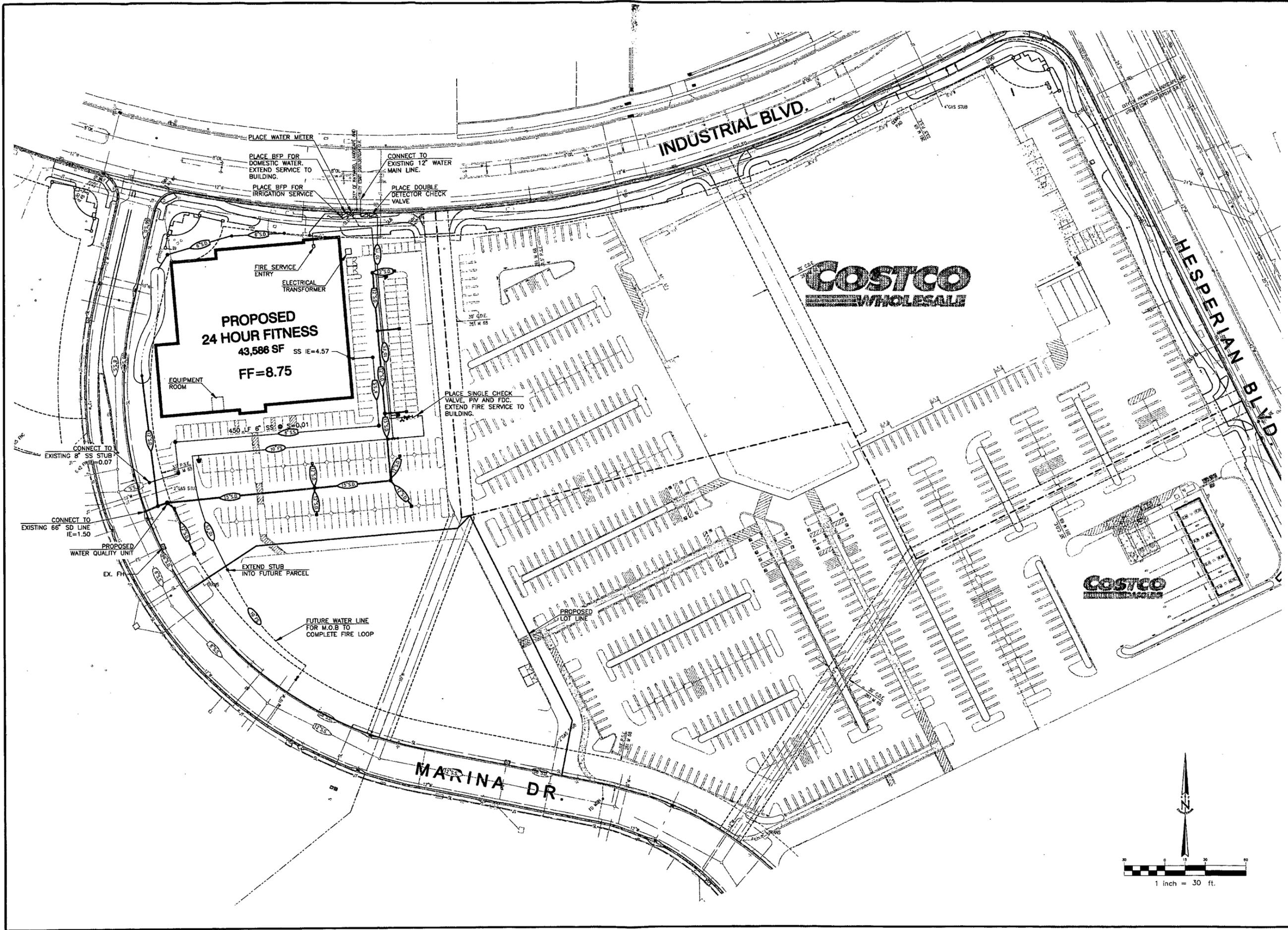
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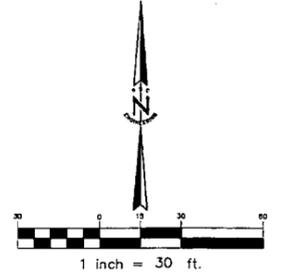


DETAIL A
NOT TO SCALE



P:\053-001\Utility\053-001-001.dwg - 8/22/08

PLOT DATE: Aug 18, 2008 - 8:13:18 AM



MCG ARCHITECTS

NO.	DATE	DESCRIPTION



RSC ENGINEERING
 2250 Douglas Blvd., Suite 150
 Eden Shores, CA 94524
 Ph: 916.788.2887 Fax: 916.788.4408

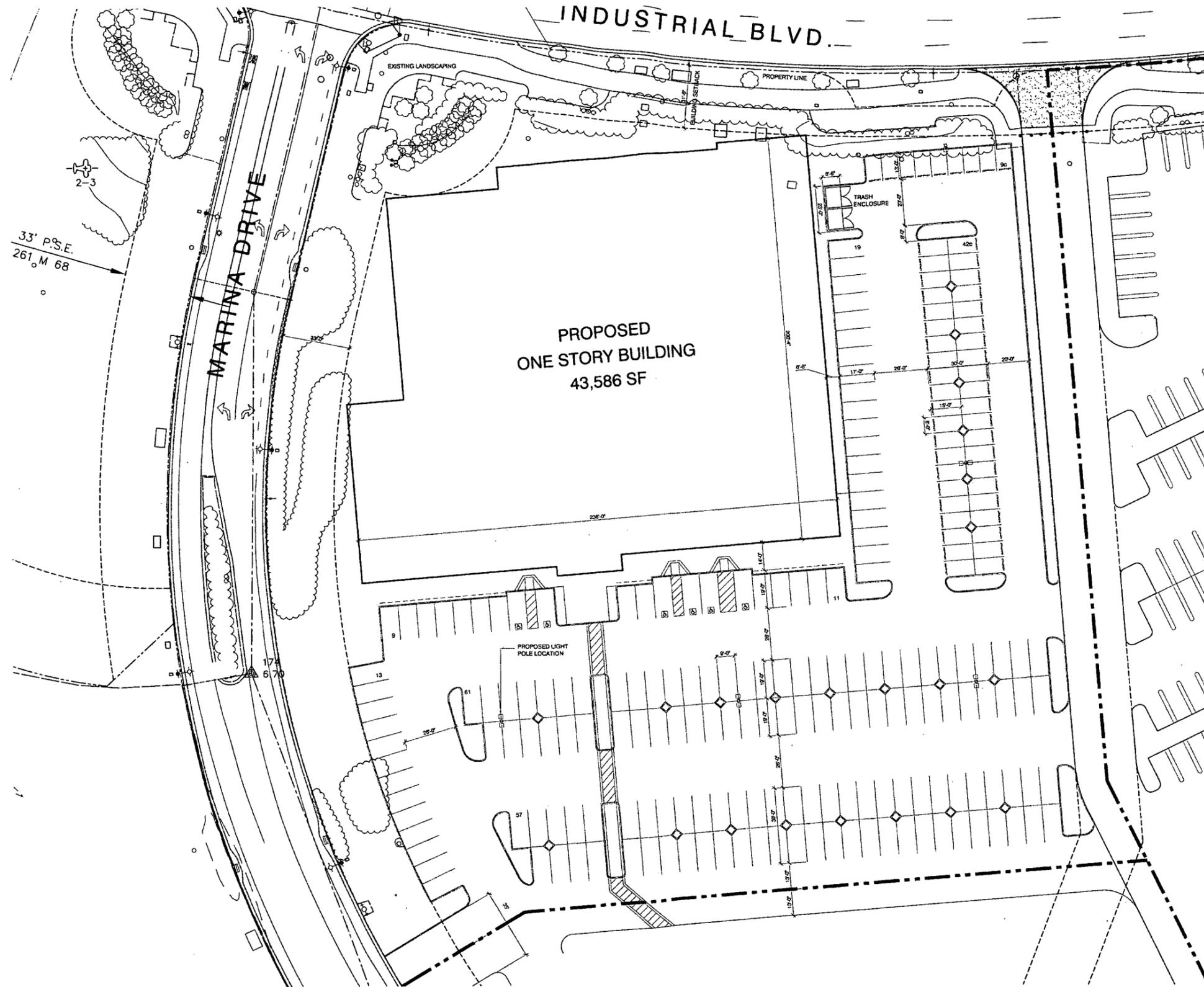
PROJECT NO: 053-001
 DRAWN BY: RSC Eng
 CHECKED BY: RSC Eng
 DESIGNED BY: RSC Eng

**PROPOSED 24 HOUR FITNESS
 EDEN SHORES**
 DEVELOPMENT ADDRESS

SHEET TITLE
**PRELIMINARY
 UTILITY
 PLAN**

SHEET NO.
1
 OF 1

DATE: AUGUST 22, 2008



**PROPOSED 24 HOUR FITNESS
EDEN SHORES
HAYWARD, CA**

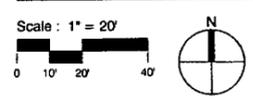
SITE AREA:	3.74 ACRES
PROPOSED BUILDING AREA:	43,586 SF
PARKING RATIO REQUIRED:	5/1000
PARKING REQUIRED:	218 STALLS
PARKING PROVIDED:	
STANDARD STALLS:	164 STALLS
ACCESSIBLE STALLS:	6
COMPACT STALLS:	51 (23%)
TOTAL PROVIDED:	221 STALLS

DATE: AUGUST 26, 2008
MCG JOB #: 07.513.01

DATE	REVISIONS
INCREASE BLDG SIZE & PARKING	4/15/08

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PROPOSED SITE PLAN

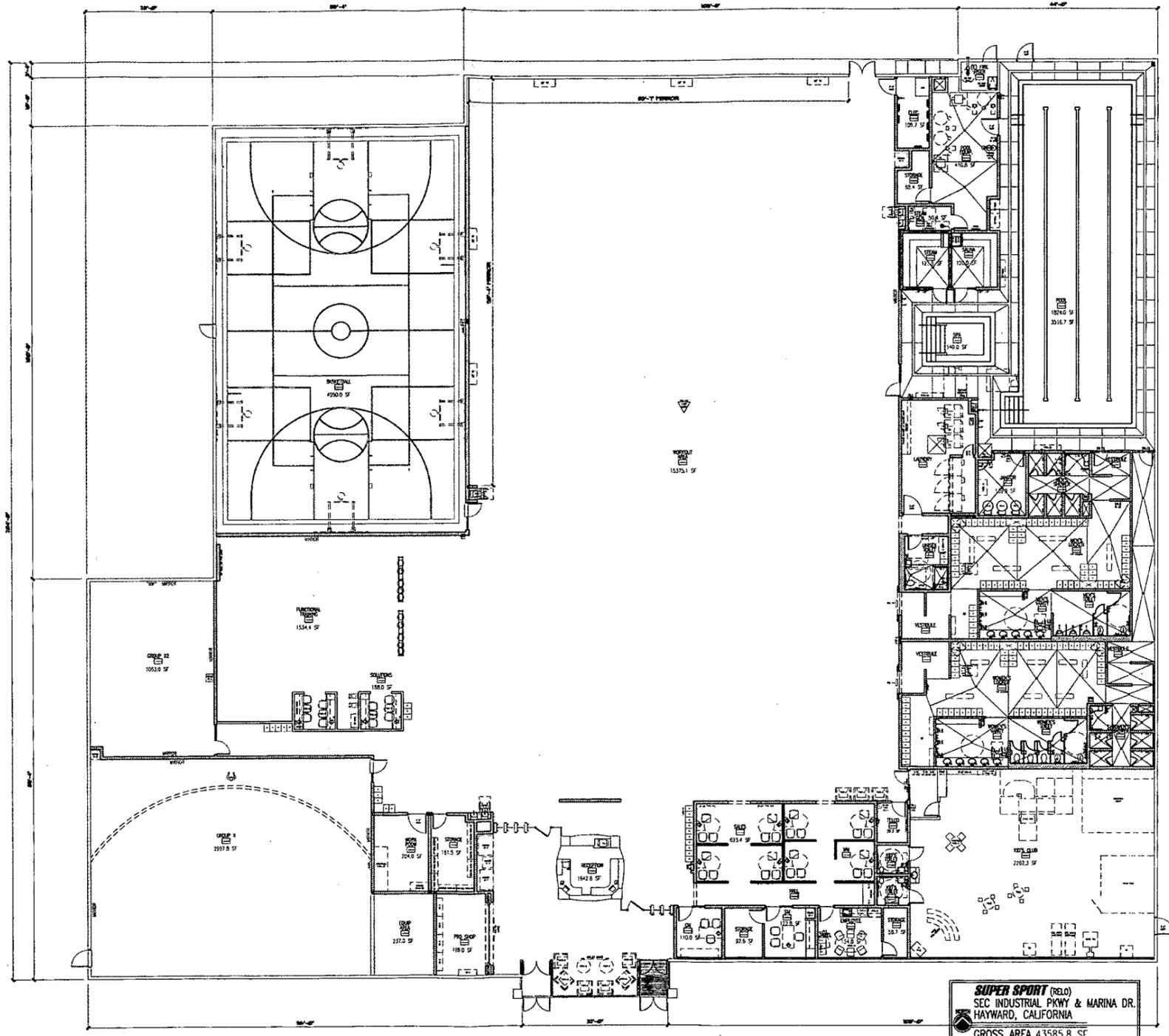


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PROPOSED 24 HOUR FITNESS
EDEN SHORES
HAYWARD, CA

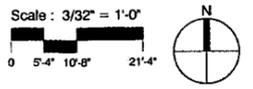
**LEGACY
PARTNERS**

DATE: AUGUST 26, 2008
MCG JOB #: 07.513.01

DATE	REVISIONS

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FLOOR PLAN



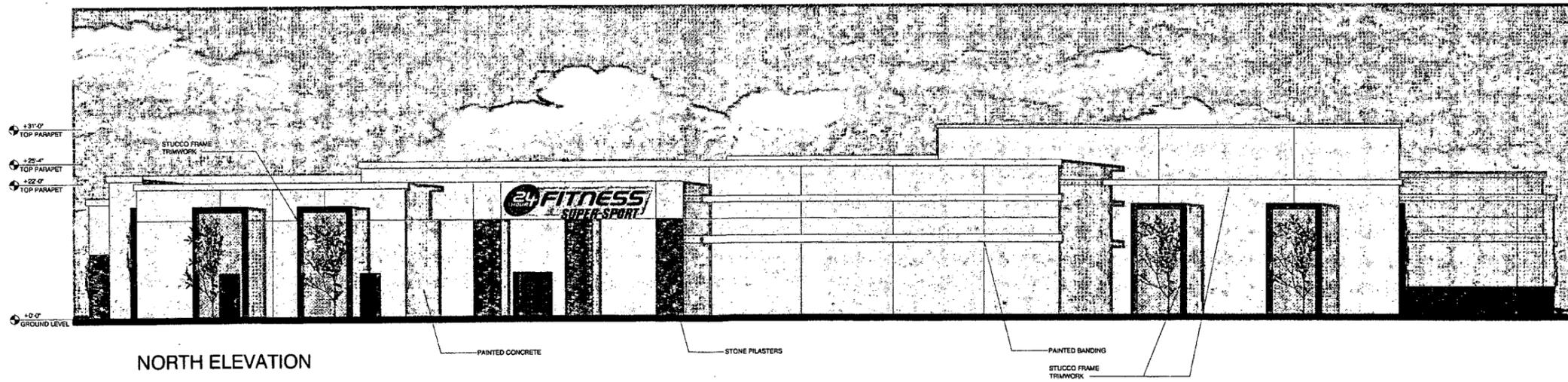
A-3

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SOUTH ELEVATION



NORTH ELEVATION

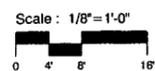
PROPOSED 24 HOUR FITNESS
EDEN SHORES
HAYWARD, CA

DATE: AUGUST 26, 2008
MCG JOB #: 07.513.01

DATE	REVISIONS

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EXTERIOR ELEVATIONS



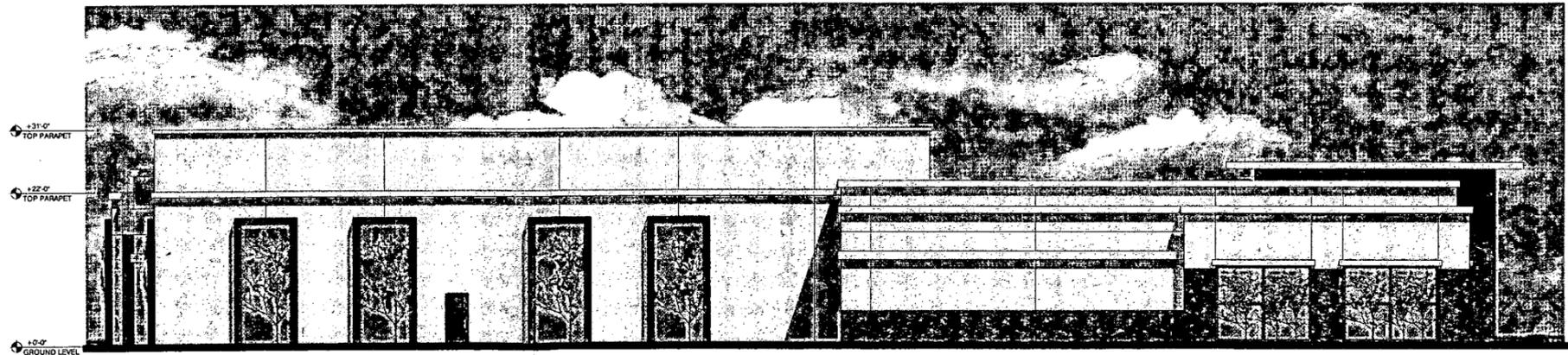
**LEGACY
PARTNERS**

A-4
785 Market Street
San Francisco, California 94103-2016
☎ 415.974.6002 ☎ 415.974.1556
mcgarchitecture.com





EAST ELEVATION
SEE SHEET A-4 FOR FINISH NOTES



WEST ELEVATION
SEE SHEET A-4 FOR FINISH NOTES

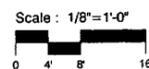
PROPOSED 24 HOUR FITNESS
EDEN SHORES
HAYWARD, CA

DATE: AUGUST 26, 2008
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DATE	REVISIONS

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EXTERIOR ELEVATIONS

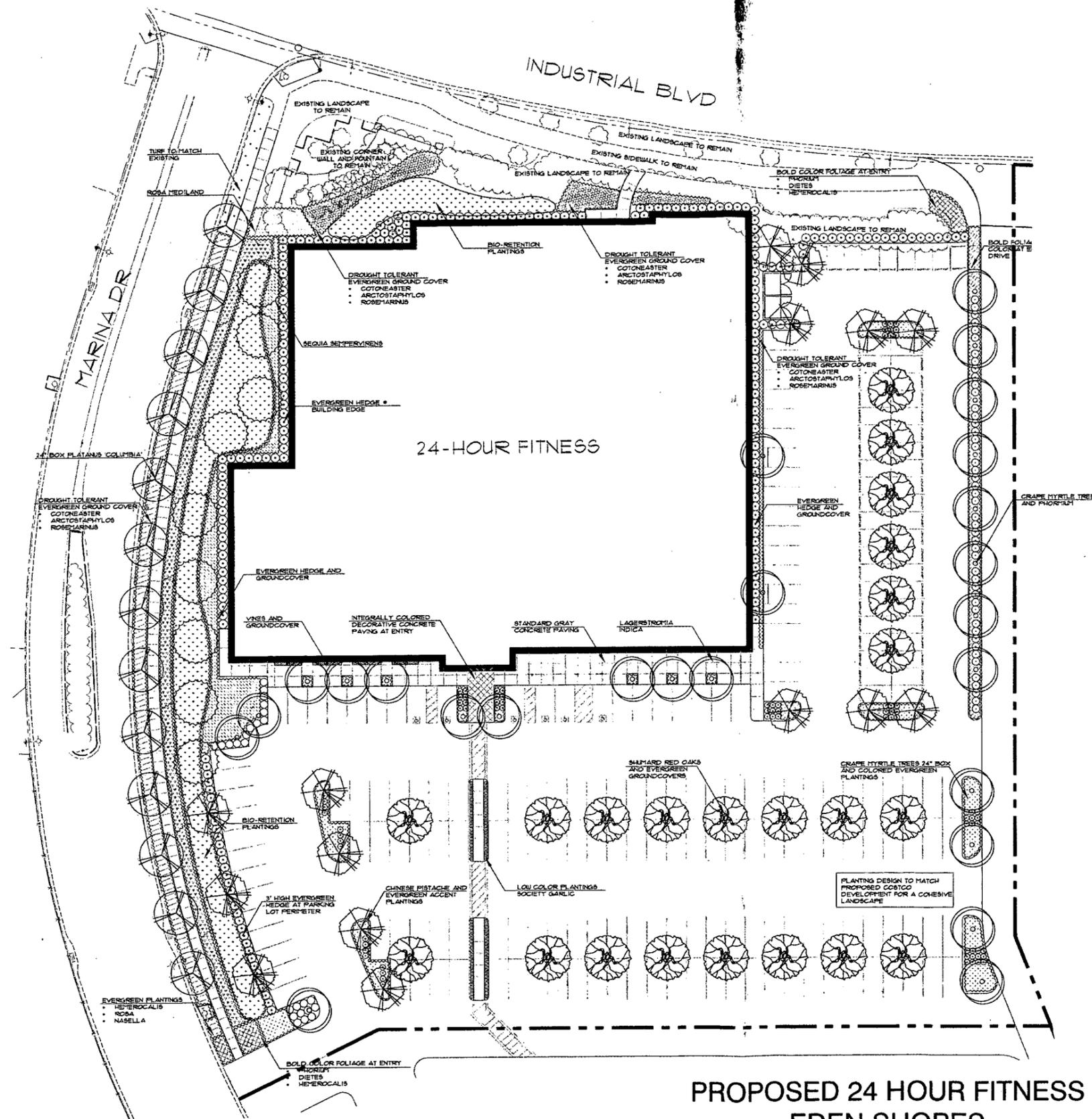


**LEGACY
PARTNERS**

A-5

785 Market Street
San Francisco, California 94103-2016
☎ 415.974.6002 ☎ 415.974.1556
mccgarchitecture.com





PLANT LIST

TREES			
BOTANICAL NAME	COMMON NAME	SIZE	SPACING
LI	LAGERSTROEMIA I. 'TUSCARORA'	15 GAL.	AS SHOWN
PC	PISTACIA CHINENSIS	15 GAL.	AS SHOWN
PA	PLATANUS A. 'COLUMBIA'	24 BOX	AS SHOWN
SS	SEQUIA SEMPERVIRENS	15 GAL.	AS SHOWN
GS	QUERCUS SHUMARDII	15 GAL.	AS SHOWN

SHRUBS			
BOTANICAL NAME	COMMON NAME	SIZE	SPACING
CC	CEANOTHUS 'CONCHA'	5 GAL.	3'-0" O.C.
DV	DIETES VEGETA	5 GAL.	3'-6" O.C.
ID	IRIS DOUGLASHI	5 GAL.	18" O.C.
LS	LAVANDULA S. 'OTTO QUAST'	5 GAL.	3'-0" O.C.
LT	LIGUSTRUM J. TEXANUM	5 GAL.	3'-6" O.C.
MC	MYRTICA CALIFORNICA	5 GAL.	4'-0" O.C.
RC	RHAMNUS C. 'MOUND SAN BRUNO'	5 GAL.	4'-0" O.C.
SM	ROSA MEIDLAND	1 GAL.	2'-6" O.C.
RO	ROSMARINUS O. 'TUSCAN BLUE'	1 GAL.	2'-6" O.C.
RL	ROSMARINUS O. 'LOCKWOOD DE FOREST'	5 GAL.	4'-0" O.C.
PT	PHORNIUM C. 'CREAM DELIGHT'	5 GAL.	4'-0" O.C.

GROUNDCOVERS			
BOTANICAL NAME	COMMON NAME	SIZE	SPACING
AE	ARCTOSTAPHYLOS 'EMERALD CARPET'	1 GAL.	24" O.C.
CT	CAREX TUMICOLA	1 GAL.	18" O.C.
CH	CHONDROPETALUM TECTORUM	1 GAL.	18" O.C.
HH	HEMEROCALLIS 'BITSY'	1 GAL.	18" O.C.
JP	JUNCUS FATENS	1 GAL.	18" O.C.
MU	MUHLENBERGIA LINDHEIMERI	1 GAL.	24" O.C.
NT	NASELLA TENUISSIMA	1 GAL.	24" O.C.
TV	TULBAGHIA V. 'SILVER LACE'	1 GAL.	18" O.C.

VINES			
BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DB	DICTYCTIS BUCCINATORIA	15 GAL.	AS SHOWN

WATER CONSERVATION CONCEPT STATEMENT

- 1) THE PLANT LIST IS PRELIMINARY IN NATURE. SPECIES SHALL BE ADDED AND SUBTRACTED TO FULFILL THE DESIGN AND HORTICULTURAL REQUIREMENTS AS NECESSARY.
- 2) THE IRRIGATION SYSTEM SHALL BE DESIGNED WITH WATER CONSERVATION IN MIND WHILE ACHIEVING THE GOAL OF EFFECTIVELY AND EFFICIENTLY PROVIDING THE LANDSCAPE WITH WATER BY MEANS OF SPRAY IRRIGATION TO THE SHRUBS/GROUNDCOVER AREAS AND BUBBLERS TO THE TREES.
- 3) THE SPRAY SYSTEM SHALL BE TORO SPRAY HEADS WITH PRESSURE COMPENSATING NOZZLES IN A HEAD TO HEAD LAYOUT TO ACHIEVE AN EVEN LEVEL OF PRECIPITATION THROUGHOUT THE IRRIGATION SYSTEM.
- 4) A STATE-OF-THE-ART IRRIGATION CONTROLLER SHALL BE SPECIFIED FOR THIS PROJECT TO CONTROL THE WATER ALLOCATED TO EACH VALVE GROUPED PER INDIVIDUAL HYDROZONE (BASED ON PLANT TYPE AND EXPOSURE).

SOILS NOTE

SITE SOIL SHALL BE TESTED BY AN ACCREDITED SOILS ANALYSIS FIRM. RECOMMENDATIONS FOR HORTICULTURAL SUITABILITY SHALL BE INTEGRATED INTO SOIL STRUCTURE TO PROVIDE PLANT GROUP.

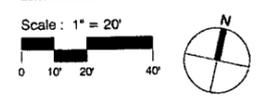
**PROPOSED 24 HOUR FITNESS
EDEN SHORES
HAYWARD, CA**

DATE: AUGUST 20, 2008
MCG JOB #: 07.513.01

DATE	REVISIONS

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CONCEPTUAL LANDSCAPE PLAN



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