



**PLANNING COMMISSION MEETING
COUNCIL CHAMBERS AND VIRTUAL (ZOOM)
PARTICIPATION
Thursday, January 11, 2024, 7:00 p.m.**

The Planning Commission meeting was called to order at 7:03 p.m. by Chair Ali-Sullivan. The Planning Commission held a hybrid meeting in the Council Chambers and virtually via Zoom.

PLEDGE OF ALLEGIANCE

AB 2449 TELECONFERENCE NOTIFICATIONS AND CONSIDERATION

[RPT 24-002 Remote Participation Based on AB 2449 Just Cause](#)

Planning Commissioner Goodbody and Planning Commissioner Patterson participated via the Zoom platform under AB 2449 Brown Act teleconferencing “just cause” justification as defined in Government Code section 54953(F) (2)(A) (I) and 54953 (J) (2)(A). Planning Commission staff learned about Commissioner Patterson’s request after the agenda was posted.

ROLL CALL

Present: COMMISSIONERS: Franco-Clausen, Goodbody, Lowe, Meyers, Patterson,
Stevens
CHAIRPERSON: Ali-Sullivan
Absent: COMMISSIONER: None

Staff Members Present: Lochirco, Ochinero, Parras, Richard, Tabari, Vigilia

PUBLIC COMMENTS

There were none.

ACTION ITEMS

1 Nomination and Election of Officers

Nomination for Chair:

Commissioner Stevens nominated Commissioner Lowe for Chair. Commissioner Lowe accepted the nomination.

The nomination carried with the following roll call vote:

AYES: Commissioners Franco-Clausen, Goodbody, Lowe, Meyers Patterson,
Stevens
Chair Ali-Sullivan
NOES: None



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ABSENT: None

ABSTAIN: None

Nomination for Vice-Chair:

Commissioner Lowe nominated Commissioner Patterson as Vice-Chair. Commissioner Patterson accepted the nomination.

Commissioner Meyers nominated Commissioner Goodbody as Vice-Chair. Commissioner Goodbody declined the nomination.

The nomination of Commissioner Patterson as Vice Chair carried with the following roll call vote:

AYES: Commissioners Franco-Clausen, Goodbody, Lowe, Meyers Patterson,
Stevens
Chair Ali-Sullivan

NOES: None

ABSENT: None

ABSTAIN: None

Nomination for Secretary:

Commissioner Lowe nominated Commissioner Goodbody for Secretary. Commissioner Goodbody accepted the nomination.

The nomination carried with the following roll call vote:

AYES: Commissioners Franco-Clausen, Goodbody, Lowe, Meyers Patterson,
Stevens
Chair Ali-Sullivan

NOES: None

ABSENT: None

ABSTAIN: None

PUBLIC HEARING

For agenda item No. 1 the Planning Commission may make a recommendation to the City Council.

1. Proposed Zone Change of a 4.1-Acre Site Located at 1103 Walpert Street (Assessor's Parcel Number (APN) 445-0040-003-03), from Planned Development (PD) District to Medium Density Residential (RM) District Consistent with the Medium Density Residential Land Use Designation, and Finding that No Further Environmental Review is Required



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Pursuant to the California Environmental Quality Act; Application No. MTA-23-0005.
Applicant: Ronald Luther, Arc of the East Bay. Owners: Arc of the East Bay. **(PH 24-001)**

Associate Planner Richard provided a synopsis of the staff report and presented a PowerPoint presentation.

Mr. Ronald Luter, CEO of Arc of the East Bay, commented that he was impressed with the Planning Department for listening to what he had to say as the presentation that was given was exactly on point.

Chair Ali-Sullivan opened and closed the public comment period at 7:21 p.m.

A motion to approve the staff recommendation was made by Commissioner Stevens, seconded by Commissioner Franco-Clausen.

The motion passed with the following roll call votes:

AYES:	Commissioners Franco-Clausen, Goodbody, Lowe, Meyers Patterson, Stevens Chair Ali-Sullivan
NOES:	None
ABSENT:	None
ABSTAIN:	None

APPROVAL OF MINUTES

3. Minutes of the Planning Commission Meeting on October 26, 2023 (MIN 24-003)

A motion was made by Commissioner Lowe seconded by Commissioner Patterson, to approve the meeting minutes of October 26, 2023.

The motion passed with the following roll call votes:

AYES:	Commissioners Franco-Clausen, Goodbody, Lowe, Meyers, Patterson Chair Ali-Sullivan
NOES:	None
ABSENT:	None
ABSTAIN:	Commissioner Stevens

COMMISSION REPORTS



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Oral Report on Planning and Zoning Matters

Planning Manager Lochirco commented that the next regularly scheduled Planning Commission meeting, which is scheduled for January 25, 2024, will likely be cancelled, and noted that the item on the agenda will be pushed to the February 8, 2024, Planning Commission meeting. He shared that on January 15, 2024, the City will be working with South Hayward Parish, Alameda County, NAACP, Chabot College, and Hayward Unified School District to recognize Dr. Martin Luther King Jr. He added that the birthday celebration will take place at 4:30 p.m. at the Reed L. Buffington Visual and Performing Arts Center at Chabot College and there will be a great presenter as well as keynote speaker along with wonderful music.

Commissioners' Announcements, Referrals

Commissioner Stevens commented that he was excited to see on Channel 2 News that this month is Hayward Restaurant Month, as he looked on the Hayward website and seen a lot of interesting and exciting opportunities.

Chair Ali-Sullivan shared that he will be resigning from the Hayward Planning Commission effective end of January. He expressed that he will greatly miss serving on the Commission, underscoring that it had been an honor and privilege to serve as a Planning Commissioner, particularly over the last year as Chair. He thanked City staff and his fellow Planning Commissioners for all of their support, friendship, and mentorship. Mr. Ali-Sullivan also thanked the previous City Council who had put their faith in him by appointing him to this role three and a half years ago. He commented that in his role, he did his best to weigh each project that came their way and held it to a standard of doing what's in the best interest for the City of Hayward and its residents. He was proud of the work he had been a part of and noted that he is able to drive around in the City and see some of that tangible process taking form. Mr. Ali-Sullivan thanked his family for their support of this endeavor including his wife, his parents, and niece who have often times been the lonely single member of the audience at Planning Commission meetings. He joined the Planning Commission to satisfy his desire to give back to the City and his community and felt that serving on this Commission would be a unique way to meld his professional and academic background. As he steps away from this position, he's certain that the City is in very good hands, he reflected on his time on the Planning Commission and how he had seen four of his fellow Commissioners become City Council members, so he has no doubt that the Planning Commissioners today will continue to become the future leaders of the City. Mr. Ali-Sullivan shared with his fellow Commissioners that they have a unique platform, to not think that their voice is small, to stand up for what's right, and what they believe in for Hayward and globally.



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Planning Manager Lochirco thanked Chair Ali-Sullivan for his great service to Hayward and his contributions, underscoring that the City was a much better community because of the efforts and passion Mr. Ali-Sullivan demonstrated in reviewing Planning Commission projects, the questions that he asked during deliberations, and for being courteous with staff and applicants.

Commissioner Franco-Clausen commented that as a new Commissioner, she appreciated how kind and welcoming Chair Ali-Sullivan had been.

Commissioner Lowe expressed that it had been an absolute pleasure to work alongside Chair Ali-Sullivan for the betterment of this community, spoke of his passion and dedication, and added that she had learned so much from him, thanked him as a friend, and wished him the best in the future.

Commissioner Stevens congratulated Mr. Ali-Sullivan as he is looking forward to all the exciting things he does going forward.

Commissioner Goodbody echoed the comments expressed by her fellow Commissioners, appreciated Mr. Ali-Sullivan's eloquence in not only running a smooth meeting but in some of the global events that had happened in the short year since she had joined the Planning Commission. She thanked Mr. Ali-Sullivan for making the Commission feel like a team and she looked forward to watching the wonderful things that he would do.

Commissioner Patterson congratulated Mr. Ali-Sullivan for all of the years he served on the Planning Commission, expressed how much he will be missed, thanked him for his leadership over the past year, and wished him all the best in hopes that their paths would cross again at some point.

Commissioner Meyers commented that he had watched Mr. Ali-Sullivan over the years and watched his leadership on the Commission, noted that while it was a sad loss for the Planning Commission, it sounded like a great opportunity for him, and wished him the best.

Chair Ali-Sullivan thanked his fellow Commissioners for their kind words, he was excited for the new officers that had been elected, emphasized that he will miss all on the dais and they will continue to remain friends going forward.

ADJOURNMENT

Chair Ali-Sullivan adjourned the meeting at 7:32 p.m.



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APPROVED:

Anika Patterson, Secretary
Planning Commission

ATTEST:

Amber Parras
Planning Commission Secretary
Office of the City Clerk