



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

Action Minutes Planning Commission

Thursday, September 2, 2021

7:00 PM

Remote Participation

ROLL CALL

Present 6 - Daniel Goldstein, Ray Bonilla Jr., Julie Roche, Robert Stevens, Aidan Ali-Sullivan, and Zachariah Oquenda

Present: 1-Al Mendall

PUBLIC COMMENTS

There were no speakers.

PUBLIC HEARING

1. [Proposed Mixed-Use Project Consisting of Nine \(9\) Live/Work Lofts Fronting Mission Boulevard and 46 Townhome Units Totaling 55 Units, Requiring Approval of Vesting Tentative Map 8556, Major Site Plan Review, and Density Bonus \(Application 202005195\) Located at 27177 and 27283 Mission Boulevard \(Assessor Parcel Nos. 452-0056-007 and 452-0056-008\). TTLC Moreau-Pestana-Acton LLC/3 M Properties LLC and James and Nadine Pestana \(Applicant/Owners\).](#)

A motion was made by Commissioner Oquenda, seconded by Commissioner Stevens, to approve the staff recommendation with the added condition of approval to read as follows: the applicant, through careful selection of purchasers of the live/work units, shall make a good faith effort to select purchasers that will use the work areas in the units for commercial, professional, or artistic purposes.

The motion passed with the following roll call vote:

Aye: 6 - Goldstein, Bonilla, Roche, Stevens, Ali-Sullivan, and Oquenda

Nay: 1 - Mendall

2. [Proposed Single-Family Residence on a Vacant 0.11-Acre Hillside Lot with an Average Slope Greater than 20%. Located at 25183 Central Boulevard, Assessor Parcel No. 445-0220-086-00, Requiring Approval of Site Plan Review with Grading Permit Application No. 202000849, Patricia Prado \(Applicant\) and P. Gerardo Diaz Vazquez \(Owner\).](#)

A motion was made by Commissioner Mendall, seconded by Commissioner Stevens, to approve the staff recommendation.

The motion passed with the following roll call vote:

Aye: 7 - Goldstein, Bonilla, Roche, Stevens, Ali-Sullivan, Oquenda, and Mendall

3. [Proposed Major Automobile Repair Use in a Former Automotive Specialty Shop Facility Located at 629 Jefferson Street, Assessor Parcel No. 452-0068-013-00, Requiring Approval of a Conditional Use Permit, Application No. 202002682. Riaz Qureishi and Amjad Patel for DVargas Auto Body \(Applicant\), Haroon Khan \(Property Owner\).](#)

A motion was made by Commissioner Stevens, seconded by Commissioner Mendall, to approve the staff recommendation with the following two added conditions of approval to read as follows: 1) That the applicant shall not park customer cars in the City street when in applicant's possession. Applicant will also advise all customers that they are not to park their cars in the City street when dropping off their cars for service; and 2) Applicant shall paint the building within 90 days of approval of the color scheme by the Planning Director.

The motion passed with the following roll call vote:

Aye: 4 - Goldstein, Bonilla, Stevens, and Mendall

Nay: 3 - Roche, Ali-Sullivan, and Oquenda

APPROVAL OF MINUTES

4. [Minutes of the Planning Commission Meeting of July 22, 2021](#)

A motion was made by Commissioner Oquenda, seconded by Commissioner Stevens, to approve the Planning Commission Meeting Minutes of July 22, 2021.

The motion passed with the following roll call votes:

Aye: 7 - Goldstein, Bonilla, Roche, Stevens, Ali-Sullivan, Oquenda, and Mendall

ADJOURNMENT

Chair Roche adjourned the meeting at 10:37 p.m.