



CITY OF HAYWARD

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

Agenda Planning Commission

Thursday, September 28, 2023

7:00 PM

**Council Chambers & Virtual
Platform (Zoom)**

PLANNING COMMISSION MEETING

NOTICE: The Planning Commission will hold a hybrid meeting in the Council Chambers and virtually via Zoom.

Pursuant to Government Code section 54953, the meeting will include a teleconference location at Hampton Inn Long Beach Airport, 3771 North Lakewood Boulevard, Long Beach, CA 90808. Planning Commission Member Lowe will participate via teleconference. The agenda will be posted at the teleconference location and the public will have an opportunity to address the Planning Commission.

How to watch the meeting from home:

1. Comcast TV Channel 15
2. Live stream <https://hayward.legistar.com/Calendar.aspx>
3. YouTube Live stream: <https://www.youtube.com/user/cityofhayward>

How to submit written Public Comment:

Send an email to cityclerk@hayward-ca.gov by 3:00 p.m. the day of the meeting. Please identify the Agenda Item Number in the subject line of your email. Emails will be compiled into one file, distributed to the Planning Commission and staff, and published on the City's Meeting & Agenda Center under Documents Received After Published Agenda. Written comments received after 3:00 p.m. that address an item on the agenda will still be included as part of the record.

How to provide live Public Comment during the Planning Commission Meeting:

Please click the link below to join the meeting:

<https://hayward.zoom.us/j/88482504586?pwd=dXQ8uKe0hFpbmSql0PF4raD3SQNnp.1>

Webinar ID: 884 8250 4586

Passcode: PC9/28@7pm

Or Telephone:

Dial (for higher quality, dial a number based on your current location):
1 669 900 6833 or +1 646 931 3860 (Toll Free)

Webinar ID: 884 8250 4586

Passcode: 8692431517

International numbers available: <https://hayward.zoom.us/j/kwV0INji4>

A Guide to attend virtual meetings is provided at this link: <https://bit.ly/3jmaUxa>

CALL TO ORDER Pledge of Allegiance**AB 2449 TELECONFERENCE NOTIFICATIONS AND CONSIDERATION****ROLL CALL****PUBLIC COMMENTS**

The *PUBLIC COMMENTS* section provides an opportunity to address the Planning Commission on items not listed on the agenda. The Commission welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits and focus on issues which directly affect the City or are within the jurisdiction of the City. As the Commission is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff for further action.

PUBLIC HEARING

For agenda item No. 1, the decision of the Planning Commission is final unless appealed. The appeal period is 10 days from the date of the decision. If appealed, a public hearing will be scheduled before the City Council for final decision.

- 1** [PH 23-036](#) Proposed Subdivision of a 0.35-Acre Site into Eight Lots and the Development of Five Townhomes and Two Common Areas Located at 1434 Grove Way (APN: 415-0170-027-00) Requiring Approval of a Vesting Tentative Tract Map 8426 and Site Plan Review (Application No. 201902285), and a Class 32 Exemption, In-Fill Development Project, Pursuant to the California Environmental Quality Act (CEQA). Applicant: Vrinder Makol, East Bay Developers; Owner: Vrinder Makol and Mohinder Dhillon.

Attachments: [Attachment I Staff Report](#)
[Attachment II Draft Finding](#)
[Attachment III Draft Conditions of Approval](#)
[Attachment IV Vesting Tentative Tract Map 8426](#)
[Attachment V Project Plans](#)
[Attachment VI Landscape and Irrigation Plans](#)
[Attachment VII Arborist's Report](#)
[Attachment VIII Arborist's Letter](#)

For agenda item No. 2, the decision of the Planning Commission is final unless appealed. The appeal period is 10 days from the date of the decision. If appealed, a public hearing will be scheduled before the City Council for final decision.

- 2 [PH 23-037](#) Vesting Tentative Tract Map (Tract 8104) and Site Plan Review Application No. TM-23-0003 for a 12-lot, 10-unit, 100 percent affordable Townhouse-Style Residential Subdivision on a Vacant 0.74-acre Site Located at 123 A Street for which a Corresponding Planned Development District Rezoning Application (PL-2013-0290) and Now-Expired Vesting Tentative Tract Map Application (PL-2013-0291) were Previously Approved in 2015 (APN 431-0016-088-03). Applicant: Ben Grubb, Habitat for Humanity East Bay/Silicon Valley; Property Owner: City of Hayward.

- Attachments:** [Attachment I Staff Report](#)
[Attachment II Draft Findings for Approval](#)
[Attachment III Draft Conditions of Approval](#)
[Attachment IV Project Plans](#)
[Attachment V Approved Affordable Housing Plan](#)
[Attachment VI Mitigated Negative Declaration](#)

APPROVAL OF MINUTES

- 3 [MIN 23-099](#) Minutes of the Planning Commission Meeting on August 24, 2023

- Attachments:** [Attachment I Draft Minutes of August 24, 2023](#)

COMMISSION REPORTS

Oral Report on Planning and Zoning Matters

Commissioners' Announcements, Referrals

ADJOURNMENT

NEXT MEETING, OCTOBER 12, 2023, 7:00PM

PLEASE TAKE NOTICE

That if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing.

PLEASE TAKE FURTHER NOTICE

That the City Council has adopted Resolution No. 87-181 C.S., which imposes the 90 day deadline set forth in Code of Civil Procedure section 1094.6 for filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.

****Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Permit Center, first floor at the above address. Copies of staff reports for agenda items are available from the Commission Secretary and on the City's website the Friday before the meeting.****

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 the City Clerk at (510) 583-4400 or cityclerk@hayward-ca.gov.