



**PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS AND VIRTUAL (ZOOM)  
PARTICIPATION  
Thursday, May 26, 2022, 7:00 p.m.**

The Planning Commission meeting was called to order at 7:00 p.m. by Chair Oquenda. The Planning Commission held a hybrid meeting in the Council Chambers and virtually via Zoom.

**ROLL CALL**

Commissioner Goldstein joined the meeting virtually at 7:05 p.m.

Present: COMMISSIONERS: Ali-Sullivan, Goldstein, Lowe, Roche, Stevens  
CHAIRPERSON: Oquenda  
Absent: COMMISSIONER: Bonilla

Staff Members Present:  
Grucky, Lens, Lochirco, Madhukansh, Pearson, Schmidt, Vigilia, Weisman

**PUBLIC COMMENT:**

City Attorney Lawson announced that Assistant City Attorney would be leaving the City. Assistant City Attorney Brick thanked staff and the Planning Commission.

**WORK SESSION:**

1. Proposed 2023 Reach Code Update

Environmental Services Manager Pearson provided a synopsis of the staff report and PowerPoint presentation.

Chair Oquenda opened the Public Hearing at 7:27 p.m.

Mr. Andre Van Horn, asked for clarification on two level 2 chargers for residential homes. He said in his experience, it is not necessary to have both cars plugged in at the same time.

Environmental Services Manager Pearson responded that it is dependent if the outlet is capable of charging two cars; he said this could require load management software and that staff will research this.

Chair Oquenda closed the Public Hearing at 7:30 p.m.

Commissioner Roche commented on the following: affordable housing complexes will need to have EV charging infrastructure as residents need this benefit; stated there needs to be a solution in place when there are power outages especially for high rise residential as



**PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS AND VIRTUAL (ZOOM)  
PARTICIPATION  
Thursday, May 26, 2022, 7:00 p.m.**

---

during a power outage, residents are not able to cook, elevators will not work and asked about having batteries in each unit. Environmental Services Manager Pearson said staff is focusing on EV ready requirements for market rate housing and requirements for affordable housing will be lower; the State code does not require batteries yet for high rise complexes for each unit; and added that newer gas appliances and gas heaters require an electronic ignition. In response to Ms. Roche's question on who is responsible to install the EV charging systems, Mr. Pearson said this would be the responsibility of the developer to install the EV infrastructure and the option to have tenants pay for the electricity would require extra meters and this wiring would need to be done during of installation.

Commissioner Stevens was excited to have this item before the Planning Commission and stated that staff should research renewal natural gas as this could change how the City views natural gas. Mr. Stevens encouraged staff to look at how natural gas applies to industrial uses especially in the biotechnology and other commercial manufacturing sectors. Mr. Stevens suggested that the City stay as close as possible to the State Codes as there are lot of great experts who work on developing these codes that builders and contractors can implement. Mr. Stevens said when the City exceeds the State's requirements, this causes a lot of complexities for the Building and Planning Divisions.

Commissioner Lowe asked about the charging equipment costs for developers and which option would be highly used in the future; Environmental Services Manager Pearson said that staff will have to research this and that for residential settings there will be a lot of low power charges as an overnight charge is sufficient for a typical commute. He said the high-power level 2 EVSE would more likely be found in commercial settings where one would need a quick charge. Mr. Pearson said that staff prefers option B of 80% low power level 2 EV Ready and 20% High Power Level 2 EVSE.

Commissioner Goldstein asked about the reality of having the two level 2 EV ready spaces per dwelling unit since the State is trying to do away with residential parking spaces; Environmental Services Manager Pearson said the current ordinance addresses if there was only a one car garage then one EV ready would be required and staff can write in flexibility into the ordinance in single family residences as a percentage similar to the multifamily complexes. Mr. Goldstein recommended to have an Option C to let the developer choose the percentage of EV Ready for Low Power and High Power. Mr. Goldstein shared his experience volunteering with the Alameda County Sheriff's Office of Emergency Communications and that safety issues come up often when there are power outages when residents make wrong decisions in using other methods to connect to power that can end up with disastrous and sometimes tragic results. Mr. Goldstein recommended resident training on safety protocols during power outages and to provide residents with options such as have solar powered generators which may cost more but are much safer



**PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS AND VIRTUAL (ZOOM)  
PARTICIPATION  
Thursday, May 26, 2022, 7:00 p.m.**

---

than using gas generators. Mr. Goldstein requested that staff make this a part of the presentation to Council.

Commissioner Ali-Sullivan commented that there could be cost savings for builders as they would not have to run gas lines and he is leaning towards option B as noted by staff previously. Mr. Ali-Sullivan favored Commissioner Goldstein's suggestion of having an option C to allow developers to make their own choice between the amount of low and high-powered EV chargers to be installed. He favors 100 percent of parking spaces for non-residential be EV ready and likes that this is reviewed every three years as more EV are on the road and would like the City to be reaching for non-residential as is done for residential. He agreed with Commissioner Roche's comments for emergency preparedness and stated this is an item that the City should be thinking about. Mr. Ali-Sullivan stated that in his newer community there are EV chargers on the street as a benefit the residents but so far, these EV charging units have not been powered up which results in a non-benefit for residents. Mr. Ali-Sullivan said the City needs to go further and make sure that builders/developers complete the work with the EV charging stations for new developments and make sure that all the charging units are connected to power for residents to have this benefit.

Chair Oquenda said his questions were answered during the discussion.

2. Climate Action Plan Update and Proposed Environmental Justice Element: Considerations for New General Plan Policies and Programs for the Hayward 2040 General Plan

Environmental Services Manager Pearson introduced Climate Corps Fellow Carolyn Weisman and Sustainability Specialist Nicole Gucky.

Climate Corp Fellow Weisman and Sustainability Specialist Gucky provided a synopsis of the staff reports and PowerPoint presentation.

Chair Oquenda opened and closed the public hearing at 8:20 p.m.

Commissioner Ali-Sullivan commented he found it interesting the results presented by staff, the community did not consider the two issues just discussed in Item 1 on natural gas and EV charging a priority.

Commissioner Goldstein said that an avenue to be more fully explored is working with the Metropolitan Transportation Commission (MTC) on a solution to reduce traffic congestion; recommended to task employers to come up solutions for reducing GHG emissions and down the road make this a requirement for employers and noted during the pandemic how traffic



**PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS AND VIRTUAL (ZOOM)  
PARTICIPATION  
Thursday, May 26, 2022, 7:00 p.m.**

---

was decreased immensely by residents working from home and suggesting approaching MTC with this strategy. In response to Mr. Goldstein's question about food rescue, Sustainability Specialist Gucky said there is a new statewide requirement SB 1383 that went into effect in January requiring food rescue. Environmental Services Manager Pearson added that at the county level StopWaste is coordinating this effort, such as how excess food is distributed. Mr. Goldstein asked what programs are in place to assist individuals in the safe and sanitary homes section; Principal Planner Schmidt responded that there are programs and policies administered by the Housing Division. Ms. Schmidt said for services for unhoused individuals, the need is larger than the capacity, noting that South Hayward Parish is where individuals can go to receive wrap around services. Ms. Schmidt shared that staff will be coming to the Planning Commission in the next couple of months with the Housing Element which will take a deeper look into these issues. Mr. Goldstein recommended that Council look at the option of public banking to assist individuals who are struggling and in need of this service especially when conventional options are not available because of an individual's circumstances.

In response to Commissioner Lowe who referred to the community comment on attachment 5, and Ms. Lowe's question if the City has considered having bicycles for rent at/near bus stops to help reduce GHG; Sustainability Specialist Gucky said staff is looking into this Ms. Lowe said she is aware of the City successes by being on the Planning Commission but that the general public would not know where to find this on the City's website and/or know about these and recommended that the City/staff needs to advertise successes more widely and make this information more easily accessible to the public.

Commissioner Roche stated that she is proud for the City's GHG successes; and asked what is being done regionally about the continuous stream of cars that travel through the City daily and recommended that the City needs to work regionally on this issue; Environmental Services Manager Pearson spoke about the efforts to reduce GHG emissions with electric cars and that this is being addressed as there is an Executive order where gasoline cars will not be sold after 2035; he shared that East Bay Community Energy (EBCE) is working on having an electric fleet. Sustainability Specialist Gucky noted that items are being explored at the State level to pass the cost onto the drivers that pass through the City who contribute to the GHG emissions. Ms. Roche suggested the following: explore ways for employers to assist with employee transportation; address food scarcity by having pop up events where grocery stores have closed; the City should have a model for food truck events; and have staff research traveling pharmacies that can provide those services for residents in need. Ms. Roche noted that she has been concerned about the trend towards reducing residential parking and suggested focusing on reducing parking at corporations and requiring corporations to get their employees to work. Mr. Pearson said that staff will review the suggestions and said that there is discussion about having Farmer's Markets in other parts of the City.



**PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS AND VIRTUAL (ZOOM)  
PARTICIPATION  
Thursday, May 26, 2022, 7:00 p.m.**

Commissioner Stevens asked which agency is responsible for implementing the Food Rescue Program; Environmental Services Manager Pearson stated that the implementation is at the County level. Mr. Stevens said he regularly finds tons of food in garbage cans as this is an economic indicator of the area. Mr. Stevens commented that there are a lot of laws created that can increase the complexities for a program and he feels that this program could be difficult to administer.

Chair Oquenda commented that his questions had been answered during the discussion.

**APPROVAL OF MINUTES**

3. Approval of the Planning Commission Meeting Minutes of March 24, 2022

A motion was made by Commissioner Roche, seconded by Commissioner Stevens, to approve the Planning Commission Meeting Minutes of March 24, 2022.

The motion passed with the following roll call votes:

AYES:	Commissioners Ali-Sullivan, Goldstein, Lowe, Roche, Stevens Chair Oquenda
NOES:	None
ABSENT:	Bonilla
ABSTAIN:	None

**APPROVAL OF MINUTES**

4. Approval of the Planning Commission Meeting Minutes of April 14, 2022.

A motion was made by Commissioner Stevens, seconded by Commissioner Lowe, to approve the Planning Commission Meeting Minutes of April 14, 2022.

The motion passed with the following roll call votes:

AYES:	Commissioners Ali-Sullivan, Goldstein, Lowe, Stevens Chair Oquenda
NOES:	None
ABSENT:	Bonilla
ABSTAIN:	Roche



**PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS AND VIRTUAL (ZOOM)  
PARTICIPATION  
Thursday, May 26, 2022, 7:00 p.m.**

---

**STAFF AND COMMISSION ANNOUNCEMENTS**

***Staff announcements on Planning and Zoning Matters:***

Planning Manager Lochirco announced there is one item for the June 9, 2022, meeting and wished everyone a happy and safe holiday weekend.

City Clerk Lens announced Senior Secretary Chan will be retiring after 13 years of service to the City of Hayward and to the Planning Commission. Ms. Lens shared that the City Clerk's Office new Deputy City Clerk, Avinta Madhukansh will be staffing the Planning Commission Meetings until the recruitment for the senior secretary position is completed.

***Commissioners' Announcements, Referrals:***

Commissioner Stevens thanked everyone for having the Planning Commission meeting back in the Council Chambers.

Chair Oquenda congratulated both Assistant City Attorney Brick and Senior Secretary Chan on going on to the next phases of their lives. Mr. Oquenda welcomed Deputy City Clerk Madhukansh back to the Planning Commission.

Commissioner Roche congratulated both Assistant City Attorney Brick and Senior Secretary Chan for their service.

**ADJOURNMENT**

Chair Oquenda adjourned the meeting at 8:50 p.m.

**APPROVED:**

---

Brigitte Lowe, Secretary  
Planning Commission

**ATTEST:**

---

Avinta Madhukansh for Denise Chan, Senior Secretary  
Office of the City Clerk