



**PLANNING COMMISSION MEETING
REMOTE PARTICIPATION
Thursday, June 24, 2021, 7:00 p.m.**

This meeting was conducted utilizing teleconference and electronic means consistent with State of California Executive Order No. 29-20 dated March 17, 2020, regarding the COVID-19 pandemic. The Planning Commission participated via the Zoom Webinar platform.

MEETING

A meeting of the Planning Commission was called to order at 7:00 p.m. by Chair Roche.

ROLL CALL

Present: COMMISSIONERS: Ali-Sullivan, Bonilla, Goldstein, Mendall, Oquenda, Stevens
CHAIRPERSON: Roche
Absent: COMMISSIONER: None

Staff Members Present: Billoups, Brick, Chan, Lochirco

PUBLIC COMMENT:

There were none.

PUBLIC HEARING:

For agenda items 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. Proposed Development with 176 Affordable Housing Units and an Approximately 36,000 Square Foot Charter school on the Southern Portion of Parcel Group 3 Located North of Tennyson Road between 16th Street and the Future La Vista Park, APNs: 078C-0626-003-09, 078C-0626-003-16, 078C-0626-001-07, 078C-0641-010-01, 078C0635-013-03, 078C-0640-007-06, 078C-0641-001-00, Requiring Approval of Site Plan Review, Administrative Use Permit, and Density Bonus Application 202001594, Eden Housing, Inc. (Applicant) on Behalf of the City of Hayward (Property Owner)

Chair Roche announced that the applicant has requested that the item be continued and asked if there was any objection from the Commissioners and there was none.

Commissioner Ali-Sullivan asked if there will be significant changes when the item is brought back for July 22, 2021, Planning Commission meeting.



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Acting Planning Manager Lochirco said the applicant is working collaboratively with City staff on added conditions of approval on the potential traffic improvements and cannot elaborate more at this time.

Commissioner Oquenda asked if the project has involved the Hayward Unified School District and has there been any outreach to the HUSD Board.

Acting Planning Manager Lochirco said that he cannot speak on this at this time and that since the item is being postponed that there should be limited discussion. Mr. Lochirco said when the item comes back, if there are specific questions, Commissioners can provide questions which will be forwarded to the project planner.

Commissioner Mendall asked if there needs to a formal motion and vote.

Assistant City Attorney Brick said he is comfortable with the informal unanimous vote that the item be continued to a date certain and echoed Mr. Lochirco's comments about there should be limited discussion on the item.

Chair Roche announced that the Planning Commission has unanimously approved that the item be continued until July 22, 2021. Ms. Roche appreciates the public that has attended and asked that they attend the July 22, 2021, meeting.

APPROVAL OF MINUTES

2. Approval of the Planning Commission Meeting Minutes of May 27, 2021.

A motion was made by Commissioner Mendall, seconded by Commissioner Bonilla, to approve the Planning Commission Meeting Minutes of May 27, 2021.

The motion passed with the following roll call votes:

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



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COMMISSION REPORTS

Oral Report on Planning and Zoning Matters:

Acting Planning Manager Lochirco asked if the Planning Commissioners have an interest in meeting informally with Planning Staff to meet and mingle noting that this would not be a work meeting. Chair Roche said that there are lot of head nods and thumbs up from the Commissioners and they will all be looking forward to this opportunity. Mr. Lochirco wanted to see if there is support for the Planning Commission to have a joint session with the City Council with a tentative date of September 21, 2021, from the hours of 5 to 7 p.m. This joint session is to discuss housing related items and concerns. Chair Roche said there is interest from the Commissioners. Mr. Lochirco announced that City Hall will begin a phased reopening beginning July 6, 2021, with public hours from 9 am to 1 pm for limited services. Then City Hall will open for regular hours from 8 am to 5 pm beginning Monday, September 13, 2021. Mr. Lochirco said that staff is working collaboratively with the City Manager's Office and the Maintenance Services Department to create a safe working environment for both staff and public members.

Mr. Lochirco announced that applications for the City Commission and Task Force recruitment are due by June 30, 2021. If there is interest for the various vacancies which includes the Planning Commission, to contact the City Clerk's Office at 510-583-4400 and can also view recruitment information at www.hayward-ca.gov/serve.

Mr. Lorchirco announced that the two items for the next Planning Commission meeting on July 8, 2021, are a conditional use permit application for a Starbuck's drive through and the U-Haul Redevelopment project near Point Eden. He said for the U-Haul item, the environmental impact report (EIR) with all attachments will be available on the City's website for review on Friday, June 25, 2021, and encouraged the Commissioners to review the lengthy document.

Commissioners' Announcements, Referrals:

Commissioner Mendall asked about the status of the two Amazon proposals one on W. Winton that is going to Council and the other on Clawiter that is going before the Planning Commission.

Acting Planning Manager Lochirco said the applicant has requested to pause any decisions at this time on the W. Winton site and is not at liberty to speak about this. He said Amazon has not withdrawn their application and that the Planning Commission reviewed this application earlier this year and forwarded a recommendation to the City Council which is pending at this time.



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Commissioner Oquenda wanted to give a shout out to Commissioner Bonilla and Council Member Andrews on the Juneteenth celebration. He asked if Commissioner Bonilla would know how many people were vaccinated at the event. Mr. Bonilla said he did not have this information and heard it was a fantastic event and that Council Member Andrews might have that data.

Chair Roche said it was a wonderful event.

Commissioner Goldstein announce that Field Day is occurring this Saturday. He said Field Day is the largest national exercise of emergency communication volunteers around the country. He said that he and his team will be at the California State University East Bay and will be showing modern equipment and newer digital technology and the public is welcome to participate.

ADJOURNMENT

Chair Roche adjourned the meeting at 7:21 p.m.

APPROVED:

Robert Stevens, Secretary
Planning Commission

ATTEST:

Denise Chan, Senior Secretary
Office of the City Clerk