



CITY OF HAYWARD

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

Action Minutes Planning Commission

Thursday, May 8, 2025

7:00 PM

Council Chambers &
Virtual Platform (Zoom)

PLANNING COMMISSION MEETING

ROLL CALL

Present 6 - Member Karla Goodbody, Member Jeffrey Haman, Member Brigitte Lowe, Member Ron Meyers, Member Anika Hardy, and Member Robert Stevens
Absent 1 - Member Shanta Franco-Clausen

PUBLIC COMMENTS

There were none.

PUBLIC HEARING

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

- 1 [Proposed Demolition of an Existing Detached Residence and Construction of Three Residential Condominium Units on a 0.22-Acre Site Located at 477 Harris Road \(Assessor's Parcel Number \(APN\) 453-0060-047-00, Requiring Approval of a Zone Change from Low Density Residential \(RL\) to Medium Density Residential \(RM\). Vesting Tentative Map. Site Plan Review and Finding that the Zone Change is Consistent with the Hayward 2040 General Plan EIR and the Proposed Development is Exempt Pursuant to the California Environmental Quality Act \(CEQA\). Application No. 202000576. Applicant: Michael Ryan, Michael Ryan Architects. Owners: Huting Cai, Jun Shen](#)

A motion was made by Commissioner Stevens, seconded by Commissioner Lowe, to make a recommendation to City Council to approve the proposed demolition of an existing detached residence and construction of three residential condominium units on a 0.22-acre site located at 477 Harris road (assessor's parcel number (APN) 453-0060-047-00. The motion carried the following vote:

Aye: 6 - Member Goodbody, Member Haman, Member Lowe, Member Meyers, Member Hardy, and Member Stevens

Absent: 1 - Member Franco-Clausen

APPROVAL OF MINUTES

- 2 [Minutes of the Planning Commission Meeting on March 27, 2025](#)

A motion was made by Commissioner Lowe, seconded by Commissioner Haman, to approve the minutes of the Planning Commission on March 27, 2025. The motion carried the following vote:

Aye: 6 - Member Goodbody, Member Haman, Member Lowe, Member Meyers, Member Hardy, and Member Stevens

Absent: 1 - Member Franco-Clausen

3 [Minutes of the Planning Commission Meeting on April 10, 2025](#)

A motion was made by Commissioner Lowe, seconded by Commissioner Haman, to approve the minutes of the Planning Commission on April 10, 2025. The motion carried the following vote:

Aye: 6 - Member Goodbody, Member Haman, Member Lowe, Member Meyers, Member Hardy, and Member Stevens

Absent: 1 - Member Franco-Clausen

ADJOURNMENT

The meeting adjourned at 7:41pm.

NEXT MEETING, MAY 22, 2025, 7:00PM