



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, July 26, 2018, 7:00 p.m.
777 B Street, Hayward, CA 94541**

MEETING

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

CALL TO ORDER Pledge of Allegiance

Commissioner Schott led in the Pledge of Allegiance.

ROLL CALL

Present: COMMISSIONERS: Willis Jr., Schott, McDermott
CHAIRPERSON: Goldstein
Absent: COMMISSIONER: Bonilla Jr., Faria
Vacancy: ONE

Staff Members Present: Brick, Chan, Lochirco, Martinez, Simpson, Wright

General Public Present: 14

PUBLIC COMMENT:

There were none.

PUBLIC HEARINGS: 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. Proposed Establishment of a Cocktail Bar and Lounge with Cabaret Entertainment Located at 990 B Street, Assessor Parcel No. 428-0056-057-00. VGJB, Inc. (Applicant); Corinne and Tinoleon Zaracotas (Property Owners), Requiring Approval of Conditional Use Permit Application No. 201802339

Assistant City Attorney Brick stated that as an action item, if any motion made does not achieve four votes, the item will be brought back at the next Planning Commission meeting.

Assistant Planner Martinez provided a synopsis of the staff report and a PowerPoint presentation.

Mr. Baltazar, Applicant, spoke about their vision for the proposed project for a high-end lounge and they want to help make Hayward a destination spot.



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, July 26, 2018, 7:00 p.m.
777 B Street, Hayward, CA 94541**

Mr. Vic Gill, applicant, spoke about the proposed project and their business plan.

In response to Commissioner Willis question regarding the applicant's experience with this type of business and what security measures are in place, Mr. Baltazar said he has approximately 20 years' experience, the general manager has operated a similar business for 16 years and security measures will be in place to ensure a safe environment for both staff and patrons and to minimize negative incidents.

Mr. James Vierra, Security expert with the project, spoke about the security measures that will be in place and staff will be trained to handle different situations to protect patrons and the business.

In response to Commissioner McDermott's questions of applicants experience with this type of challenging business, what security measures are in place and who is the target audience, Mr. Baltazar said the general manager has the experience with starting up a lounge and Mr. Gill relayed his experience as an investor in a hotel bar and restaurant. Mr. Baltazar said he is an entrepreneur and has opened multiple businesses and that security measures will be in place both inside and outside of the establishment to ensure this is a safe place for patrons. Mr. Baltazar said the target market will be young professionals age 25-40, expected revenue rate of 50K-100K, this will be an upscale lounge and the bulk of the business will be on weekends beginning Friday night through Sunday night. Mr. Vierra said in order to look out for patron's safety, proactive security measures will be conducted prior to entering the establishment that includes searching of purses, pat downs and utilize search devices which run along the body.

In response to Commissioner Willis' inquiry of what measures are in place to prevent over drinking by patrons who will be driving. Mr. Baltazar described the steps staff would take if they perceive patrons are over their alcohol intake limit such as stop serving the patron alcohol, provide the patron with water and snacks and if necessary call for an alternate form of transportation to get the patron home.

Mr. Baltazar responded to Commissioner McDermott that there will be light snacks such as nuts, chips and patrons can bring food into the lounge. Ms. McDermott mentioned that the Card Palace has excellent security. Mr. Gill mentioned that they plan to have food trucks on the weekends.

Chair Goldstein noted the applicant has coordinated with the Hayward Police Department (HPD) regarding their security permits.

Chair Goldstein opened and closed the public hearing at 7:36 p.m.



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, July 26, 2018, 7:00 p.m.
777 B Street, Hayward, CA 94541**

In response to Commissioner Schott's request for feedback from HPD and what is the anticipated additional calls for service, Detective Wright said the proposed lounge is in a high reporting area and it is important to have a strong security plan in place and to have security personnel at the establishment especially prior to patrons entering the establishment. Detective Wright said there were problems with Club Me when the restaurant would transition to a club in the evening and she noted Club Me was a lot larger establishment. Detective Wright said the proposed establishment holds a maximum of 85 people.

Commissioner Willis Jr. made a motion to approve the staff's recommendation.
Commissioner McDermott seconded the motion.

Commissioner McDermott hopes that the applicant is successful and that the proposed establishment will be what it is expected to be.

Mr. Gill said they intend for their establishment to be a high-end lounge and that the kind of patrons an establishment attracts depends on the kind of atmosphere is created from the music that is played. Mr. Gill said that they are fully invested in the proposed lounge.

Commissioner Willis said he made the motion because he believes the applicants have the experience necessary to be successful.

Commissioner Schott said he supports the item, said the applicant has a good plan and the City will not get better unless the Commission takes a chance and moves forward with projects such as this one and wishes the applicants the best. Mr. Schott said there are many developments going up in the City and residents will need a place to go to.

Chair Goldstein said the applicant's presentation, vision and business plan are compelling. Mr. Goldstein said there are 4400 new residential units going up in the City and the proposed upscale lounge will benefit from the increase in residents. Mr. Goldstein said he appreciates the applicants have solid security measures in place which is positive for both the business and the patrons.

The motion passed by the following vote:

AYES:	Commissioners Willis Jr., Schott, McDermott Chair Goldstein
NOES:	None
ABSENT:	Bonilla Jr., Faria
ABSTAIN:	None
VACANCY:	One



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, July 26, 2018, 7:00 p.m.
777 B Street, Hayward, CA 94541**

APPROVAL OF MINUTES

2. Approval of the Planning Commission Meeting Minutes of June 14, 2018

The Planning Commission Meeting Minutes of June 14, 2018 were pulled for lack of a quorum. Commissioner Schott was absent for this meeting. The minutes will be placed on the agenda for the next Planning Commission meeting.

3. Approval of the Planning Commission Meeting Minutes of June 28, 2018

The Planning Commission Meeting Minutes of June 28, 2018 were pulled for lack of a quorum. Commissioner Schott was absent for this meeting. The minutes will be placed on the agenda for the next Planning Commission meeting.

COMMISSION REPORTS

Oral Report on Planning and Zoning Matters:

Principal Planner Lochirco hopes the Commissioners have a wonderful and restful August recess. Chair Goldstein thanked staff for their excellent presentations and the progress staff and the Commission has made together. Chair Goldstein asked to relay to Planning staff the Commission's appreciation for their assistance in helping the Commission address concerns that were presented to the Commission in a fair and impartial manner.

Commissioners' Announcements, Referrals:

Commissioner Schott said since 2015 when he was appointed to the Planning Commission, he has been fortunate to be part of many decisions on projects that have come before the Planning Commission and that he has been supportive of the City and the developers. Mr. Schott announced that this is his last meeting as his request for reappointment for a second term was denied by the City Council.

Chair Goldstein thanked Commissioner Schott for his service, hard work and dedication and that he has made many significant contributions to the Planning Commission's discussions.

ADJOURNMENT

Chair Goldstein adjourned the meeting at 7:52 p.m.



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION**
Council Chambers
Thursday, July 26, 2018, 7:00 p.m.
777 B Street, Hayward, CA 94541

APPROVED:

~~Ray Bonilla, Secretary~~ *David Goldstein, Chair*
Planning Commission

ATTEST:

Denise Chan, Senior Secretary
Office of the City Clerk

