



CITY OF HAYWARD

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

Agenda

Planning Commission

Thursday, July 8, 2021

7:00 PM

Remote Participation

PLANNING COMMISSION MEETING

COVID-19 Notice: Consistent with State of California Executive Order No. 29-20 dated March 17, 2020, and Alameda County Health Officer Order No. 20-10 dated April 29, 2020, the Planning Commission will be participating in public meetings via phone/video conferencing.

Please note that we are now using the Zoom Webinar platform to conduct meetings and receive live public comment.

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 meeting:

Please click the link below to join the webinar:

<https://hayward.zoom.us/j/92715856238?pwd=elh3ckp6d3dIWxJack9ITUhJdk5mQT09>

Webinar ID: 927 1585 6238

Passcode: PC7/8@7pm!

Or One tap mobile :

US: +16699006833, 92715856238#, *4120315160# or +12532158782, 92715856238#, *4120315160#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 312 626 6799 or +1 929 205 6099
or +1 301 715 8592

Webinar ID: 927 1585 6238

Passcode: 4120315160

International numbers available: <https://hayward.zoom.us/u/aogwyp0Wp>

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

CALL TO ORDER**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.

ACTION ITEMS

The Commission will permit live public comment as each item is called at the time indicated by the Meeting Chair.

PUBLIC HEARING

For agenda item Nos. 1 & 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.

1. [PH 21-058](#) Proposed Addition of a Drive-Thru for a Proposed Starbucks Coffee Shop to a Previously Approved Mission Village Retail Structure at 411 Industrial Parkway, APN 078G-2651-011-02, Requiring Approval of Conditional Use Permit with Site Plan Review Application No. 202101267; Doug Rich, Valley Oak Partners LLC (Applicant)/Edwin Sommer LLC ETAL (Owner).

Attachments: [Attachment I Staff Report](#)
[Attachment II Findings for Approval](#)
[Attachment III Conditions of Approval](#)
[Attachment IV Project Plans](#)
[Attachment V Traffic Operations Report](#)
[Attachment VI Original Mission Village Conditions of Approval](#)
[Attachment VII Updated Conditions of Approval from Extension of Time Request](#)

2. [PH 21-059](#) Proposed Development of a New Approximately 116,844-Square-Foot Industrial Building Requiring Site Plan Review Approval and a Historic Resources Demolition Permit; Certification of an Environmental Impact Report; and Adoption of a Mitigation, Monitoring and Reporting Program and Statement of Overriding Considerations at 4150 Point Eden Way (Assessor Parcel Number 461-0085-020-02). Jerry Owen on Behalf of U-Haul (Applicant); Amerco Real Estate Co. (Property Owner).

- Attachments:** [Attachment I Staff Report](#)
[Attachment II Findings](#)
[Attachment III Conditions of Approval](#)
[Attachment IV Project Plans](#)
[Attachment V Draft EIR](#)
[Attachment VI Final EIR](#)
[Attachment VII Mitigation Monitoring and Reporting Program](#)

APPROVAL OF MINUTES

3. [MIN 21-091](#) Minutes of the Planning Commission Meeting of June 10, 2021

- Attachments:** [Attachment I Draft Minutes of June 10, 2021](#)

4. [MIN 21-092](#) Minutes of the Planning Commission Meeting of June 24, 2021

- Attachments:** [Attachment I Draft Minutes of June 24, 2021](#)

COMMISSION REPORTS

Oral Report on Planning and Zoning Matters

Commissioners' Announcements, Referrals

ADJOURNMENT

NEXT MEETING, JULY 22, 2021, 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 TDD (510) 247-3340.