



CITY OF HAYWARD

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

Action Minutes Planning Commission

Thursday, July 8, 2021

7:00 PM

Remote Participation

ROLL CALL

Present 6 - Daniel Goldstein, Julie Roche, Robert Stevens, Aidan Ali-Sullivan, Zachariah Oquenda, and Al Mendall

Absent 1 - Ray Bonilla Jr.

PUBLIC COMMENTS

There were no speakers.

PUBLIC HEARING

1. [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 \(Owner\).](#)

A motion was made by Commissioner Mendall, seconded by Commissioner Ali-Sullivan, to approve the staff recommendation with the following modification to Condition of Approval #14: No building permit shall be issued prior to approval of landscape and irrigation plans consistent with depictions presented in the City's staff report and as part of the Planning Commission presentation.

The motion passed with the following roll call vote:

Aye: 6 - Goldstein, Roche, Stevens, Ali-Sullivan, Oquenda, and Mendall

Absent: 1 - Bonilla

2. [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. \(Property Owner\).](#)

A motion was made by Commissioner Stevens, seconded by Commissioner Mendall, to deny the staff recommendation.

The motion passed with the following roll call vote:

Aye: 5 - Roche, Stevens, Ali-Sullivan, Oquenda, and Mendall

Nay: 1 - Goldstein

Absent: 1 - Bonilla

APPROVAL OF MINUTES

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

A motion was made by Commissioner Oquenda, seconded by Commissioner Stevens, to approve the Planning Commission Meeting Minutes of June 10, 2021.

The motion passed with the following roll call votes:

Aye: 6 - Goldstein, Roche, Stevens, Ali-Sullivan, Oquenda, and Mendall

Absent: 1 - Bonilla

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

A motion was made by Commissioner Stevens, seconded by Commissioner Ali-Sullivan, to approve the Planning Commission Meeting Minutes of June 24, 2021.

The motion passed with the following roll call votes:

Aye: 6 - Goldstein, Roche, Stevens, Ali-Sullivan, Oquenda, and Mendall

Absent: 1 - Bonilla

ADJOURNMENT

Chair Roche adjourned the meeting at 9:31 p.m.