



CITY OF HAYWARD

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

Action Minutes Planning Commission

Thursday, June 23, 2022

7:00 PM

Council Chamber and
Virtual Platform (Zoom)

PLANNING COMMISSION MEETING

CALL TO ORDER Pledge of Allegiance

ROLL CALL

Present 6 - Daniel Goldstein, Ray Bonilla Jr., Julie Roche, Robert Stevens, Aidan Ali-Sullivan, and Brigitte Lowe

Absent 1 - Zachariah Oquenda

PUBLIC COMMENTS

There were none.

PUBLIC HEARING

[Item continued from June 9, 2022] 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 Mixed-Use Development of 314 Rental Apartments, including 19 Units Affordable to Very Low and Low-Income Households, 7,100 Square Feet of Ground Floor Retail Space, and related Site and Frontage Improvements at 22330 Main Street \(APN 428-0061-061-03, 428-0061-061-04\) Requiring an Addendum of a Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program and Approval of a Major Site Plan Review, Administrative Use Permit, and Density Bonus Application No. 202003725; Nick Clayton for Project Management Advisors, Inc. \(Applicant\); Amit Goel for Goel Hayward MF LLC \(Owner\).](#)

A motion was made by Commissioner Lowe, seconded by Commissioner Stevens, to approve staff's recommendation with an amendment to Condition of Approval #26 by adding the following language "As a community benefit, the applicant has agreed to contribute \$10,000 prior to building permit directly to the private managers of that parcel to be used to improve or maintain the parcel." The motion carried by the following vote:

Aye: 6 - Goldstein, Bonilla, Roche, Stevens, Ali-Sullivan, and Lowe

Absent: 1 - Oquenda

WORK SESSION

- 2 [Work Session on the Housing Resources, Sites Inventory and Housing Plan of the 2023-2031 Housing Element.](#)

No action: information only.

APPROVAL OF MINUTES

- 3 [Minutes of the Planning Commission Meeting of May 26, 2022](#)

A motion was made by Commissioner Goldstein, seconded by Commissioner Stevens, to approve the May 26, 2022 Planning Commission meeting minutes. The motion carried by the following vote:

Aye: 5 - Goldstein, Roche, Stevens, Ali-Sullivan, and Lowe

Absent: 1 - Oquenda

Abstain: 1 - Bonilla

ADJOURNMENT

The meeting adjourned at 9:00 p.m.

NEXT MEETING, JULY 14, 2022, 7:00PM