



**PLANNING COMMISSION MEETING  
REMOTE PARTICIPATION  
Thursday, February 24, 2022, 7:00 p.m.**

The Planning Commission meeting was called to order at 7:00 p.m. by Chair Oquenda. The Planning Commission held a meeting which included teleconference participation by Planning Commission members, staff members and the public.

**ROLL CALL**

Present: COMMISSIONERS: Bonilla, Goldstein, Lowe, Roche, Stevens  
CHAIRPERSON: Oquenda  
Absent: COMMISSIONER: Ali-Sullivan

Staff Members Present: Chan, Hahn, Parras, Schmidt, Vigilia

**PUBLIC COMMENT:**

There were none.

**WORK SESSION**

1. General Plan Annual Progress Report - 2022

Acting Principal Planner Schmidt introduced Associate Planner Hahn.

Associate Planner Hahn provided a synopsis of the staff report.

Chair Oquenda opened and closed the public hearing at 7:23 p.m.

The Planning Commissioners thanked Associate Planner Hahn on the very informative presentation.

Commissioner Roche understands that General Plan projects require a lot of staff time and suggested the formation of a resident committee and for staff to conduct public outreach to see if there are residents who would be interested on serving on the different committees. She asked if there has been further thought on forming a design review board to develop standards in design and development that will assist with the future look of the City. Ms. Roche asked if the City is still conducting audits on homeless services to focus funding on programs that are making an impact in this area.

Associate Planner Hahn responded to Commissioner Roche that she will bring the questions and suggestions to the team.



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Commissioner Lowe commented that she found the progress very encouraging and commended staff for the 58% of projects that are underway. Ms. Lowe hopes that the City will circle back around to address the projects having to do with traffic, housing, homelessness, and public transportation. She also hopes that the City will bring back the very important special events grant as this is a special part of the Hayward community; noting that even though the Douglas Morrison Theater is under the Hayward Area Recreation and Park Department (HARD) umbrella, the City has supported the Theater in the past. Ms. Lowe asked that staff emphasizes that she hopes this grant will return.

Commissioner Bonilla asked if the City's 2014-2019, 58% progress is on par with other cities and how would the City be graded on this progress. Acting Principal Planner Schmidt responded that some programs/projects are ongoing until the City stops the program/project, and it is important to see what has been initiated such as the Navigation Center. Ms. Schmidt recommended that for clarity, for future General Plan presentations, staff will differentiate between which projects have been started and completed and which projects have been initiated and are ongoing. Mr. Bonilla asked if any of the projects have been reprioritized or new projects added to the list because of the pandemic such as the housing crisis. Ms. Schmidt responded that a new column was added for the Strategic Roadmap, which was implemented in the last couple of years by Council and staff, to focus on large issues that were not as significant in 2014 such as housing and homelessness, noting that homelessness has likely tripled since 2014. Ms. Schmidt suggested that the Commission look at the Strategic Roadmap column noting that some priorities can morph into other programs.

Commissioner Stevens asked if the objective standards fits into the Strategic Roadmap or General Plan in any way; Acting Principal Planner Schmidt responded that objective standards is a part of the General Plan program to update the zoning ordinance and that design standards are one component of this program; she said since 2017, State law has changed in response to the housing crisis, with the adoption of SB 35 and SB 330, this has required the City to prioritize objective standards to be able to control what projects look like as they come before the City under the permit streamlining provisions. Ms. Schmidt said that the City has applied for a grant to be able to focus on the objective standards component of the zoning ordinance update and accomplished this more quickly. Mr. Stevens thanked staff for making objective standards a priority as this is critical in guiding development in the City. He appreciated Commissioner Roche's comments about the creation of a design review board.

Commissioner Goldstein asked about the software update and is gratified to see the plans that were made in 2012-2013 were finally adopted; and to see the great progress that has been accomplished as this is very encouraging for the Planning Commission and staff. Mr. Goldstein said that a lot has happened since 2012 in the software industry and asked if there



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are metrics of what is expected the software to accomplish. Associate Planner Hahn responded that there is a team working on the software intricacies and she will reach out to the team and report back to the Commission. Mr. Goldstein said that for the past twelve years he has been working with the Alameda County Sheriff's communication team, an emergency response unit. He said a concern that comes up a lot after a disaster is what will the recovery process look like, and that software can assist with expediting the permit process to enable people to rebuild more quickly. Mr. Goldstein requested that staff share this aspect of recovery and resilience to the software team.

Chair Oquenda made the following recommendations: the following projects should be given a higher priority as they are a big step towards the City understanding how residents are using transportation which can give the City a better idea on how to be less car centered: M-3 Survey Transportation and Transit Gaps and Barriers; M-4 Regional Connection Improvements; M-14 Transit Rider Information Study. Mr. Oquenda said that M-6 Complete Streets Assessment is very important and should also be given higher priority as this will provide the data for the City to finalize the complete streets and neighborhood strategy. He said from a policy perspective, he recommended that for the CS-9 Police and Fire Impact Fees; this is not the direction that the City should be taking to raise funds for Police and Fire Departments; he said this should be done through the City's tax code because the City is already looking at the following: transportation impact fees; possible increase to affordable housing impact fees and the impact to development needs to be taken into consideration. Mr. Oquenda said the best method to distribute funds for these departments is through tax revenue. He said for H-4 Preservation of At-Risk Housing and H-15 Fair Housing Services; as he sees both these priorities working together; spoke of the importance of focusing on the 25% of residents in California who have conviction histories which pose an access barrier to fair housing, employment, education; and public benefits. He said in the General Plan and Housing Element, there is a value component that is affordable housing for all, and that the City needs to take a more proactive and affirmative stance and prioritize and incorporate a Fair Chance Housing ordinance to target an end to discrimination for people with convictions that are unrelated to being a good tenant. Mr. Oquenda stated that the preservation of at-risk housing is more in line with regional and state work to support changes in public/social housing sectors to preserve units for the population that have not had access to these units in the past.

Acting Principal Planner Schmidt responded to Chair Oquenda, that the City has put out an Instagram transportation survey and invited the Commissioners to participate in the survey; she said that the Housing Element is updated more frequently and that she has reached out to organizations that work with formerly incarcerated individuals and invited Chair Oquenda for his assistance in this area.



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**STAFF AND COMMISSION ANNOUNCEMENTS**

***Staff Announcements on Planning and Zoning Matters:***

Acting Principal Planner Schmidt announced the following: she forwarded an invite to the Urban Land Institute, Association of Bay Area Government (ABAG) Decision Maker virtual training webinar on March 25, 2022, regarding the housing element and issues; financial feasibility; and encouraged the Commissioners to attend the event. The next Planning Commission meeting on March 10, 2022, will have a work session on the Affordable Housing Ordinance and this same material will be covered at the Homelessness Housing Task Force meeting on March 3, 2022. Ms. Schmidt said that on April 19, 2022, staff is planning a Joint City Council/Planning Commission Work Session on the Housing Element. Ms. Schmidt said that the Traffic Impact Fee will be coming before the Commission in March.

***Commissioners' Announcements, Referrals:***

Commissioner Bonilla acknowledged that Hayward's hearts are with Ukraine.

Chair Oquenda spoke about the Environmental Justice forum that was held on Wednesday, February 23, 2022. He said the public can reach out to the City if they would like information and/or would like to participate.

**ADJOURNMENT**

Chair Oquenda adjourned the meeting at 7:58 p.m.

**APPROVED:**

Brigitte Lowe, Secretary  
Planning Commission

**ATTEST:**

Denise Chan, Senior Secretary  
Office of the City Clerk