



**MINUTES OF THE SPECIAL MEETING OF THE  
CITY OF HAYWARD PLANNING COMMISSION  
Council Chambers  
Thursday, April 20, 2017, 7:00 p.m.  
777 B Street, Hayward, CA 94541**

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**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

Commissioner Goldstein led in the Pledge of Allegiance.

**ROLL CALL**

Present: COMMISSIONERS: Willis Jr., Goldstein, Schott, McDermott, Faria  
CHAIRPERSON: Enders  
Absent: COMMISSIONER: Parso-York

Staff Members Present: Brick, Buizer, Chan

General Public Present: 9

**PUBLIC COMMENT:**

There were none.

**PUBLIC HEARINGS:** For agenda item No. 1, the decision of the Planning Commission may make a recommendation to the City Council.

1. Proposed subdivision and construction of 140 three-story condominiums of a townhome design, a 93-room hotel, and 7,225 square feet of community-serving retail use on a 9.72-acre site located at 25501 & 25551 Mission Boulevard and 671 Berry Avenue, requiring 1) a Zone Change on a 1.9-acre portion of the project site from T4-2 Urban General Zone (17.5 min to 35 units max/net acre) with a Commercial Overlay Zone 1 to T4-2 with a Commercial Overlay Zone 2; 2) Site Plan Review; 3) Conditional Use Permit to allow ground floor residential; 4) Administrative use Permit to allow hotel/lodging; 5) Warrant for excess parking; 6) Vesting Tentative Tract map 8345 associated with the subdivision; and 7) an Addendum to the Mission Boulevard Corridor Specific Plan Area Environmental Impact Report (EIR). MLC Holdings, Inc. (Applicant) Auto Mission, Ltd. And Charles L. Pifer (Property Owners)

Planning Manager Buizer said staff recommended the item be continued to the next regularly scheduled Planning Commission meeting on Thursday, April 27, 2017. Ms. Buizer



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said this will provide additional time for the Commissioners and the public to review the material that was posted on Friday and the recent communications that were just received today.

Planning Manager Buizer responded to Chair Enders' question regarding the adequacy of the CEQA document. Ms. Buizer said in reviewing project it was determined to be less intensive than what was assumed for this site in the Mission Boulevard Form Based Code, and what was analyzed under the EIR, so an addendum was the appropriate California Environmental Quality Act (CEQA) analysis for evaluating potential environmental impacts.

A motion was made by Commissioner McDermott, seconded by Commissioner Willis, to continue this item until April 27, 2017.

AYES: Commissioners Willis Jr., Goldstein, Parso-York, Schott, McDermott, Faria  
Chair Enders  
NOES: None  
ABSENT: Parso-York  
ABSTAIN: None

## **COMMISSION REPORTS**

### Oral Reports on Planning and Zoning Matters

Planning Manager Buizer said there was an email sent to the Planning Commissioners asking about their availability for a joint City Council/Planning Commission work session on the Downtown Specific Plan scheduled for Tuesday, May 16, 2017. Ms. Buizer requested the Commissioners let her know this evening or to respond to the email.

### Commissioners' Announcements, Referrals

Commissioner Schott reminded the public about the Hayward Unified School District Measure A that is a mail only ballot that can be dropped off at the curb side ballot box on B Street next to City Hall or can be mailed in.

## **APPROVAL OF MINUTES**

2. Minutes of the Planning Commission Meeting on February 23, 2017



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A motion was made by Commissioner Schott, seconded by Commission Willis Jr., to approve the minutes as amended of the Planning Commission meeting on February 23, 2017. The motion carried by the following vote:

**6:0:1 (AYES: Willis Jr., Goldstein, Enders, Schott, McDermott, Faria; ABSENT: Parso-York)**

3. Minutes of the Planning Commission Meeting on March 9, 2017

A motion was made by Commissioner Willis Jr., seconded by Commission Faria, to approve the minutes of the Planning Commission meeting of March 9, 2017. The motion carried by the following vote:

**6:0:1 (AYES: Willis Jr., Goldstein, Enders, Schott, McDermott, Faria; ABSENT: Parso-York)**

**ADJOURNMENT**

Chair Enders adjourned the meeting at 7:07 p.m.

**APPROVED:**

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Julius Willis, Jr. Secretary  
Planning Commission

**ATTEST:**

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Denise Chan, Senior Secretary  
Office of the City Clerk