



**PLANNING COMMISSION MEETING
COUNCIL CHAMBERS AND VIRTUAL (ZOOM)
PARTICIPATION
Thursday, February 23, 2023, 7:00 p.m.**

The Planning Commission meeting was called to order at 7:03 p.m. by Chair Ali-Sullivan. The Planning Commission held a hybrid meeting in the Council Chambers and virtually via Zoom.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present:	COMMISSIONERS:	Goodbody, Lowe, Patterson, Stevens
	CHAIRPERSON:	Ali-Sullivan
Absent:	COMMISSIONERS:	Bonilla Jr., Garg

Staff Members Present: Hahn, Richard, Lochirco, Madhukansh, Parras, Ochinero, Tabari, Vigilia

PUBLIC COMMENTS

There were none.

PUBLIC HEARING

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 Development of 14 Residential Condominium units and one Commercial Condominium unit on a 0.47 -acre site located at 32513 Mission Boulevard for which a Corresponding Site Plan Review Application (201900754) was Previously Approved in 2021 (APNs: 076G-2760-009-07 and 07G6-2760-021-00), Requiring a Vesting Tentative Tract Map (Tract 8660) Application No. 202204947. Applicant: Murthy Ayyagari, HAMAARA LLC.; Owner: Uday Sista, HAMAARA LLC. **(PH 23-010)**

Assistant Planner Richard provided a synopsis of the staff report and shared that the project applicant was available to address any questions. She noted that there was a typographical error in the staff report and that the correct Park Impact Fee amount was \$153,066.

Chair Ali-Sullivan commented that the project looked great and requested that the applicant provide some context as to why the project changed from rental to for sale condominium units.

Mr. Murthy Ayyagari, project applicant, responded that in being mindful of the housing



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shortage, the project seeks to give an opportunity to Bay Area residents in order to become homeowners by offering affordable housing prices and providing units that are conveniently located near BART.

Chair Ali-Sullivan asked if there would be any difference in the construction or amenities as the units are being changed from rental to for sale units. Mr. Ayyagari responded that there will be no changes.

Chair Ali-Sullivan expressed concern that with some prior projects that had been approved by the Planning Commission, they had not come to fruition and wondered if the applicant was prepared to start construction.

Mr. Ayyagari responded that upon approval, he would move forward with the project, emphasizing that there would not be any delays on the builder's side as they were committed to this project.

Assistant Planner Richard added that as the project had previously been approved as a site plan review application, that the applicant team was currently in the process of obtaining their building and grading permits.

Chair Ali-Sullivan opened and closed the public hearing at 7:18 p.m.

Commissioner Stevens made a motion to approve the project per staff recommendation and commented that the proposed project was an administrative approval of a major site development and building along a critical portion of Mission Boulevard. He indicated that such projects should not be administrative approvals given the State's acquisition and control of the City's design and review process, noting that the refinement of standards could curtail how these projects look and how they are built and emphasizing its importance. Mr. Stevens stated that per the approved elevation plan, corrugated metal siding would be used with an accent color, and although the rendering doesn't take this form, it reminded him of an industrial appearance, leading him to wonder how ministerial approvals take the architectural character of the corridor into consideration.

Commissioner Lowe seconded the motion.

Chair Ali-Sullivan appreciated the comments expressed by Commissioner Stevens, mentioning that he later realized that this project had not come before the Planning Commission, and requested that staff explain what the threshold was and why the project did not come before the Planning Commission.

Planning Manager Lochirco responded that the Hayward Municipal Code included allowances



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for administrative review and approval of projects, noting that if a project such as the proposed satisfied all of the objective design criteria and did not request any variances or necessitating project approval by a higher level of discretion, then Planning staff or the Planning Director have been enshrined with the authority to make determinations for projects that satisfy the City's Zoning Development Standards and the General Plan. He underscored that architecture was not a part of the criteria. As with any discretionary approval, Mr. Lochirco stated there was an appeal period and if the project had been appealed or called up by a member of the Council, then this project would go before the Planning Commission.

Planning Manager Lochirco confirmed for Chair Ali-Sullivan that Planning Commission staff were unable to request that an item be brought to the Planning Commission for review.

The motion passed with the following roll call votes:

AYES:	Commissioners Goodbody, Lowe, Patterson, Stevens Chair Ali-Sullivan
NOES:	None
ABSENT:	Commissioners Bonilla Jr., Garg,
ABSTAIN:	None

WORK SESSION

2. General Plan Annual Progress Report – 2023 (WS 23-005)

Associate Planner Mira Hahn provided a synopsis of the staff report and shared a PowerPoint presentation.

Commissioner Patterson appreciated all City staff for their hard work as related to the General Plan. Ms. Patterson commented that per the report, limitations with staff and fiscal resources were identified as reasons why some projects from 2014 to 2019 had either not yet started or had not been completed and wondered if there were any changes anticipated in the coming years that may help move projects forward.

Associate Planner Hahn stated that in collecting information from different departments and divisions, it was staff's intention to actively look for resources to further these programs which are important to the mission of each division and department.

Commissioner Patterson asked if there would be any updates on the General Plan addressing the implications of short term or near-term programs that are not initiated or those that remain incomplete and wondered if there would be a reporting on the progress of this.



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Associate Planner Hahn responded that it was her understanding that staff was providing annual reporting on the General Plan, adding that on occasion there were amendments to this; however, she did not believe that staff would be reporting back to the Planning Commission on an annual basis. Ms. Hahn stated that the lifetime for the current General Plan was through 2040, after this time, a new General Plan may go into effect.

Planning Manager Lochirco added that when the General Plan was adopted in 2014 it reflected the Community goals in place at that time, were intended to forecast the complete build-out of the community, the overreaching goals of the City through the year 2040; however, he underscored things change over time. Mr. Lochirco commented that when the General Plan was initially adopted, the City was not experiencing the same housing crisis or environmental crisis evident today. In looking at shifting priorities, some programs that were originally envisioned to be implemented between the 2020 and 2040 timeframe were expedited as they became high priority. He underscored that a lot of the programs require staff and fiscal resources, with some additional financing from outside funding sources through grants from the state or federal government, and program implementation often relying on this.

Commissioner Patterson asked if consideration was given to prioritize programs found in the General Plan that were also aligned with the Strategic Road Map projects. Planning Manager Lochirco responded that the City Council was scheduled to discuss new strategic priorities next month, stated that a lot of the programs that are listed in the General Plan were identified as they were high priority, and emphasized that the Council would have an opportunity to consider action items or programs listed in the General Plan as near-term priorities for the Strategic Road Map.

Commissioner Goodbody appreciated the thorough update provided by staff and asked if the telecommunications systems used by public safety were on a separate broadband or fiber-optic system than what was used by residents. Planning Manager Lochirco stated that he would get back to Commissioner Goodbody's question as he did not have the information readily available on the telecommunications mechanism used by the Fire Department.

Chair Ali-Sullivan opened and closed the public comment period at 7:53 p.m.

Chair Ali-Sullivan thanked staff for the comprehensive report and expressed that the General Plan was progressing along at a positive rate as all projects identified in the plan had been tracked.

Planning Manager Lochirco agreed with Chair Ali-Sullivan highlighting that of the total 143 programs in the General Plan, a good majority of the programs had already been completed in a short period of time. He stressed that staff would continue to make progress with the



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General Plan and will continue to report back on an annual basis on the progress made to the Planning Commission and City Council.

APPROVAL OF MINUTES

3. Minutes of the Planning Commission Meeting of January 26, 2023

A motion was made by Commissioner Lowe, seconded by Commissioner Stevens, to approve the meeting minutes of January 26, 2023.

The motion passed with the following roll call votes:

AYES:	Commissioners Goodbody, Lowe, Patterson, Stevens Chair Ali-Sullivan
NOES:	None
ABSENT:	Commissioners Bonilla Jr., Garg,
ABSTAIN:	None

COMMISSION REPORTS

Oral Report on Planning and Zoning Matters

Planning Manager Lochirco shared that the League of California Cities Planning Commissioner Academy was being held in March and requested that if any Commissioners were interested in attending, to let him know. He added that AB 2449 addressing updates to meeting requirements goes into effect March 1, 2023. Mr. Lochirco added that the Planning Commission will continue to offer hybrid meetings so that any member of the public could continue to participate remotely. He stated that currently there were no items scheduled for the March 9, 2023, Planning Commission meeting.

Commissioners' Announcements, Referrals

Chair Ali-Sullivan thanked his fellow Planning Commissioners as the present meeting was his first official meeting in-person serving as the chair and appreciated the vote of confidence and trust placed in him to be the chair for the coming year. Mr. Ali-Sullivan welcomed the three new Planning Commissioners and looked forward to working with them in addition to his other colleagues.

ADJOURNMENT

Chair Ali-Sullivan adjourned the meeting at 7:59 p.m.



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APPROVED:

Anika Patterson, Secretary
Planning Commission

ATTEST:

Avinta Madhukansh-Singh
Interim Planning Commission Secretary
Office of the City Clerk