



CITY OF HAYWARD

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

Agenda

Planning Commission

Thursday, September 10, 2020

7:00 PM

Remote Participation

SPECIAL PLANNING COMMISSION MEETING

COVID-19 Notice: Consistent with State of California Executive Order No. 29-20 dated March 17, 2020, and Alameda County Health Officer Order No. 20-10 dated April 29, 2020, the Task Force will be participating in public meetings via phone/video conferencing.

Please note that we are now using the Zoom Webinar platform to conduct meetings and receive live public comment.

How to watch the meeting from home:

1. Comcast TV Channel 15
2. Live stream <https://hayward.legistar.com/Calendar.aspx>
3. YouTube Live stream: <https://www.youtube.com/user/cityofhayward>

How to submit written Public Comment:

Send an email to cityclerk@hayward-ca.gov by 3:00 p.m. the day of the meeting. Please identify the Agenda Item Number in the subject line of your email. Emails will be compiled into one file, distributed to the Planning Commission and staff, and published on the City's Meeting & Agenda Center under Documents Received After Published Agenda. Written comments received after 3:00 p.m. that address an item on the agenda will still be included as part of the record.

How to provide live Public Comment during the meeting:

*Click this link below to join the webinar: <https://hayward.zoom.us/j/91371357756?pwd=Z0VFZDloUnRkMUJGYkRSbG1wb081UT09>
Passcode: yp0ttX?N*

or

*Dial: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 301 715 8592 or +1 312 626 6799
or +1 929 205 6099*

Webinar ID: 913 7135 7756

Passcode: 77016638

A Guide to attend virtual meetings is provided at this link: <https://bit.ly/3jmaUxa>

CALL TO ORDER: Chair Bonilla

ROLL CALL

PUBLIC COMMENT

The PUBLIC COMMENT section provides an opportunity to address the Planning Commission on items not listed on the agenda. The Commission welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits and focus on issues which directly affect the City or are within the jurisdiction of the City. As the Commission is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff for further action.

ACTION ITEMS

The Commission will permit live public comment as each item is called at the time indicated by the Meeting Chair.

PUBLIC HEARING

For agenda items No. 1 and No. 2, 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. [PH 20-061](#) Appeal of the Planning Director’s Decision to Approve a Two-year Extension of the Approved Mixed Use Development consisting of 72 Residential Townhomes and 8,000 square feet of commercial space on a 5.88-acre parcel located at the Southwest corner of Mission Boulevard and Industrial Parkway (APNs: 078G-2651-012-08, 078G-2651-011-02, 078G-2651-010-03, 078G-2651-009-02, and 078G-2651-008-00) requiring Approval of a Vesting Tentative Tract Map and Site Plan Review; Application No. 201504677; (Appellant: Rosemarie Aguilar and Glenn Kirby); (Applicant: Doug Rich, Valley Oak Partners)

- Attachments:** [Attachment I Staff Report](#)
 [Attachment II Submitted Appeal](#)
 [Attachment III Correspondence from Lozeau Drury](#)
 [Attachment IV Applicant's Response](#)
 [Attachment V Original Conditions of Approval](#)
 [Attachment VI Revised Conditions of Approval](#)
 [Attachment VII Environmental Clean-up Chronology](#)
 [Attachment VIII Community Correspondence Received](#)

- 2. [PH 20-062](#) Proposed Multi-Family Residential Development with 27 Townhome-Style Condominiums and 18 Apartments Units on a Vacant 1.12-Acre Infill Site Located at 21659 Mission Boulevard, Assessor Parcel No. 428-0006-058-01 requiring Approval of Vesting Tentative Tract Map #8520 and a Site Plan Review and Density Bonus Application No. 201902713. Erik Waterman, Studio KDA (Applicant) on behalf of Pargat Singh (Property Owner)

- Attachments:** [Attachment I Staff Report](#)
[Attachment II Findings for Approval](#)
[Attachment III Conditions of Approval](#)
[Attachment IV Project Plans](#)
[Attachment V Affordable Housing Unit Plan](#)
[Attachment VI Public Correspondence](#)

APPROVAL OF MINUTES

- 3. [MIN 20-089](#) Minutes of the Planning Commission Meeting of July 9, 2020

- Attachments:** [Attachment I Draft Minutes of July 9, 2020](#)

COMMISSION REPORTS

Oral Report on Planning and Zoning Matters

Commissioners' Announcements, Referrals

ADJOURNMENT

NEXT MEETING, SEPTEMBER 24, 2020, 7:00PM

PLEASE TAKE NOTICE

That if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing.

PLEASE TAKE FURTHER NOTICE

That the City Council has adopted Resolution No. 87-181 C.S., which imposes the 90 day deadline set forth in Code of Civil Procedure section 1094.6 for filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.

****Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Permit Center, first floor at the above address. Copies of staff reports for agenda items are available from the Commission Secretary and on the City's website the Friday before the meeting.****

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least 48 hours in advance of the meeting by contacting the City Clerk at (510) 583-4400 or TDD (510) 247-3340.