



CITY OF HAYWARD

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

Agenda

Planning Commission

Thursday, June 25, 2026

7:00 PM

**Council Chambers & Virtual
Platform (Zoom)**

PLANNING COMMISSION MEETING

NOTICE: The Planning Commission will hold a hybrid meeting in the Council Chambers and virtually via Zoom.

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 Planning Commission Meeting:

Please click the link below to join the webinar:

<https://hayward.zoom.us/j/88562443854?pwd=hHgNiYEljvp3kkojlKlXrRBYflbFuv.1>

Webinar ID: 885 6244 3854

Password: PC6/25@7pm

Or join by telephone:

US: 833 928 4610 (Toll Free) or 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free) or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) or 833 928 4608 (Toll Free) or 833 928 4609 (Toll Free)

Webinar ID: 885 6244 3854

Password: 8333450422

PLANNING COMMISSION MEETING

CALL TO ORDER Pledge of Allegiance

SB 707 TELECONFERENCE NOTIFICATIONS AND CONSIDERATION

ROLL CALL

PUBLIC COMMENTS

The PUBLIC COMMENTS 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. Speakers shall not use threatening, profane, or abusive language which disrupts, disturbs, or otherwise impedes the orderly conduct of a Commission meeting. The City is committed to maintaining a workplace free of unlawful harassment and is mindful that City staff regularly attend Commission meetings. Discriminatory statements or conduct that is hostile, intimidating, oppressive, or abusive – are per se disruptive to a meeting and will not be tolerated.

ACTION ITEMS

The Commission will permit comment as each item is called for Public Hearing. Please submit a speaker card to the Secretary if you wish to speak on a public hearing item.

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 [PH 26-033](#) Eden Ranch: Proposal to Subdivide an Existing 4.8-Acre Site to Allow for the Construction of 72 Three-Story Townhouse-Style Condominiums, Including Eight Affordable Units, Requiring Approval of Vesting Tentative Tract Map for Condominium Purposes (Tract 8766), Site Plan Review and Density Bonus Application No. TM-25-0006 and a Finding that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) Pursuant to Section 15332 of the CEQA Guidelines. Applicant/Developer: Kian Malek of City Ventures; Property Owner: Pristine Homes LLC.

- Attachments:** [Attachment I Staff Report](#)
 [Attachment II Draft Findings for Approval](#)
 [Attachment III Recommended Conditions of Approval](#)
 [Attachment IV Project Plans](#)
 [Attachment V Affordable Housing Plan](#)
 [Attachment VI Project Description & Density Bonus Statement](#)

For agenda item 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.

- 2 [ACT 26-034](#) City Initiated Revocation Proceedings of Tobacco Retailer Licenses for Commercial Properties Within the City of Hayward Where License Holders Committed Three or More Violations Within a Five-Year Period, Pursuant to Hayward Municipal Code Section 10-1.2794.

- Attachments:** [Attachment I Staff Report](#)
 [Attachment II -TRL Violation Summary](#)
 [Attachment III - 391 W A St Evidence](#)
 [Attachment IV - 25088 Hesperian Blvd Evidence](#)
 [Attachment V - 22810 Foothill Blvd Evidence](#)
 [Attachment VI - 1090 La Playa Rd Evidence](#)
 [Attachment VII - Order of Proceedings](#)

COMMISSION REPORTS

Oral Report on Planning and Zoning Matters

Commissioners' Announcements, Referrals

ADJOURNMENT

NEXT MEETING, AUGUST 27, 2026, 7:00PM

The Planning Commission will be in recess for the month of July through August 13.

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 cityclerk@hayward-ca.gov.