



CITY OF HAYWARD

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

Action Minutes Planning Commission

Thursday, June 25, 2026

7:00 PM

Council Chambers &
Virtual Platform (Zoom)

PLANNING COMMISSION MEETING

ROLL CALL

Present 7 - Member Ron Meyers, Member Brigitte Lowe, Member Anika Hardy, Member Jeffrey Haman, Member Karla Goodbody, Member Vasko Yorgov, and Member Robert Stevens

PUBLIC COMMENTS

The following individuals provided public comment:

Sol (Carl Mills), Tyler Dragoni, Mimi Dean, James Anthony, Sol Solizano, and Tatia's iPhone

ACTION ITEMS

PUBLIC HEARING

- 1 [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.](#)

Ro A provided public comment.

A motion was made by Member Hardy, seconded by Member Yorgov, to approve the Vesting Tentative Tract Map, Site Plan Review and Density Bonus Application No. TM-25-0006 and find that the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332, based on the findings in Attachment II and subject to the conditions of approval in Attachment III. The motion carried by the following vote:

Aye: 6 - Member Hardy, Member Haman, Member Lowe, Member Meyers, Member Yorgov, and Member Goodbody

Recused: 1 - Member Stevens

- 2 [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.](#)

The following individuals provided public comment:

Sandra Archuleta, James Anthony, Nay Myo Kyi Tha, Douglas Perez-Baltrons,

The following individuals provided comment in regard to Mobile/Hayward Gas and Food:

Sandra Archuleta and James Anthony

A motion was made by Commissioner Stevens, seconded by Commissioner Haman, to revoke the Tobacco Retailer License for Mobile/Hayward Gas and Food that has committed three (3) or more violations within a five (5) year period, satisfying the criteria requiring revocation under Hayward Municipal Code Section 10 1.2794. The motion carried the following vote:

Aye: 7 - Member Lowe, Member Hardy, Member Haman, Member Meyers, Member Yorgov, Member Stevens, and Member Goodbody

A motion was made by Commissioner Stevens, seconded by Commissioner Haman, to revoke the Tobacco Retailer License for Smokey's Smoke Shop and Gifts that has committed three (3) or more violations within a five (5) year period, satisfying the criteria requiring revocation under Hayward Municipal Code Section 10 1.2794. The motion carried the following vote:

Aye: 6 - Member Stevens, Member Yorgov, Member Goodbody, Member Hardy, Member Lowe, and Member Haman

Nay: 1 - Member Meyers

A motion was made by Member Yorgov, seconded by Member Meyers, to revoke the Tobacco Retailer License for Master Shell that has committed three (3) or more violations within a five (5) year period, satisfying the criteria requiring revocation under Hayward Municipal Code Section 10 1.2794. The motion carried the following vote:

Aye: 7 - Member Goodbody, Member Lowe, Member Haman, Member Meyers, Member Yorgov, Member Stevens, and Member Hardy

A motion was made by Member Stevens, seconded by Member Hardy, to revoke the Tobacco Retailer License for The Gr8 Smoke Shop that has committed three (3) or more violations within a five (5) year period, satisfying the criteria requiring revocation under Hayward Municipal Code Section 10-1.2794.. The motion carried by the following vote:

Aye: 6 - Member Meyers, Member Stevens, Member Yorgov, Member Hardy, Member Haman, and Member Goodbody

Recused: 1 - Member Lowe

ADJOURNMENT

The meeting adjourned at 11:21p.m.

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