



# CITY OF HAYWARD

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

## Agenda Planning Commission

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**Thursday, October 10, 2019**

**7:00 PM**

**Council Chambers**

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### **MEMBERS OF THE AUDIENCE WISHING TO ADDRESS THE PLANNING COMMISSION**

Obtain a speaker's identification card, fill in the requested information, and give the card to the Commission Secretary. The Secretary will give the card to the Commission Chair who will call on you when the item in which you are interested is being considered. When your name is called, walk to the rostrum, state your name and address for the record and proceed with your comments. The Chair may, at the beginning of the hearing, limit testimony to three (3) minutes per individual and five (5) minutes per an individual representing a group of citizens for organization. Speakers are expected to honor the allotted time.

### **CALL TO ORDER Pledge of Allegiance**

### **ROLL CALL**

### **ELECTION OF OFFICERS**

### **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.*

### **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 Planning Commission may make a recommendation to the City Council.**

**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.**

1. [PH 19-076](#) Proposed Development of a Mixed-Use Project Consisting of 189 Condominium and Townhome Units; Approximately 10,800 Square Feet of Ground Floor Commercial Space; Open Space Areas Including an Urban Park and Plaza, Dog Park and Public Trail, Among Others; and Related Site Improvements Requiring Approval of Zone Change and Tentative Tract Map Application No. 201806355.

**Attachments:** [Attachment I Staff Report](#)  
[Attachment II Findings of Approval](#)  
[Attachment III Conditions of Approval](#)  
[Attachment IV Project Plans](#)  
[Attachment V Infill Checklist and Related Attachments](#)  
[Attachment VI Affordable Housing Plan](#)

2. [PH 19-077](#) Proposed Mixed-Use, Transit-Oriented Development with 140 Affordable Housing Units, a 2,700 Square-Foot Day Care Center, and 1,800 Square-Feet of Ground Floor Commercial Space on a Vacant 2.21-Acre Site Located at 29497, 29547, and 29553 Mission Boulevard, Assessor Parcel Nos. 078C-0438-013-06, 078C-0438-014-00, and 078C-0438-015-02 Requiring Site Plan Review and Density Bonus Application 201806620 and the Adoption of a California Environmental Quality Act Infill Checklist. Meta Housing Corporation (Applicant/Property Owner)

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

**APPROVAL OF MINUTES**

3. [MIN 19-117](#) Minutes of the Planning Commission Meeting of September 26, 2019

**Attachments:** [Attachment I Draft Minutes of September 26, 2019](#)

**COMMISSION REPORTS**

Oral Report on Planning and Zoning Matters

Commissioners' Announcements, Referrals

**ADJOURNMENT**

**NEXT MEETING, THURSDAY, OCTOBER 24, 2019, 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.*