



# CITY OF HAYWARD

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

## Action Minutes Planning Commission

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**Thursday, October 10, 2019**

**7:00 PM**

**Council Chambers**

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### ROLL CALL

**Present** 6 - Mariellen Faria, Daniel Goldstein, Angela Andrews, Gary Patton, Julie Roche, and Robert Stevens

**Absent** 1 - Ray Bonilla Jr.

### ELECTION OF OFFICERS

The item was continued to the next Planning Commission meeting due to Commissioner Bonilla's absence. Commissioner Bonilla was required to remain at the Kaiser Hospital Command Center to assist hospitals impacted by the power outage.

### PUBLIC COMMENTS

Kim Huggett

### PUBLIC HEARING

Chair Faria announced that there was a request to hear Item #2 PH 19-077 before Item #1 19-076. There were no objections from the Planning Commission.

1. [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.](#)

A motion was made by Commissioner Goldstein, seconded by Commissioner Patton, to approve the staff's recommendation with two additional conditions of approval, 1) incorporate public art at street level, 2) evaluate the project walls in order for the design features to be consistent with the building and landscape design within the project and the surrounding neighborhood. The motion carried by the following vote:

**Aye:** 6 - Faria, Goldstein, Andrews, Patton, Roche, and Stevens

**Absent:** 1 - Bonilla

2. [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 \(Applicant/Property Owner\)](#)

A motion was made by Commissioner Patton, seconded by Commissioner Goldstein, to approve the staff's recommendation with modifications to Conditions of Approval Nos. 77 and 78, relating to the project's water metering infrastructure and three additional conditions of approval, 1) 18 commercial parking spaces are to have signage stating "For Commercial Parking Only During Business Hours", 2) developer shall establish two applicant wait lists during the period prior to the issuance of a temporary certificate of occupancy, (i) for applicants with cars, (ii) for applicants without cars, and 3) incorporate public art into the project. The motion carried by the following vote:

**Aye:** 6 - Faria, Goldstein, Andrews, Patton, Roche, and Stevens

**Absent:** 1 - Bonilla

**APPROVAL OF MINUTES**

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

A motion was made by Commissioner Andrews, seconded by Commissioner Patton, to approve the Planning Commission Meeting Minutes of September 26, 2019. The motion carried by the following vote:

**Aye:** 6 - Faria, Goldstein, Andrews, Patton, Roche, and Stevens

**Absent:** 1 - Bonilla

**ADJOURNMENT**

Chair Faria adjourned the meeting at 9:07 p.m.