



CITY OF HAYWARD

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

Agenda Planning Commission

Thursday, September 25, 2025

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:
<https://hayward.zoom.us/j/83986125030?pwd=5fwPlqBrYgslBqxJVfxOLEnUfWtoed.1>

*Webinar ID: 839 8612 5030
Password: PC9/25@7pm*

Or Telephone:
Dial (for higher quality, dial a number based on your current location):
1 669 900 6833 or +1 646 931 3860 (Toll Free)

*Webinar ID: 839 8612 5030
Password: 8687582490*

International numbers available: <https://hayward.zoom.us/j/kbVUZ42rGy>

PLANNING COMMISSION MEETING**ROLL CALL****AB 2449 TELECONFERENCE NOTIFICATIONS AND CONSIDERATION****CALL TO ORDER Pledge of Allegiance****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 Planning Commission may make a recommendation to the City Council.

- 1 [PH 25-042](#) Proposal to Operate a Commercial Cannabis Retail Dispensary in a Vacant Tenant Space in a Shopping Center at 21463 Foothill Boulevard (Assessor Parcel No. 414-0086-056-02) in the General Commercial (CG) Zoning District, Requiring Approval of Conditional Use Permit Application No. UP-25-0011 and a Finding that the Project is Categorically Exempt from the Provisions of the California Environmental Quality Act (CEQA) Pursuant to Section 15301 of the CEQA Guidelines. Esther Lopez and Angilbert Sarkis, Gream Enterprises, Inc. [DBA Phenos Hayward] (Applicant/Operator); Foothill-Grove LLC (Property Owner).

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

For agenda item No. 2 the Planning Commission may make a recommendation to the City Council.

- 2 [PH 25-043](#) Proposed Zoning Map Amendment of a 0.94-Acre Site Located at 900 Calhoun Street (Assessor's Parcel Number (APN) 078C-0647-001-02) from Agriculture (A) District to Low Density Residential- Minimum Lot Size - 10,000 square feet (RLB10) District Consistent with the Low Density Residential General Plan Land Use Designation, and Findings that the Zone Change is Fully Consistent with the Hayward 2040 General Plan Environmental Impact Report; Application No. MTA-25-0002. Applicant and Property Owner: Aman Pohyar.

Attachments: [Attachment I Staff Report](#)
 [Attachment II Draft Findings](#)
 [Attachment III Draft Conditions of Approval](#)
 [Attachment IV Existing and Proposed Zoning Maps](#)
 [Attachment V Public Comments](#)

APPROVAL OF MINUTES

- 3 [MIN 25-100](#) Minutes of the Planning Commission Meeting on May 22, 2025

Attachments: [Attachment I Draft Minutes of May 22, 2025](#)

- 4 [MIN 25-102](#) Minutes of the Planning Commission Meeting on August 28, 2025

Attachments: [Attachment I Draft Minutes of August 28, 2025](#)

COMMISSION REPORTS

Oral Report on Planning and Zoning Matters

Commissioners' Announcements, Referrals

ADJOURNMENT

NEXT MEETING, OCTOBER 9, 2025, 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 cityclerk@hayward-ca.gov.