



CITY OF HAYWARD

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

Action Minutes Planning Commission

Thursday, September 25, 2025

7:00 PM

Council Chambers &
Virtual Platform (Zoom)

PLANNING COMMISSION MEETING

ROLL CALL

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

CALL TO ORDER Pledge of Allegiance

PUBLIC COMMENTS

Theresa Rezentes provided public comment.

PUBLIC HEARING

For agenda item No. 1 the Planning Commission may make a recommendation to the City Council.

- 1 [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 \(Property Owner\).](#)

The following people provided public comment: Iceza Vezaquez, Karla Fernandez, Lidiia Holokolosenko, Ron Roberts, Marcella James, Raina Petrov, Pat Doherty, Jas Dhillon, Brandi Gomes, Baylyn Perkins, Giulia Bodas, Jared Perkins, Eliaz Romero, Stephen Mocker, Robert Gomez Jr., Zach Drivon, Mike Warda, Efrain Miranda, Esther Lopez, Raymundo Archuleta, Sandra's iPhone, Matias Michelena, Marcia Lopez, Ann Grove Way Neighborhoods, Diego Ramos, Zoom, Nancy Respaldiza, Theresa Rezentes, TJ Concern Citizens, Aiden, Carleen (Elizabeth), Oscar, Samantha (2), and Tom Ferreira.

A motion was made by Chair Hardy, seconded by Commissioner Stevens, and carried unanimously, to not make a recommendation that the City Council find the proposed project to be categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301, Existing Facilities, and approve Conditional Use Permit (CUP) Application No. UP-25-0011 to allow the establishment of the commercial cannabis retail dispensary. The motion carried the following vote:

Aye: 5 - Member Goodbody, Member Lowe, Member Meyers, Member Hardy, and Member Stevens
Nay: 1 - Member Yorgov

Recused: 1 - Member Haman

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

2 [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.](#)

The following people provided public comment: Eujenia Hernandez, Marcella James, Basilio Buenrostro, Grace Buenrostro, and Chelsey Figueroa.

A motion was made by Commissioner Stevens, seconded by Chair Hardy, and carried unanimously, to not make a recommendation that the City Council approve the proposed Zoning Map Amendment, subject to the attached Findings and Conditions of Approval; and Findings that the Zone Change is Fully Consistent with the Hayward 2040 General Plan Environmental Impact Report for the purposes of CEQA. The motion carried the following vote:

Aye: 6 - Member Goodbody, Member Haman, Member Lowe, Member Meyers, Member Hardy, and Member Stevens
Nay: 1 - Member Yorgov

APPROVAL OF MINUTES

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

A motion was made by Member Lowe, seconded by Member Meyers, to approved That the Planning Commission approve the Minutes of the Planning Commission meeting on May 22, 2025. The motion carried by the following vote:

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

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

A motion was made by Member Lowe, seconded by Member Meyers, to approved That the Planning Commission approve the Minutes of the Planning Commission meeting on August 28, 2025. The motion carried by the following vote:

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

ADJOURNMENT

The meeting was adjourned at 11:20pm.

NEXT MEETING, OCTOBER 9, 2025, 7:00PM