



CITY OF HAYWARD

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

Agenda Planning Commission

Thursday, December 7, 2023

7:00 PM

**Council Chambers & Virtual
Platform (Zoom)**

SPECIAL 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:

Please click the link below to join the webinar:
[https://hayward.zoom.us/j/86167992628?](https://hayward.zoom.us/j/86167992628?pwd=2Y5bEcbQHNOt6Lg4RHHMQxOoagQubiMNYxo.33isipNQZgk67a09)
[pwd=2Y5bEcbQHNOt6Lg4RHHMQxOoagQubiMNYxo.33isipNQZgk67a09](https://hayward.zoom.us/j/86167992628?pwd=2Y5bEcbQHNOt6Lg4RHHMQxOoagQubiMNYxo.33isipNQZgk67a09)

Webinar ID: 861 6799 2628

Password: PC12/7@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: 861 6799 2628

Passcode: 8588554109

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

A Guide to attend virtual meetings is provided at this link: <https://bit.ly/3jmaUxa>

CALL TO ORDER Pledge of Allegiance**AB 2449 TELECONFERENCE NOTIFICATIONS AND CONSIDERATION****ROLL CALL****PUBLIC COMMENTS**

The PUBLIC COMMENTS section provides an opportunity to address the Planning Commission on items not listed on the agenda. The Commission welcomes 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 live public 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 23-046](#) Proposed Demolition of Two Existing Detached Residences and Construction of a New 12 Unit Small Lot Detached Residential Subdivision (Eden Village III) on a 1.45-Acre Site Located at 24764 and 24656 Mohr Drive (Assessor's Parcel Numbers (APNs) 441-0074-009-00 and 441-0074-009-00), Requiring Approval of a Zone Change to Planned Development District, Vesting Tentative Tract Map and Approval of an Environmental Consistency Checklist Associated with Application No. MTA-23-0001. Applicant: Jeffrey Lawrence, Nuvera Homes. Owners: Robert A. Pratt, F TRS Roberta, Anne C. Wu, and Ngai M. Wang

Attachments: [Attachment I Staff Report](#)
[Attachment II Staff Report from 10.12.23 PC Hearing](#)
[Attachment III Draft Findings](#)
[Attachment IV Draft Conditions of Approval](#)
[Attachment V Revised Project Plans](#)
[Attachment VI CEQA Environmental Checklist](#)
[Attachment VII Response Letter from Nuvera Homes](#)
[Attachment VIII Mailbox Specs](#)

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.

- 2 [PH 23-047](#) Proposal to Allow Sales of Beer at an Existing Billiards Hall Located at 895 B Street (Assessor Parcel No. 428-0071-050-00) in the DT-MS (Downtown-Main Street) Zoning District, Requiring Approval of Conditional Use Permit Application No. UP-23-0021 and Finding that the Action is Exempt from CEQA.; Amy Wang of A&A Billiards (Applicant/Operator); City of Hayward (Property Owner)

Attachments: [Attachment I Staff Report](#)
[Attachment II Draft Findings for Approval](#)
[Attachment III Recommended Conditions of Approval](#)
[Attachment IV Project Plans](#)
[Attachment V Applicant's Project Description](#)

APPROVAL OF MINUTES

- 3 [MIN 23-129](#) Minutes of the Planning Commission Meeting on October 26, 2023

Attachments: [Attachment I Draft Minutes of October 26, 2023](#)

COMMISSION REPORTS

Oral Report on Planning and Zoning Matters

Commissioners' Announcements, Referrals

- 4 [RPT 23-123](#) 2024 Planning Commission Meeting Schedule

Attachments: [Attachment I 2024 Planning Commission Meeting Schedule](#)

ADJOURNMENT

NEXT MEETING, DECEMBER 14, 2023, 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.