



**MINUTES OF THE REGULAR MEETING OF THE  
CITY OF HAYWARD PLANNING COMMISSION  
Council Chambers  
Thursday, May 11, 2017, 7:00 p.m.  
777 B Street, Hayward, CA 94541**

---

A motion was made by Commissioner Willis Jr., seconded by Commissioner Faria, to approve the staff recommendation.

The motion passed with the following vote:

AYES: Commissioners Willis Jr., Goldstein, McDermott, Faria  
Vice-Chair Schott  
NOES: None  
ABSENT: Enders, Parso-York  
ABSTAIN: None

3. Proposed Five Year Extension of the Development Agreement for the Stonebrae Country Club (Blue Rock) Project Located Southeasterly of the Intersection of Fairview Avenue and Hayward Boulevard along Walpert Ridge

Senior Planner Golubics provided a synopsis of the staff report.

Senior Planner Golubics confirmed for Vice Chair Schott that the extension expiration date would be in 2023.

Vice Chair Schott opened and closed the public hearing at 7:52 p.m.

Commissioner McDermott said there was nothing preventing the extension of the Development Agreement and that she is aware of the mortgage industry being hard hit by the recession. Ms. McDermott said this is a nice development and this extension will allow for the development of Village C. Senior Planner Golubics confirmed for Ms. McDermott that construction has not yet begun.

A motion was made by Commissioner McDermott, seconded by Commissioner Willis Jr., to approve the staff recommendation.

The motion passed with the following vote:

AYES: Commissioners Willis Jr., Goldstein, McDermott, Faria  
Vice Chair Schott  
NOES: None  
ABSENT: Enders, Parso-York  
ABSTAIN: None



**MINUTES OF THE REGULAR MEETING OF THE  
CITY OF HAYWARD PLANNING COMMISSION  
Council Chambers  
Thursday, May 11, 2017, 7:00 p.m.  
777 B Street, Hayward, CA 94541**

---

**COMMISSION REPORTS:**

**Oral Report on Planning and Zoning Matters**

Planning Manager Buizer reminded the Commissioners about the Tuesday, May 16, 2017, special field trip to Stonebrae and that the Joint Council/Planning Commission Work Session has been cancelled. Vice Chair Schott said there is a business operating illegally underneath the Eden greenway and this was seriously affecting the neighborhood. Mr. Schott said Code Enforcement's penalties does not discourage this illegal truck stop and he encouraged the California Highway Patrol to park one of their inspection vehicles in that area to discourage this illegal activity.

**Commissioners' Announcements, Referrals**

Commissioner McDermott spoke about attending the Hayward Education Foundation event honoring school volunteers held at the Hayward Executive Airport's Meridian hangar. Ms. McDermott said it was a very nice event but highlights that the City needs a convention center for such events. Commissioner Goldstein reminded everyone that the Rowell Ranch Rodeo was coming up and encouraged everyone to go out, enjoy the event and have fun.

**APPROVAL OF MINUTES**

4. Minutes of the Special Planning Commission Meeting on April 20, 2017  
A motion was made by Commissioner Willis Jr., seconded by Commissioner Faria, to approve the minutes of the Planning Commission meeting on April 20, 2017. The motion carried with the following vote:

**5:0:2 (AYES: Willis Jr., Goldstein, Schott, McDermott, Faria; ABSENT: Enders, Parso-York)**

5. Minutes of the Planning Commission Meeting on April 27, 2017  
A motion was made by Commissioner McDermott, seconded by Commissioner Willis Jr., to approve the Planning Commission meeting on April 27, 2017. The motion carried with the following vote:

**4:0:1:2 (AYES: Willis Jr., Goldstein, McDermott, Faria; ABSTAIN: Schott ABSENT: Enders, Parso-York)**

**ADJOURNMENT**

Vice Chair Schott adjourned the meeting at 8:03 p.m.



**MINUTES OF THE REGULAR MEETING OF THE  
CITY OF HAYWARD PLANNING COMMISSION  
Council Chambers  
Thursday, May 11, 2017, 7:00 p.m.  
777 B Street, Hayward, CA 94541**

---

**APPROVED:**

---

Julius Willis, Jr. Secretary  
Planning Commission

**ATTEST:**

---

Denise Chan, Senior Secretary  
Office of the City Clerk