



CITY OF HAYWARD

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

Agenda Planning Commission

Thursday, February 22, 2024

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:

Please click the link below to join the webinar:

[https://hayward.zoom.us/j/86168171425?
pwd=9mvL_KZ-tR7FhnsfhzBoP2NNjQkqii9ppsw.eRXUS2ikthgPy-Jw](https://hayward.zoom.us/j/86168171425?pwd=9mvL_KZ-tR7FhnsfhzBoP2NNjQkqii9ppsw.eRXUS2ikthgPy-Jw)

Webinar ID: 861 6817 1425

Password: PC2/22@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 6817 1425

Passcode: 8233619660

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

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

PLANNING COMMISSION MEETING

Pursuant to Government Code section 54953, the meeting will include a teleconference location at Monterey Marriott, 350 Calle Principal, Monterey, CA 93940. Planning Commissioner Member Patterson will participate via teleconference. The agenda will be posted at the teleconference location and the public will have an opportunity to address the Planning Commission.

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 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 24-005](#) Proposed Vesting Tentative Tract Map (Tract 8600) and Modification of an Affordable Housing and Density Bonus Plan from the Previously Approved Zone Change, Site Plan Review, Density Bonus and Environmental Review Application No. 202101491 for a 22 Unit Townhome Development located at 27865 Manon Avenue (APN 453-0090-014-00). Application: TM-23-0009; Applicant: Abraham Halaw, Briscoe Construction; Owner: Sunflower Manon LLC.

- Attachments:** [Attachment I Staff Report](#)
[Attachment II Findings for Approval](#)
[Attachment III Conditions of Approval](#)
[Attachment IV Vesting Tentative Tract Map \(Tract 8600\)](#)
[Attachment V Revised Affordable Housing/Density Bonus Plan](#)
[Attachment VI Previously Approved Plans for Application 202101491 \(included for reference only\)](#)
[Attachment VII Council Resolution 22-251 \(included for reference only\)](#)
[Attachment VIII Infill Consistency Checklist \(included for reference only\)](#)

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 [RPT 24-012](#) General Plan Annual Progress Report - 2024

- Attachments:** [Attachment I Staff Report](#)
[Attachment II General Plan Program List](#)

APPROVAL OF MINUTES

- 3 [MIN 24-020](#) Minutes of the Planning Commission Meeting on October 12, 2023

- Attachments:** [Attachment I Draft Minutes of October 12, 2023](#)

- 4 [MIN 24-021](#) Minutes of the Planning Commission Meeting on January 11, 2024

- Attachments:** [Attachment I Draft Minutes of January 11, 2024](#)

COMMISSION REPORTS

Oral Report on Planning and Zoning Matters

Commissioners' Announcements, Referrals

ADJOURNMENT

NEXT MEETING, MARCH 14, 2024, 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.