



# CITY OF HAYWARD

Hayward City Hall  
777 B Street  
Hayward, CA 94541  
[www.Hayward-CA.gov](http://www.Hayward-CA.gov)

## Agenda Planning Commission

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**Thursday, March 14, 2024**

**7:00 PM**

**Council Chambers**

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### PLANNING COMMISSION MEETING

NOTICE: The Planning Commission will hold a meeting in the Council Chamber.

#### PUBLIC PARTICIPATION

##### HOW TO OBSERVE THE MEETING:

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](mailto: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:

In person at City Hall, Council Chambers, 777 B Street, Hayward, CA, 94541.

Please note: Public comment via Zoom has been suspended.

**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 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.**

- 1      [PH 24-010](#)      Proposed Development of 12 Townhome Condominium Units and Related Site Improvements on a 0.39-Acre Site at 22872 Main Street (APN 427-0001-046-01), Requiring Approval of Tentative Tract Map for Condominium Purposes (8678) and Site Plan Review Application No. TM-23-0004 and an Exemption for Residential Projects Implementing Specific Plans Pursuant to Section 15182 the California Environmental Quality Act (CEQA). Murthy Ayyagari for HAMAARA (Applicant); on behalf of Uday Sista and Swati Pappu (Owners).

**Attachments:**      [Attachment I Staff Report](#)  
                                 [Attachment II Findings](#)  
                                 [Attachment III Draft Conditions of Approval](#)  
                                 [Attachment IV Project Plans](#)  
                                 [Attachment V Arborist Report](#)  
                                 [Attachment VI Public Comment](#)

**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 24-011](#)      Proposed Installation of Three (3) Telecommunication Monopoles Along the Parapet of an existing Parking Garage located at 27303 Sleepy Hollow Avenue (APN: 455-0026-024-03), Requiring the Approval of Conditional Use Application No. UP-24-0004 for a Class 3 facility, and finding that the project is categorically exempt from the California Environmental Quality Act (CEQA). Applicant: Kristy Andres, Ericsson; Owner: Joseph Crist, Kaiser Permanente.

**Attachments:**      [Attachment I Staff Report](#)  
                                 [Attachment II Findings](#)  
                                 [Attachment III Conditions of Approval](#)  
                                 [Attachment IV Project Plans](#)  
                                 [Attachment V Photo Simulations](#)  
                                 [Attachment VI RF-EME Compliance Report](#)

**For agenda item No. 3, the Planning Commission may make a recommendation to the City Council.**

- 3      [PH 24-009](#)      City-Initiated Zoning Text and Map Amendments to Chapter 1, Article 10 (Planning, Zoning and Subdivisions) of the Hayward Municipal Code to Implement a 6th Cycle Housing Element Program to Establish an Affordable Housing Overlay District and to Rezone Three Properties Subject to the Overlay District to Allow Ministerial Design Review of New Residential Development Subject to Affordability and Other Criteria.

**Attachments:**      [Attachment I Staff Report](#)  
[Attachment II Draft Findings Affordable Housing Overlay District](#)  
[Attachment III Streamlined Affordable Housing Ordinance](#)  
[Attachment IV Area Maps](#)  
[Attachment V Addendum to the Hayward 2030 General Plan](#)

#### APPROVAL OF MINUTES

- 4      [MIN 24-032](#)      Minutes of the Planning Commission Meeting on October 12, 2023

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

- 5      [MIN 24-033](#)      Minutes of the Planning Commission Meeting on February 8, 2024

**Attachments:**      [Attachment I Draft Minutes of February 8, 2024](#)

#### COMMISSION REPORTS

Oral Report on Planning and Zoning Matters

Commissioners' Announcements, Referrals

#### ADJOURNMENT

**NEXT MEETING, MARCH 28, 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](mailto:cityclerk@hayward-ca.gov).*