



# 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, May 9, 2019**

**7:00 PM**

**Council Chambers**

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### MEMBERS OF THE AUDIENCE WISHING TO ADDRESS THE PLANNING COMMISSION

Obtain a speaker's identification card, fill in the requested information, and give the card to the Commission Secretary. The Secretary will give the card to the Commission Chair who will call on you when the item in which you are interested is being considered. When your name is called, walk to the rostrum, state your name and address for the record and proceed with your comments. The Chair may, at the beginning of the hearing, limit testimony to three (3) minutes per individual and five (5) minutes per an individual representing a group of citizens for organization. Speakers are expected to honor the allotted time.

### CALL TO ORDER Pledge of Allegiance

### 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 your 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.*

### 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 19-029](#) Recommended FY 2020 - FY 2029 Capital Improvement Program

**Attachments:** [Attachment I Staff Report](#)  
[Attachment II Recommended FY 2020 - FY 2029 CIP](#)

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

2.        [PH 19-030](#)        Proposed Commercial Cannabis Retail Dispensary at 1004 B Street (Assessor Parcel No. 428-0061-056-00) by Siavash Afshar on Behalf of Hayward Station (Applicant); Alfred J Antonini (Property Owner), Requiring Approval of Conditional Use Permit Application No. 201806005.

**Attachments:**    [Attachment I Staff Report](#)  
                              [Attachment II Findings](#)  
                              [Attachment III Conditions of Approval](#)  
                              [Attachment IV Project Plans](#)  
                              [Attachment V Neighbor Outreach Summary](#)  
                              [Attachment VI Correspondence Related to Project](#)

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

3.        [PH 19-043](#)        Proposal to subdivide an existing 8.88 acre parcel into 22 parcels to allow the construction of 19 single-family residences with common open space areas and related site improvements at 29080 Fairway Avenue (APN 085A-6428-002-00) by Erik Hayden of Hayden Land Company, LLC (Applicant) on behalf of Carrie Aitken (Owner) Requiring a Tentative Tract Map, Planned Development (PD) Rezone, and Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program (MMRP) Application No. 201603891.

**Attachments:**    [Attachment I Staff Report](#)  
                              [Attachment II Findings](#)  
                              [Attachment III Conditions of Approval](#)  
                              [Attachment IV Project Plans](#)  
                              [Attachment V Conceptual Architecture](#)  
                              [Attachment VI Initial Study & Mitigated Negative Declaration](#)  
                              [Attachment VII Mitigation Monitoring & Reporting Program](#)  
                              [Attachment VIII Responses to Comments](#)  
                              [Attachment IX Applicant's Statement of Justification](#)

**APPROVAL OF MINUTES**

4. [MIN 19-062](#) Minutes of the Planning Commission Meeting of April 25, 2019

**Attachments:** [Attachment I Draft Minutes of April 25, 2019](#)

**COMMISSION REPORTS**

Oral Report on Planning and Zoning Matters

Commissioners' Announcements, Referrals

**ADJOURNMENT****NEXT MEETING, MAY 23, 2019, 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 TDD (510) 247-3340.*