



CITY OF HAYWARD

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

Revised Agenda Planning Commission

Thursday, October 28, 2021

7:00 PM

Remote Participation

SPECIAL PLANNING COMMISSION MEETING

COVID-19 Notice: Consistent with Assembly Bill 361, the Planning Commission meeting includes teleconference participation by all Planning Commission members and the public.

Please note that we are now using the Zoom Webinar platform to conduct meetings and receive live public comment.

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 meeting:

Please click the link below to join the webinar:

<https://hayward.zoom.us/j/89896261012?pwd=UnNtTkMwNTlGbmpLSnE5K0ZFWGsvUT09>

Webinar ID: 898 9626 1012

Passcode: PC10/28@7p

Or Telephone:

US: +1 669 900 6833 or +1 253 215 8782

Webinar ID: 898 9626 1012

Passcode: 2981014483

International numbers available: <https://hayward.zoom.us/j/89896261012?pwd=UnNtTkMwNTlGbmpLSnE5K0ZFWGsvUT09>

A Guide to attend virtual meetings is provided at this link: <https://hayward.zoom.us/j/89896261012?pwd=UnNtTkMwNTlGbmpLSnE5K0ZFWGsvUT09>

CALL TO ORDER**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 live public comment as each item is called at the time indicated by the Meeting Chair.

PUBLIC HEARING

For agenda item No. 1 the Planning Commission may make a recommendation to the City Council.

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.

1. [PH 21-085](#) Proposed Demolition of an Existing 74,750-Square-Foot Commercial Building and Construction of a New 47-Lot Single-Family Residential Subdivision on a 5.4-Acre Site Located at 1000 La Playa Drive (Assessor's Parcel Number 442-0038-001), Requiring Approval of General Plan Amendment, Rezone and Vesting Tentative Tract Map Application No. 202004457, and Approval of a Mitigated Negative Declaration with Mitigation Monitoring and Reporting Plan Prepared for the Project in Accordance with the Requirements of the California Environmental Quality Act (CEQA); Applicant: D.R. Horton Bay, Inc.; Owner: Quach's Hayward LLC.

Attachments: [Attachment I Staff Report](#)
[Attachment II Recommended Findings](#)
[Attachment III Recommended Conditions of Approval](#)
[Attachment IV Project Plans](#)
[Attachment V Draft Initial Study/Mitigated Negative Declaration](#)
[Attachment VI Mitigation Monitoring and Reporting Plan](#)
[Attachment VII Affordable Housing Plan](#)
[Attachment VIII Proposed General Plan and Zoning Maps](#)

2. [PH 21-089](#) Proposed Development of a New Industrial Campus with Two Industrial Buildings Measuring Approximately 233,000 Square Feet and 155,000 Square Feet and Related Site Improvements Requiring Major Site Plan Review and Conditional Use Permit Approval and Review and Approval of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Former Berkeley Farms Site Located at 25450-25550 Clawiter Road (Assessor Parcel Numbers 439-0080-001-00 and 439-0080-003-14). George Condon on behalf of Dermody Properties (Applicant); DPIF2 CA 25 Clawiter Road LLC (Property Owner)

Attachments: [Attachment I Staff Report](#)
[Attachment II Findings](#)
[Attachment III Conditions of Approval](#)
[Attachment IV Project Plans](#)
[Attachment V Initial Study and Mitigated Negative Declaration](#)
[Attachment VI Mitigation Monitoring and Reporting Program](#)
[Attachment VII Letter from Sierra Club re: Amazon Facility](#)
[Attachment VIII Emails from Residents re: Amazon Facility](#)

APPROVAL OF MINUTES

3. [MIN 21-137](#) Minutes of the Planning Commission Meeting of October 14, 2021

Attachments: [Attachment I Draft Minutes of October 14, 2021](#)

COMMISSION REPORTS

Oral Report on Planning and Zoning Matters

Commissioners' Announcements, Referrals

ADJOURNMENT

NEXT MEETING, NOVEMBER 18, 2021, 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.