



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, January 11, 2018, 7:00 p.m.
777 B Street, Hayward, CA 94541**

MEETING

A regular meeting of the Hayward Planning Commission was called to order at 7:00 p.m. by Chair Goldstein.

CALL TO ORDER Pledge of Allegiance

Commissioner Willis Jr. led the Pledge of Allegiance.

ROLL CALL

Present: COMMISSIONERS: Willis Jr., Bonilla Jr., Schott
CHAIRPERSON: Goldstein
Absent: COMMISSIONER: Enders, McDermott, Faria

Staff Members Present: Brick, Handa, Lee, Lochirco

General Public Present: 3

PUBLIC COMMENT:

There were none.

PUBLIC HEARINGS: 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. Proposed Vesting Tentative Tract Map 8397 and Site Plan Review for a five-lot subdivision and the construction of four new single-family homes at 25000 Muir Street (APN 444-0051-116-00) Application No. 201700900; Mohamed Genidy (Applicant) on behalf of Khoa Le (Owner).

Associate Planner Jay Lee provided a synopsis of the staff report.

In response to concerns about drainage problems from neighbors of the site, Commissioner Schott commented that he drove by the site and it appeared flat. Mr. Lee indicated that any drainage concerns would be addressed in the Conditions of Approval.

Commissioner Willis asked the developer, Mohamed S. Genidy, if the project would have a homeowners association. Mr. Genidy noted that it is one of the Conditions of Approval. Mr. Willis inquired about facilities, other than the private street, and guest parking. Mr. Genidy



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stated that the project would also have a landscape strip and sidewalk; two of the homes would have two guest parking spaces, and the other two homes would have three-car garages and the space in front of the garages for parking. Mr. Willis asked if an overflow of cars could park on the private street, or if they would have to park on Muir. Mr. Genidy responded that he did not think the CC&Rs would allow parking on the private street, so overflow parking would need to be accommodated in the guest parking spaces and driveways.

Commissioner Bonilla Jr. asked if there was any affordable housing requirement for this project. Associate Planner Lee responded that the project was not subject to the previous affordable housing ordinance, and the project was deemed complete and grandfathered in prior to the recent affordable housing ordinance update.

There being no public comments, Chair Goldstein opened and closed the public hearing at 7:16 p.m.

Commissioner Willis Jr. made a motion to approve the staff recommendation, subject to the Conditions of Approval. Commissioner Schott seconded the motion. The motion passed with the following vote:

AYES:	Commissioners Willis Jr., Bonilla Jr., Schott, Chair Goldstein
NOES:	None
ABSENT:	Commissioners Enders, McDermott, Faria
ABSTAIN:	None

APPROVAL OF MINUTES

2. Approval of minutes of the Planning Commission Meeting of December 14, 2017

Due to lack of quorum of the members present at the December 14, 2017 meeting, the approval of the minutes of the December 14, 2017 meeting was continued to the next regular meeting on January 25, 2018.

COMMISSION REPORTS

Oral Report on Planning and Zoning Matters:

Principal Planner Jeremy Lochirco provided an update on the DD's Discounts signage variance that was heard by the Commission last year. The Commission directed the applicant to work with staff, and Mr. Lochirco reported that a good solution was found that does not require a variance.



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In response to an interest expressed by the Commission in a presentation on the recently adopted affordable housing ordinance, Mr. Lochirco reported that staff is planning a work session, probably in February.

Commissioners' Announcements, Referrals:

None.

ADJOURNMENT

Chair Goldstein adjourned the meeting at 7:20 p.m.

APPROVED:

Ray Bonilla, Jr. Secretary
Planning Commission

ATTEST:

Marian Handa, Acting Deputy City Clerk
Office of the City Clerk

