



**PLANNING COMMISSION MEETING  
REMOTE PARTICIPATION  
Thursday, November 18, 2021, 7:00 p.m.**

Consistent with Assembly Bill 361/Government Code 54953(e), the Planning Commission meeting included teleconference participation by Planning Commission members and staff.

**MEETING**

The Planning Commission meeting was called to order at 7:00 p.m. by Chair Roche.

**ROLL CALL**

Present: COMMISSIONERS: Bonilla, Goldstein, Lowe, Oquenda, Stevens  
CHAIRPERSON: Roche  
Absent: COMMISSIONER: Ali-Sullivan

Staff Members Present: Brick, Chan, Lochirco, Schmidt

**NOMINATION OF OFFICERS:**

Discussion ensued between staff and the Planning Commission about the process and procedures for the nomination and election of officers. Assistant City Attorney Brick said that the Planning Commission could continue the item since Commissioner Ali-Sullivan is absent.

Chair Roche asked the Planning Commissioners if they would like to move forward with the nomination and election of officers since there is a quorum.

Commissioner Bonilla stated that he would like to move forward with the item.

Commissioner Oquenda asked if absent members can be nominated. Assistant City Attorney Brick responded that this can be an issue if the member does not want to be nominated.

Discussion ensued between staff and the Planning Commission on whether to continue the item to a date certain or until the full Commission is present.

Commissioner Stevens said in reviewing Commissioner Ali-Sullivan's email, he will be unavailable until December 17, 2021.

Acting Planning Manager Lochirco stated that the last nomination and election of officers was held in January 2021. He said that ideally the election of officers is when there is a full commission seated.



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REMOTE PARTICIPATION  
Thursday, November 18, 2021, 7:00 p.m.**

Commissioner Goldstein said what has worked well is to set a date certain and make sure this information is communicated to all the Planning Commissioners so that they can participate wherever they are at.

Chair Roche was amenable to continuing the item to either December or January.

Assistant City Attorney Brick said the item can be continued to a date certain or hear the item this evening as Commissioner Ali-Sullivan will be absent for the next couple of meetings.

Commissioners Goldstein, Oquenda and Stevens commended Chair Roche on her role as Chair this past year and were agreeable to a continuance.

Commissioner Bonilla echoed the compliments for Chair Roche and wants to make sure that any decision made is fair for all Planning Commissioners. Mr. Bonilla stated that decisions of the Planning Commission are not held up because one commissioner is absent and that all the commissioners know how to join the virtual meetings to be able to participate.

Commissioner Goldstein said that he was not aware that a vote for this item was on the agenda and that setting a date certain will provide the Planning Commissioners with an agenda item and that if there is a quorum then the item should be voted on. Mr. Goldstein agrees with Commissioner Bonilla that all members know how to join the virtual meetings.

Commissioner Lowe echoed the compliments for Chair Roche.

Chair Roche said the way the item was listed on the agenda that it was not noticeable and inquired of staff about the vote.

Acting Planning Manager Lochirco said that for the record, it would be beneficial to have a vote.

Commissioner Goldstein made a motion to continue the item to January 13, 2022. The motion died for lack of a second.

A motion was made by Commissioner Oquenda, seconded by Commissioner Stevens to continue the item to December 9, 2021.

The motion passed by the following roll call vote:

AYES:	Commissioners Goldstein, Oquenda, Stevens Chair Roche
NOES:	Commissioners Bonilla and Lowe



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REMOTE PARTICIPATION  
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ABSENT: Commissioner Ali-Sullivan

ABSTAIN: None

**PUBLIC COMMENT:**

There were none.

**ACTION ITEM**

1. Formation of a Community Advisory Committee on Environmental Justice

Acting Principal Planner Schmidt provided a synopsis of her report.

Commissioner Bonilla asked how community members are going to be involved and the outreach process. Mr. Bonilla stated that it is important to include the underrepresented groups to make sure that they are highly represented on this committee as these groups will be highly impacted by the issues of climate action planning.

Acting Principal Planner Schmidt said that staff has a list of about 80 community groups provided from interested community members that participated in the recent Council joint Work Session, the Housing Task Force, meetings with the Hayward Collective, advocacy groups and others. Staff will be conducting outreach and noted that the environmental justice element is required by state law which is very specific and clear on how local cities conduct the formation of the advisory committee.

Commissioner Goldstein said that he is thrilled about this undertaking and that he has friends at all economic levels. He said all communities have groups that are underserved and unintentionally oppressed and that it is brilliant that society is at a stage of our thinking, where we are looking to making some corrections. Mr. Goldstein said there is nothing wrong with living in a less expensive area and that how much money one makes is not an indication of the quality of person you are. It is unfortunate that everyone did not always think this way noting that industrial areas were built where people live.

Chair Roche agreed with Commissioners Goldstein's comments and on the importance of Council's action passing the resolution apologizing to the groups that have suffered institutional racism and that in moving forward, this is very important work. Ms. Roche mentioned listening to the HUSD meeting where there were positive comments made on how important it is to listen to stakeholders. She agrees with Commissioner Bonilla's comments on the importance of including stakeholders and how this should be ground up policy making. Ms. Roche appreciates staff efforts.



**PLANNING COMMISSION MEETING  
REMOTE PARTICIPATION  
Thursday, November 18, 2021, 7:00 p.m.**

Commissioner Oquenda asked about the structure and goal of this committee.

Acting Principal Planner Schmidt responded that staff's goal is to create a stand-alone environmental justice element of the General Plan. Ms. Schmidt said that she needs commission members who have demonstrated a willingness to participate, listen to the community and provide meaningful feedback. She said the advisory committee needs to be created within the next three months to be able to adopt an environmental justice element by December 2023, as required by state law. Ms. Schmidt said this new element will be brought before the Planning Commission and City Council.

Chair Roche and Commissioner Bonilla stated they are willing to participate in this advisory committee.

2. 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 (APNs 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) (Item Continued to December 9) (Originally Scheduled for October 28, 2021)

**The item was continued until December 9, 2021.**

### **APPROVAL OF MINUTES**

3. Approval of the Planning Commission Meeting Minutes of October 28, 2021.

A motion was made by Commissioner Bonilla, seconded by Commissioner Stevens, to approve the Planning Commission Meeting Minutes of October 28, 2021.

The motion passed with the following roll call votes:

AYES:	Commissioners Bonilla, Goldstein, Lowe, Oquenda, Stevens Chair Roche
NOES:	None
ABSENT:	Commissioner Ali-Sullivan
ABSTAIN:	None



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**COMMISSION REPORTS**

***Oral Report on Planning and Zoning Matters:***

Acting Planning Manager Lochirco announced that staff will be sending out the Planning Commission 2022 Meeting schedule with meetings on the 2<sup>nd</sup> and 4<sup>th</sup> Thursdays. Mr. Lochirco noted there is only one meeting in December on the 9<sup>th</sup> because of the Christmas holiday. He wished everyone a wonderful and safe Thanksgiving.

***Commissioners' Announcements, Referrals:***

There were none.

**ADJOURNMENT**

Chair Roche adjourned the meeting at 7:41 p.m.

**APPROVED:**

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Robert Stevens, Secretary  
Planning Commission

**ATTEST:**

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Denise Chan, Senior Secretary  
Office of the City Clerk