



CITY OF HAYWARD

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

Action Minutes Planning Commission

Thursday, March 28, 2019

7:00 PM

Council Chambers

ROLL CALL

Present 6 - Mariellen Faria, Daniel Goldstein, Dianne McDermott, Julius Willis Jr., Angela Andrews, and Gary Patton

Absent 1 - Ray Bonilla Jr

PUBLIC COMMENTS

There were none.

PUBLIC HEARING

1. [Proposal to Subdivide a 1.21-Acre Site into 19 Parcels to Allow the Construction of 14 Townhomes with Common Open Space Areas and Related Site Improvements at 28538 Huntwood Avenue \(APN 465-0025-005-03\) by Applicant: James Chao on behalf of Owner: Zhong Yin Liu, Requiring Approval of a Vesting Tentative Tract Map and Site Plan Review. Application No. 201705535.](#)

A motion was made by Commissioner Patton, seconded by Commissioner Goldstein, to continue the item with direction to staff to come back to the Planning Commission with findings for denial. The motion carried with the following vote:

Aye: 5 - Faria, Goldstein, McDermott, Andrews, and Patton

Nay: 1 - Willis

Absent: 1 - Bonilla

Commissioner Patton recused himself from Item #2 as he lives in the project area.

2. [Adoption of the Downtown Specific Plan and Development Code and Certification of the Final Environmental Impact Report with Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program.](#)

A motion was made by Commissioner Willis, seconded by Commissioner McDermott, to approve the staff recommendation. The motion carried with the following vote:

Aye: 5 - Faria, Goldstein, McDermott, Willis, and Andrews

Absent: 1 - Bonilla

Recused: 1 - Patton

APPROVAL OF MINUTES**3. [Minutes of the Planning Commission Meeting of March 14, 2019](#)**

A motion was made by Commissioner McDermott, seconded by Commissioner Patton, to approve the Planning Commission Meeting Minutes of March 14, 2019. The motion carried by the following vote:

Aye: 5 - Faria, Goldstein, McDermott, Andrews, and Patton

Absent: 1 - Bonilla

Abstain: 1 - Willis

ADJOURNMENT

Chair Faria adjourned the meeting at 8:42 p.m.