



CITY OF HAYWARD

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

Action Minutes Planning Commission

Thursday, September 12, 2019

7:00 PM

Council Chambers

ROLL CALL

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

Absent 1 - Julius Willis Jr.

PUBLIC COMMENTS

Alicia Lawrence

PUBLIC HEARING

1. [Proposed Establishment of an Off-Sale Retail Establishment \(Wine Shop\) with Ancillary On-Site Tastings Located at 1013 "B" Street, Assessor Parcel No. 428-0066-024-00. Paul Houston \(Applicant\); B Street Apartments Group LP \(Property Owners\), Requiring Approval of Conditional Use Permit Application No. 201903274.](#)

A motion was made by Commissioner McDermott, seconded by Commissioner Patton, to approve the staff's recommendation with an added condition of approval to read as follows, "The Operation shall not conduct and/or accept deliveries between the hours of 11 am and 2 pm, Monday through Friday". The motion carried by the following vote:

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

Nay: 1 - Goldstein

Absent: 1 - Willis

2. [Proposal to subdivide two existing parcels into 17 parcels to allow the construction of 12 detached single-family residences and five Accessory Dwelling Units \(ADU\) with common open space areas and related site improvements at 28571 & 29591 Harvey Avenue \(APNs 464-0060-005-02 & 464-0060-006-00\) requiring a Vesting Tentative Tract Map, Planned Development \(PD\) Rezone, Site Plan Review, and Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program \(MMRP\). Application No. 201706649; Nuvera Homes \(Applicant\), Ngai Ming Wang \(Owner\).](#)

A motion was made by Commissioner McDermott, seconded by Commissioner Goldstein, to approve the staff recommendation with a modification to Condition of Approval No. 106B, on page 16, under the Utilities Section to read as follows, "The slope of sanitary sewer mains shall be approved by the Public Works & Utilities Department - Utilities Division". The motion carried with the following vote:

Aye: 6 - Faria, Goldstein, McDermott, Andrews, Patton, and Bonilla

Absent: 1 - Willis

APPROVAL OF MINUTES**3. [Minutes of the Planning Commission Meeting of July 25, 2019](#)**

A motion was made by Commissioner Andrews, seconded by Commissioner Patton, to approve the Planning Commission Minutes of July 25, 2019. The motion carried by the following vote:

Aye: 4 - Goldstein, McDermott, Andrews, and Patton

Absent: 1 - Willis

Abstain: 2 - Faria, and Bonilla

ADJOURNMENT

Chair Faria adjourned the meeting at 8:14 p.m.