



# CITY OF HAYWARD

Hayward City Hall  
777 B Street  
Hayward, CA 94541  
[www.Hayward-CA.gov](http://www.Hayward-CA.gov)

## Action Minutes Planning Commission

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**Thursday, April 8, 2021**

**7:00 PM**

**Remote Participation**

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### ROLL CALL

**Present** 6 - Daniel Goldstein, Ray Bonilla Jr., Julie Roche, Robert Stevens, Aidan Ali-Sullivan, and Zachariah Oquenda

Present: Commissioner Mendall

### PUBLIC COMMENTS

Commissioner Mendall

### PUBLIC HEARING

1. [Proposed Establishment of a Drive Thru Coffee Shop and Convenience Store at 28590 Mission Boulevard \(APN: 078C-0626-003-25\), Requiring Approval of a Conditional Use Permit, Site Plan Review and Variance for Building Maximum Front and Side Street Setback where 12'-0" Maximum Is Required and where 107'-6" and 18'-6" Are Proposed, Respectively. Application No. 201800093; Tony Singh \(Applicant\), Bhubinder Singh \(Owner\).](#)

A motion was made by Commissioner Oquenda, seconded by Commissioner Goldstein, to approve the staff recommendation with the recommended three new conditions of approval: 1) Add two electric vehicle (EV) charging stations, 2) six additional parking spaces onsite or six parking spaces within an eighth of a mile and secure a written contract for employee off site parking; and 3) the applicant participate in the City's Adopt-a-Block program.

The motion passed with the following roll call vote:

**Aye:** 5 - Goldstein, Bonilla, Roche, Ali-Sullivan, and Oquenda

**Nay:** 1 - Stevens

**Aye:** 1 - Mendall

**APPROVAL OF MINUTES****2. [Minutes of the Planning Commission Meeting of March 25, 2021](#)**

A motion was made by Commissioner Bonilla, seconded by Commissioner Stevens, to approve the Planning Commission Meeting Minutes of March 25, 2021. Commissioner Mendall noted a correction to the minutes in which there is a reference to Chair Bonilla instead of Commissioner Bonilla.

The motion carried with the following roll call vote:

Aye: 6 - Goldstein, Bonilla, Roche, Stevens, Ali-Sullivan, and Oquenda

Aye: 1 - Mendall

**ADJOURNMENT**

Chair Roche adjourned the meeting at 9:35 p.m.