



CITY OF HAYWARD

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

Action Minutes Planning Commission

Thursday, October 28, 2021

7:00 PM

Remote Participation

CALL TO ORDER

Chair Roche called the meeting to order at 7 p.m.

ROLL CALL

Present 7 - Daniel Goldstein, Ray Bonilla Jr., Julie Roche, Robert Stevens, Aidan Ali-Sullivan, Zachariah Oquenda, and Briggitte Lowe

PUBLIC COMMENTS

There were no speakers.

PUBLIC HEARING

1. [Proposed Demolition of an Existing 74,750-Square-Foot Commercial Building and Construction of a New 47-Lot Single-Family Residential Subdivision on a 5.4-Acre Site Located at 1000 La Playa Drive \(Assessor's Parcel Number 442-0038-001\). Requiring Approval of General Plan Amendment, Rezone and Vesting Tentative Tract Map Application No. 202004457, and Approval of a Mitigated Negative Declaration with Mitigation Monitoring and Reporting Plan Prepared for the Project in Accordance with the Requirements of the California Environmental Quality Act \(CEQA\): Applicant: D.R. Horton Bay, Inc.; Owner: Quach's Hayward LLC.](#)

A motion was made by Commissioner Bonilla, seconded by Commissioner Goldstein, to approve the staff recommendation with an amendment to condition of approval number 11 as follows: remove all fractional in-lieu fee language and add a fifth affordable unit with the following designation: two low-income units and three moderate income units.

The motion passed with the following roll call votes:

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

Nay: 1 - Stevens

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 \(Assessor Parcel Numbers 439-0080-001-00 and 439-0080-003-14\). George Condon on behalf of Dermody Properties \(Applicant\); DPIF2 CA 25 Clawiter Road LLC \(Property Owner\)](#)

Item was continued until November 18, 2021.

APPROVAL OF MINUTES

3. [Minutes of the Planning Commission Meeting of October 14, 2021](#)

A motion was made by Commissioner Oquenda, seconded by Commissioner Bonilla, to approve the Planning Commission Meeting Minutes of October 14, 2021, as amended.

The motion passed with the following roll call vote:

Aye: 7 - Goldstein, Bonilla, Roche, Stevens, Ali-Sullivan, Oquenda, and Lowe

ADJOURNMENT

Chair Roche adjourned the meeting at 8:41 p.m.