



CITY OF HAYWARD

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

Action Minutes Planning Commission

Thursday, September 8, 2022

7:00 PM

Remote Participation

PLANNING COMMISSION MEETING

Due to Chair Oquenda and Vice Chair Ali-Sullivan being absent, Planning Commission Secretary Lowe served as the chair for the present meeting

ROLL CALL

Present 5 - Daniel Goldstein, Julie Roche, Ray Bonilla Jr., Robert Stevens, and
Brigitte Lowe
Absent 2 - Aidan Ali-Sullivan, Zachariah Oquenda

PUBLIC COMMENTS

There were none.

PUBLIC HEARING

- 1 [Proposed Development with 22 Rental Townhome Units and Related Site Improvements at 27865 Manon Avenue, Assessor Parcel Number 453-0090-014-00, Requiring Approval of Zone Change, Density Bonus, and Site Plan Review Application 202101491. Ragini Vecham for Sunflower Manon LLC \(Applicant and Property Owner\).](#)

A motion was made by Commissioner Bonilla Jr., seconded by Commissioner Stevens, to approve staff's recommendation. The motion carried by the following vote:

Aye: 5- Bonilla Jr., Goldstein, Roche, Stevens, Lowe

Absent: 2- Ali-Sullivan, Oquenda

- 2 [Vesting Tentative Tract Map \(Tract 8461\) Application No. 202004359 for a 40-unit Townhouse-Style Residential Condominium on a Vacant 1.66-acre Site located at 21339-21447 Oak Street for which a Corresponding Site Plan Review Application \(201800932\) was Previously Approved in 2019 \(APN 415-0170-019-00, 415-0170-020-00, 415-0170-021-00, 415-0170-022-00, 415-0170-023-00, 415-0170-024-00, 415-0170-025-00 and 415-0170-029-02\). Applicant: Steven Kodama, Kodama Diseño Architects; Owner: Robert Chen, Golden Oak Real Estate Development LLC.](#)

A motion was made by Commissioner Stevens, seconded by Commissioner Goldstein, to approve staff's recommendation. The motion carried by the following vote:

Aye: 5- Bonilla Jr., Goldstein, Roche, Stevens, Lowe

Absent: 2- Ali-Sullivan, Oquenda

- 3 [Proposal to Add Full-Service Automobile Detailing to the Existing Heart of the Bay Self-Service Car Wash Located at the Mobil Gas Station at 391 West A Street \(Assessor Parcel Nos. 429-0077-025-01 and 429-0077-026-00\) Requiring Approval of Conditional Use Permit Modification No. 202203390. Daljit Singh, New Raja Enterprises LLC \(Applicant/Owner\).](#)

A motion was made by Commissioner Lowe, seconded by Commissioner Stevens, to approve staff's recommendation. The motion carried by the following vote:

Aye: 5- Bonilla Jr., Goldstein, Roche, Stevens, Lowe

Absent: 2- Ali-Sullivan, Oquenda

APPROVAL OF MINUTES

- 4 [Minutes of the Planning Commission Meeting on June 9, 2022](#)

A motion was made by Commissioner Stevens, seconded by Commissioner Roche, to approve the June 9, 2022 Planning Commission meeting minutes. The motion carried by the following vote:

Aye: 4- Goldstein, Roche, Stevens, Lowe

Absent: 2- Ali-Sullivan, Oquenda

Abstain: 1- Bonilla Jr.,

ADJOURNMENT

Chair Lowe adjourned the meeting at 9:20 p.m.

NEXT MEETING, SEPTEMBER 22, 2022, 7:00PM