



**PLANNING COMMISSION MEETING
COUNCIL CHAMBERS AND VIRTUAL (ZOOM)
PARTICIPATION
Thursday, April 9, 2026, 7:00 p.m.**

The Planning Commission meeting was called to order at 7:00 p.m. by Chair Goodbody. The Planning Commission held a hybrid meeting in the Council Chambers and virtually via Zoom.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: CHAIRPERSON: Goodbody
COMMISSIONERS: Haman, Lowe, Meyers, Stevens, Yorgov
Absent: COMMISSIONER: Hardy

Staff Members Present: Ameri, Blanton, Corral, Lo, Lochirco, Nguyen, Ochinero, Riddle, Tabari, Vigilia

PUBLIC COMMENTS

There were none.

PUBLIC HEARING

1. Business Friendly Hayward: Proposed Text Amendments to Municipal Code Chapter 10 Articles 1, 2, 24, and 28 and Chapter 6 Article 2; Proposed Zoning Map Revisions; and Related Master Fee Schedule Updates Related to the Business-Friendly Hayward Project **PH 26-015**

Staff report submitted by Senior Planner Blanton, dated April 9, 2026, was filed.

Assistant Planner Riddle and Senior Planner Blanton introduced the item and provided a synopsis of the staff report.

Commissioner Stevens asked if manufacturing in IL, IP, or IG zones requires a CUP. Senior Planner Blanton confirmed it is generally permitted by right in those zones.

Commissioner Stevens asked if CEQA review would still be required for impacts like power usage. Senior Planner Blanton explained that ministerial projects without entitlements are not subject to CEQA; permitted-by-right manufacturing in an existing building is covered by the General Plan EIR unless an entitlement is triggered.

Commissioner Stevens asked why high-power data centers require a CUP while heavy manufacturing may not. Senior Planner Blanton explained that data centers 50 megawatts or



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larger require CEQA review through the California Energy Commission under state law, and local approvals like site plan review and a use permit trigger additional CEQA involvement, with the state acting as lead agency and the City as a responsible agency. Planning Manager Lochirco noted that most projects involve new construction triggering discretionary review, and any discretionary approval is generally subject to CEQA, even for permitted uses unless an exemption applies.

Commissioner Stevens asked if a manufacturing plant could be built without a CUP. Senior Planner Blanton said yes, with site plan review required; if located in an existing building where allowed by right, CEQA would not apply.

Commissioner Stevens asked whether site plan review is handled by staff or the Planning Commission. Senior Planner Blanton explained that standard site plan reviews are handled at the staff level unless appealed, while major site plan reviews must be reviewed by the Planning Commission.

Commissioner Stevens asked why data centers over 50 MW require stricter review. Senior Planner Blanton said City Council mandated added oversight due to their impacts and community benefits, with the main change being an extra Council hearing beyond existing discretionary approvals.

Commissioner Stevens asked whether CEQA is the state-mandated process responsible for assessing a project's environmental impacts. Senior Planner Blanton clarified that for data centers of 50 MW and above, the state acts as the CEQA lead agency, while for smaller projects the City serves as the lead agency when CEQA is required, as most such projects still trigger CEQA review.

Commissioner Haman asked if drive-through restaurants would still be allowed in the airport corridor. Senior Planner Blanton said yes, explaining the update only reorganized existing rules without changing permitted locations.

Commissioner Haman asked about alcohol establishment separation requirements while expressing support for Puesto Market's permit. Assistant Planner Riddle said Puesto's beer and wine sales would be allowed by right under the updates, as distancing rules apply only to liquor stores.

Commissioner Haman asked why final approval authority for cannabis dispensaries and gas stations is being removed from the Planning Commission. Senior Planner Blanton explained that the City Council had previously directed that cannabis dispensaries and fossil fuel gas stations be decided at the Council level, so the code updates simply formalize that shift in final decision-making authority from the Planning Commission to the Council. Planning Manager



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Lochirco explained that a new “major conditional use permit” was created to ensure cannabis dispensaries are consistently reviewed by City Council, formalizing a process that previously lacked clear code direction and creating more certainty for applicants while still allowing Planning Commission input.

Commissioner Haman asked whether the recently approved truck terminal with a fueling station would also have been required to go to City Council for final review. Senior Planner Blanton clarified that truck terminals, including those with fueling stations, remain under the Conditional Use Permit process with the Planning Commission as the final decision-maker, unless appealed or called up by the City Council. Planning Manager Lochirco clarified that Council retains final approval for public retail fuel stations, but fueling that is incidental to truck terminals for internal use remains under Planning Commission review.

Commissioner Yorgov asked how fire and building approvals are handled for minor temporary use permits. Senior Planner Blanton said Planning coordinates departmental review, while separate fire or building permits may still be required, with concurrent submittals now helping streamline the process.

Commissioner Yorgov asked whether applicants are clearly informed about any additional required steps with other departments. Senior Planner Blanton replied that the City is working to make the process clearer for applicants by providing guidance on the website and within the online permitting system so they understand when concurrent building and fire permit submittals are required.

Commissioner Meyers asked whether a permit is required for small neighborhood gatherings or informal events involving a few homes. Senior Planner Blanton explained that small neighborhood gatherings do not require a permit. She added that permits are generally only needed for outdoor events exceeding about 275 people or for activities involving street closures or larger organized events, while typical backyard gatherings remain exempt.

Commissioner Meyers asked where the 30% cap on compact parking spaces comes from and whether it is state- or locally derived. Senior Planner Blanton explained that the 30% compact parking limit is based on an industry standard recommended by the transportation division. She highlighted that while prior code allowed different limits for industrial and residential uses and did not address commercial uses, the update extends the 30% standard to commercial parking to improve flexibility on constrained sites.

Commissioner Meyers asked how many street vendors have completed or are currently going through the permit process. Senior Planner Blanton replied that at least one street vendor has completed the permit process. Planning Manager Lochirco added that one street vendor has fully completed the permitting process, while others selling non-perishable goods are not



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required to go through County health permitting. He noted the City provides free permits and outreach materials and is working to encourage compliance, but broader changes are limited by state regulations.

Commissioner Lowe asked whether ACUs could increase waste in residential areas and how trash impacts would be managed. Senior Planner Blanton explained that accessory commercial units (ACUs) will be required, through conditions of approval, to provide trash, recycling, and compost receptacles appropriate to the use, while keeping them off the street to preserve residential character. She added that compliance will be enforced, with the ability to revoke permits if waste becomes a recurring issue.

Commissioner Lowe asked whether ACUs with higher waste needs would be provided larger or specialized trash and compost bins. Senior Planner Blanton explained that ACU applications are reviewed by solid waste staff, who determine whether standard residential bins are sufficient or whether larger containers, dumpsters, or enclosures are required based on the type and volume of waste generated.

Commissioner Lowe asked what types of signage are allowed under the ACU sign requirements, given several listed prohibitions. Assistant Planner Riddle explained that the allowed signage would be permanent wall-mounted signs, rather than banners or temporary signage, to maintain a consistent and appropriate neighborhood appearance.

Chair Goodbody asked whether there is a distinction between fueling stations and gas stations, and if on-site fueling at businesses like rentals or dealerships would be included in the regulations. Senior Planner Blanton clarified that the major conditional use permit applies to public-facing gas stations or fueling stations as a primary use, while non-public, ancillary fueling facilities are not subject to the same permitting requirements.

Chair Goodbody asked how compliance with ACU trash requirements would be enforced to ensure operators follow the rules. Senior Planner Blanton explained that enforcement would be handled by the City's code enforcement division, which responds to complaints or service requests and inspects sites to determine whether ACU operators are violating conditions of approval or municipal standards, taking corrective action as needed.

Chair Goodbody asked whether the ACU program could eventually be expanded to allow renters to participate in commercial activity. Senior Planner Blanton explained that ACUs are currently limited to single-family homes as a pilot program to avoid complications in multifamily settings, but noted that if the program proves successful and there is policy support, it could later be expanded to include renters and multifamily housing.

Chair Goodbody opened the public hearing at 7:42 p.m.



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Leslie Arista, owner of Puesto Market, stated she was denied an off-sale Type 20 beer and wine license due to the 500-foot separation requirement and requested that grocery stores be treated differently from liquor stores. She argued that her business is a grocery store, not a liquor store, and asked the City to reconsider how the regulations are applied to make it easier for similar businesses to obtain ABC-required permits for beer and wine sales.

Chair Goodbody closed the public hearing at 7:44 p.m.

Commissioner Haman stated support for allowing data centers in Hayward, particularly in the IP zone, noting potential economic benefits, utility tax revenue, and infrastructure advantages from leveraging PG&E upgrades. He suggested encouraging cleaner energy alternatives to diesel and natural gas for data centers and also raised a suggestion that temporary event regulations explicitly reference current CBC and fire codes. Planning Manager Lochirco explained that referencing the California Building and fire codes is unnecessary since all permitted projects must already comply with them, and added that temporary events remain regulated, including requirements for City review and approval.

Commissioner Haman asked whether a building inspector would be sent out to inspect temporary events to ensure compliance with requirements. Planning Manager Lochirco explained that temporary events in the public right-of-way are already regulated through encroachment permits reviewed by Public Works and Development Services, including insurance requirements. He added that building code enforcement applies only when work is subject to permits, and the City cannot require compliance with building code provisions for activities that fall outside its jurisdiction.

Commissioner Haman expressed support for considering the downtown theater as a broader entertainment venue for concerts, performances, and community events. He supported staff's ACU conditions but suggested prioritizing activation of downtown storefronts before allowing ACUs, treating ACUs as a secondary option if downtown capacity is insufficient. He also noted prior discussion on alcohol permitting related to Puesto Market. Senior Planner Blanton highlighted that the updated code removes the 500-foot buffer restriction, which previously prevented approval of Puesto Market's application.

Commissioner Haman requested that the downtown theater be defined as a cultural, entertainment, and live performance facility. He expressed support for the draft findings, zoning amendments, and overall Municipal Code revisions.

Commissioner Stevens expressed strong support for the zoning and data center policy updates but raised concerns about requiring higher-level City Council review for large data centers, arguing that existing CEQA, planning, and public review processes are sufficient. He questioned



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the rationale for stricter thresholds, suggested they may discourage investment and competitiveness, and urged a more technology-informed approach to policy given the growing scale and importance of data center infrastructure.

Commissioner Yorgov expressed support for the zoning code updates, praising their flexibility, simplification, modernization, formalized MCUP process, ACU pilot program, and broader district-based zoning approach.

Chair Goodbody praised the ACU pilot program approach, welcomed zoning changes that would allow greater flexibility for small grocery stores like Puesto Market, and thanked the community and business owners for their investment in Hayward.

Commissioner Meyers expressed appreciation for the revised zoning language in Attachment Four, noting that the rewording was concise, well-written, and a strong addition to the overall package.

Planning Manager Lochirco clarified that a minor amendment had been circulated to the Commission and confirmed that the recommended motion included that update.

It was moved by Commissioner Lowe, seconded by Commissioner Haman, to approve a recommendation to City Council on the proposed text amendments to Municipal Code Chapter 10 Articles 1, 2, 24, and 28 and Chapter 6 Article 2.

AYES:	COMMISSISONER	Haman, Lowe, Meyers, Stevens, Yorgov
	CHAIR	Goodbody
NOES:	COMMISSIONER	
ABSENT:	COMMISSISONER	Hardy
ABSTAIN:	COMMISSIONER	

It was moved by Commissioner Stevens, seconded by Commissioner Haman, to approve a recommendation to City Council on the proposed Zoning Map revisions.

AYES:	COMMISSISONER	Haman, Lowe, Meyers, Stevens, Yorgov
	CHAIR	Goodbody
NOES:	COMMISSIONER	
ABSENT:	COMMISSISONER	Hardy
ABSTAIN:	COMMISSIONER	

It was moved by Commissioner Yorgov, seconded by Commissioner Haman, to approve a recommendation to City Council on the proposed Master Fee Schedule updates related to the Business-Friendly Hayward project.



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AYES:	COMMISISONER	Haman, Lowe, Meyers, Stevens, Yorgov
	CHAIR	Goodbody
NOES:	COMMISSIONER	
ABSENT:	COMMISISONER	Hardy
ABSTAIN:	COMMISSIONER	

2. Recommended FY 2027 - FY 2036 Capital Improvement Program **PH 26-016**

Staff report submitted by Management Analyst Low & Management Analyst Matta, dated April 9, 2026, was filed.

Public Works Director Ameri and Senior Management Analyst Lo introduced the item and provided a synopsis of the staff report.

Commissioner Meyers asked if the CIP website includes a dedicated page for street pavement projects. Public Works Director Ameri said paving plans are published annually through online council staff reports, with records available, alongside significant yearly investments in pavement and pedestrian-bike improvements.

Commissioner Meyers asked whether paving details are only available through council staff reports rather than the CIP website. Director Ameri said staff will explore adding that information online, while Senior Management Analyst Lo noted that an updated street map is already available on the city website.

Commissioner Meyers asked when a decision will be made regarding the Public Safety Center location. Public Works Director Ameri said the City Council has not yet made a final decision, but the West Winton Avenue site is currently the preferred option due to its larger size, better access, separation from residential areas, and proximity to the fire training center.

Commissioner Haman asked for an estimate of how much of the City's aging critical infrastructure has already been replaced versus how much remains to be updated. Director Ameri explained that the City continuously replaces aging infrastructure, including about 2-3 miles of its 350-mile water system annually, and is also updating major facilities like the library replacement, a planned new police department building, and an assessment to modernize the corporation yard.

Commissioner Haman asked whether, given the ongoing pace of sewer line replacement, the City would be finished before needing to start the cycle over again, to which Public Works Director Ameri replied yes.



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Commissioner Haman asked about timelines for the Public Safety Center, South Hayward Youth and Family Center, and La Vista Park. Public Works Director Ameri said La Vista Park is under construction and expected to be completed around fall 2027, while the Public Safety Center remains in planning as funding and delivery options are evaluated.

Commissioner Haman asked whether there will be sufficient funding available to complete the projects. Public Works Director Ameri replied that funding has not yet been finalized and still needs to be determined.

Commissioner Haman asked whether the potential loss of the South Hayward Bay Area Rapid Transit station or the Amtrak station would impact CIP funding. Director Ameri explained that losing the South Hayward BART or Amtrak station would significantly impact CIP funding and that the City strongly opposes any proposal to remove local stations, noting BART later clarified no stations had been identified and that the issue is premature.

Commissioner Haman asked whether the new Safe Streets projects are included in the CIP budget. Public Works Director Ameri confirmed that Safe Streets projects are included in the CIP budget, emphasizing a focus on improving safety along high-injury corridors such as A Street, B Street, Foothill, Tennyson, and Calaroga, as well as upgrading intersections. He noted there are about 30 high-injury intersections in the city, with priority given to improving the top 10 first.

Commissioner Haman asked about current airport projects. Public Works Director Ameri said efforts include airfield improvements like taxiway Zulu design and paving, along with private developments such as Home2 Suites, Smart & Final, and Home Depot that support revenue and jobs.

Commissioner Haman asked whether the airport is self-generating financially. Public Works Director Ameri replied that the airport operates as an enterprise fund, meaning it is largely self-sustaining like the water utility and does not rely on the city's general fund for support.

Commissioner Haman asked about the airport's long-term goals, specifically whether there are plans to develop terminals and commercial passenger flights. Public Works Director Ameri replied that there are no plans for commercial passenger terminals or flights. He said the focus is on maintaining the airport as it is, improving its financial and economic sustainability, supporting the City's general fund, and ensuring it operates well as a good neighbor to surrounding residents.



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Commissioner Haman asked how the City plans to fund unfunded infrastructure needs. Public Works Director Ameri said the City is using grants, loans, and existing resources, which have already reduced the pavement backlog from about \$140 million to \$70 million.

Commissioner Haman asked for clarification about a listed figure of \$709 million. Public Works Director Ameri clarified that the \$709 million represents the total unfunded needs, including major projects such as a new police department facility and other capital improvements that currently lack funding.

Commissioner Haman asked how the City can fund CIP projects when existing sources fall short. Director Ameri said major projects rely on revenue bonds, reserves, and potential federal loans, with enterprise projects like wastewater funded through utility rates rather than the General Fund.

Commissioner Haman asked whether the City ultimately finds a way to fund necessary CIP projects despite financial challenges. Public Works Director Ameri replied that the City does find ways to fund necessary projects, but emphasized it can be very difficult, especially when external requirements are imposed without considering how cities will finance large-scale projects.

Commissioner Stevens stated for the record that he does not believe the proposed FY 2027–2036 Capital Improvement Program is consistent with the Hayward 2040 General Plan, citing concerns about the community workforce agreement’s relevance and potential cost impacts, and formally expressed his opposition.

There being no public comment, Chair Goodbody opened and closed the public hearing at 8:41p.m.

It was moved by Commissioner Stevens, seconded by Commissioner Yorgov, that the Recommended FY 2027 – FY 2036 Capital Improvement Program (CIP) is consistent with the Hayward 2040 General Plan.

AYES:	COMMISSISONER	Haman, Lowe, Meyers, Stevens, Yorgov
	CHAIR	Goodbody
NOES:	COMMISSIONER	
ABSENT:	COMMISSISONER	Hardy
ABSTAIN:	COMMISSIONER	

APPROVAL OF MINUTES

3. Minutes of the Planning Commission Meeting on February 26, 2026 **MIN 26-038**



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It was moved by Commissioner Lowe, seconded by Commissioner Stevens, and carried unanimously, to approve the Minutes of the Planning Commission Meeting on February 26, 2026.

AYES:	COMMISSISONER	Haman, Lowe, Meyers, Stevens, Yorgov
	CHAIR	Goodbody
NOES:	COMMISSIONER	
ABSENT:	COMMISSISONER	Hardy
ABSTAIN:	COMMISSIONER	

COMMISSIONERS' ANNOUNCEMENTS, REFERRALS

Planning Manager Lochirco made two announcements: 1) the April 23rd Planning Commission agenda includes a conditional use permit for outdoor vehicle storage for an automotive auctioneer operating in Hayward, and 2) that the latest DSD biannual report has been completed and will be distributed to Commissioners, summarizing recent work across housing, code enforcement, building, and planning as well as updates on previously approved projects.

Commissioner Yorgov announced that May is Affordable Housing Month and encouraged participation in related Hayward and Bay Area events, highlighting resources like the East Bay Housing Organization.

ADJOURNMENT

Chair Goodbody adjourned the meeting at 8:48 p.m.

APPROVED:

Ron Meyers, Secretary
Planning Commission

ATTEST:

Briea Allen
Planning Commission Secretary
Office of the City Clerk