



A G E N D A
PLANNING COMMISSION ■ CITY OF HAYWARD
Council Chambers ■ 777 B Street, Hayward, California 94541-5007

MEMBERS OF THE AUDIENCE WISHING TO ADDRESS THE PLANNING COMMISSION:

Obtain a speaker's identification card, fill in the requested information, and give the card to the Commission Secretary. The Secretary will give the card to the Commission Chair who will call on you when the item in which you are interested is being considered. When your name is called, walk to the rostrum, state your name and address for the record and proceed with your comments. Copies of reports are available from the Commission Secretary.

THURSDAY, JANUARY 28, 1999

AGENDA

7:30 P.M. COUNCIL CHAMBERS - REGULAR MEETING

ROLL CALL

SALUTE TO FLAG

PUBLIC COMMENT - NON AGENDA ITEMS

The following order of business applies to items considered as part of Public Hearings:

- *Staff Presentation*
- *Planning Commission Questions*
- *Public Input*
- *Planning Commission Discussion and Action*

PUBLIC HEARING

1. **USE PERMIT APPLICATION NO. 98-150-22 – LIFE CHIROPRACTIC COLLEGE (APPLICANT)** - Request to establish a chiropractic college and ancillary clinic within an existing 188,570-square-foot industrial building. The project location is 25001 Industrial Boulevard at Depot Road and Clawiter Road in an Industrial District.
2. **USE PERMIT APPLICATION NO. 98-150-24 – JACK HOM/HOM DRY CLEANERS (APPLICANT), MIKE BRENKWITZ (OWNER):** Request to permit a 2,000 square foot dry cleaners (involving on-site cleaning) within an existing multi-tenant industrial complex in an Industrial (I) District. The property is located in the Winton Park Center at 1214 West Winton Avenue approximately 550 feet west of Hesperian Boulevard.
3. **SITE PLAN REVIEW NO. 98-130-18 – RICHARD LARSON (APPLICANT), JEAN LEROY FAMILY TRUST (OWNERS)** – Request approval to renovate the Schafer Park Shopping Center and construct a 6,000± square foot restaurant/retail building. The project is located at 410-458 West Harder Road in a CN (Neighborhood Commercial) District.

4. **USE PERMIT NO. 98-160-15 AND VARIANCE APPLICATION 98-180-05 – BOYS AND GIRLS CLUB OF HAYWARD, INC. (APPLICANT/OWNER)** – Request to construct a 19,528 square-foot social, recreational and instructional facility containing a gymnasium, activities center, kitchen, library, computer lab, craft shop, meeting rooms and offices. The applicant is also requesting variances to (1) allow 42 percent of the site to be covered where 40 percent maximum coverage is permitted, (2) to reduce the required front yard setback from 20 feet to 16 feet for parking, (3) to allow vehicle maneuvering to within 2 feet of the front property line where 20 feet is required, and (4) to locate parking between the building and the street (behind the primary structure required). The project location is 28200 Ruus Road, east side, in an RS (Single-Family Residential) District.

ADDITIONAL MATTERS

5. **Oral Report on Planning and Zoning Matters**
6. **Commissioners' Announcements, Referrals**

APPROVAL OF MINUTES

- January 14, 1999

ADJOURNMENT

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on the subject of this notice, the issues in the lawsuit may be limited to the issues which were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing. By Resolution the City Council has imposed the 90-day time deadline set forth in C.C.P. Section 1094.6 for filing of any lawsuit challenging final action on an item which is subject to C.C.P. Section 1094.5



Assistance will be provided to persons requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Persons needing accommodation should contact Mary Hougey 48 hours in advance of the meeting at (510) 583-4205, or by using the TDD line for those with speech and hearing disabilities at (510) 247-3340.