



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, FEBRUARY 25, 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 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. 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) reduce the required front yard setback from 20 feet to 16 feet for parking, and (3) 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.
(Continued until March 11, 1999.)

2. Use Permit No. 98-160-10 – Peter Jacobsohn (Applicant)/Dr. Sandeep Salwan (Owner) – Request to construct a three-story structure consisting of the following: the first story is approximately 2,300 square feet of kennel space located on street level, the second story a 5,700 square-foot veterinary clinic/hospital, and the third story is a 2,400 square-foot residential unit and for a use permit to allow parking on residentially zoned property. The project location is 21888 Foothill Boulevard in the CN (Neighborhood Commercial) and RM (Medium Density Residential) Zoning Districts.
(This item is being continued to a later date, which, as yet, is undetermined.)

3. Use Permit No. 97-160-11 – South Congregation of Jehovah’s Witnesses, Inc. (Applicant/Owner), Phil & Clara Bradd (Owners) – Request to construct a 6,252 square-foot kingdom hall (church). The property is located at 28126 Harvey Avenue, easterly side, and 28291 Ruus Road and 28317 Ruus Road, westerly side. The property is a through lot with frontage on both Harvey Avenue and Ruus Road, and is located in a Single-Family Residential (RS) District.

4. Zone Change No.98-190-11 - Landfill Management, Inc. (Applicant) – HBF Enterprises, Inc. [dba KCTC AM Radio] (Owner) - Request to modify conditions of approval for a planned development site to extend the time to complete this project by two years until December 31, 2000, to complete grading, capping and revegetating HBF Enterprises, Inc. portion of the West Winton Avenue landfill and to obtain authority to continue a concrete/asphalt recycling activity on the site for five years until December 31, 2003. The property is located at 4001 West Winton Avenue, at the westerly terminus of West Winton Avenue adjacent to the San Francisco Bay.

ADDITIONAL MATTERS

5. Oral Report on Planning and Zoning Matters

6. Commissioners' Announcements, Referrals

APPROVAL OF MINUTES

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.