



**AGENDA**  
**HAYWARD PLANNING COMMISSION**  
**777 B STREET**  
**Hayward, CA 94541-5007**  
**Thursday, April 24, 2003**

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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.

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AGENDA

7:30 P.M. COUNCIL CHAMBERS REGULAR MEETING

ROLL CALL

SALUTE TO FLAG

**PUBLIC COMMENT – NON AGENDA ITEMS** *(The PUBLIC COMMENTS section provides an opportunity for citizens to address the Planning Commission on items not listed on the agenda. The Commission welcomes your comments under this section, but is prohibited by State law from discussing items not listed on the agenda. Your item will be taken under consideration and referred to staff.)*

**PUBLIC HEARING**

*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*

1. **Appeal of the Planning Director's Approval of Site Plan Review Application No. PL-2002-0374 (Modification of Zone Change 78-2) and Tentative Parcel Map 7890 – Holly Hartman (Applicant) / Kong Yu (Owner)** – Request to Subdivide a 3.5 Acre Parcel into 3 Lots and to Build 2 New Homes on Barn Rock Drive – The Project is Located at 28750 Hayward Blvd., near Bailey Ranch Road
  
2. **Modification of Conditional Use Permit No. 01-160-05 – Donald Imwalle (Applicant) / Target Corporation (Owner)** - Request for Multi-Tenant Retail Pad Building – The Project is Located at the Northeast Corner of Whipple Road and Industrial Parkway Southwest within the Target Project



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 Debbie Nelson 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.

3. **Revocation of Use Permit No. 99-160-18 – James Miller & Associates (Applicant) Big "O" Tires, Inc. (Owners) – Use Permit Application for a Big "O" Auto Service Center and the Revocation of Site Plan Review No. 00-130-09 – Daniel Gibbs, CEI Engineering Associates (Applicant) / AutoZone (Owners) - Site Plan Review Application for an AutoZone Retail Auto Parts Store – The Project is Located at 28000 Mission Blvd. between Webster and Hancock Streets**
  
4. **Zone Change No. PL-2003-0101 – Request to Change the Zone from Office Commercial (CO) to Neighborhood Commercial (CN), Site Plan Review No. PL-2002-0565 – Request to Convert an Office Building into a Retail Center, Variance No. PL-2003-0100 – Request to Allow for the Reduction in the Required Parking Stalls - Eddy Shen (Applicant) / Ba Le (Owner) – The Project is Located at 24790 Amador Street – (to be continued to May 22, 2003)**

#### ADDITIONAL MATTERS`

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

#### APPROVAL OF MINUTES

- March 13, 2003
- March 27, 2003

#### ADJOURNMENT

**PLEASE TAKE NOTICE** that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, 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. **PLEASE TAKE FURTHER NOTICE** that the City Council has adopted Resolution No. 87-181 C.S., which imposes the 90 day deadline set forth in Code of Civil Procedure section 1094.6 for filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.