



**AGENDA  
HAYWARD PLANNING COMMISSION  
777 B STREET, HAYWARD, CA 94541-5007  
THURSDAY, September 9, 2004  
(510) 583-4205**

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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 to address the Planning Commission on items not listed on the agenda. The Commission welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits, and focus on issues which directly affect the City or are within the jurisdiction of the City. As the Commission is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff).*

PUBLIC HEARING

1. **Variance No. PL-2004-0273 – Tom Palatino (Applicant/Owner)** – Request for Variances to Retain a 6-Foot-High Fence Where a Maximum of 4 Feet is Allowed; to Retain an Accessory Structure 4 Feet From the Side Street Property Line Where at Least 10 Feet is Required and Within 1 Foot From the Dwelling Where at Least 6 Feet is Required; and to Allow the Cumulative Square Footage of Accessory Structures to Exceed the Allowable Area – The Property is Located at 921 Central Boulevard (**Continued From July 29, 2004**)
2. **Site Plan Review No. PL-2002-0487 and Variance No. PL-2002-0488 – Mr. & Mrs. John Johnson (Applicant/Owner)** Request to Build a Single-Family Residence With a 12-Foot Front Yard Where 20 Feet is Required – The Property is Located at 26446 Parkside Drive, near Tribune Avenue
3. **Site Plan Review No. PL-2004-0289 – Administrative Use Permit No. PL-2004-0290 and Variance No. PL-2004-0291 – Dr. Dharam Salwan (Owner)** – Request to Construct a Mixed-Use Building with Ground-Floor Retail and Two Second-Floor Condominiums and a Remote Parking Lot – The Property is Located at 22605 Second Street, at the Corner of B Street, and 22645 Second Street



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.

4. **Revocation of Use Permit 93-50 – Initiated by the Planning Director – El Tapatio Nite Club (Licensee) / Peter and Carmen Sanchez (Owner) – The Property is Located at 22580 Grand Street (Continued From July 29, 2004)**

#### ADDITIONAL MATTERS

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

#### APPROVAL OF MINUTES

– July 29, 2004

#### 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.