



AGENDA  
HAYWARD PLANNING COMMISSION  
777 B STREET, HAYWARD, CA 94541-5007  
THURSDAY, September 22, 2005  
(510) 583-4205 / [www.hayward-ca.gov](http://www.hayward-ca.gov)  
LIVE BROADCAST – LOCAL CABLE CHANNEL 15

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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 HEARINGS** – On agenda item 1 the Planning Commission may deny the request or recommend approval to the City Council. If denied, the denial action is appealable. On agenda items 2, 3 and 4, the decision of the Planning Commission is final unless appealed. The appeal period is 10 days from the date of the decision. If appealed, a public hearing will be scheduled before the City Council for final decision.

1. **Zone Change No. PL-2004-0627 & Vesting Tentative Tract Map 7583 / PL 2004-0628 – Bijan Mashaw for University Village (Applicant) / Unitrust (Owner)** - Request to Change the Zoning from Single-Family Residential District to Planned Development District and Subdivide 1.3 Acres to Build 14 Homes – The Project is Located at 26528 Hayward Boulevard at the corner of Tribune Avenue
2. **Site Plan Review PL -2005-0264 & Tentative Tract Map 7402 PL-2005-0263 – Ros Esau for R.V. Esau Development Company, Inc. (Applicant/Owner)** - Request to Create Seven Parcels and Construct Seven Detached Single-Family Residences – The Project is Located at 2609 Hillcrest Avenue and 26220 Hayward Boulevard at Tribune Avenue



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 Summers 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. **Use Permit No. PL-2003-0269 – Kamp’s Propane, Inc. (Applicant/Owner)** – Request to Construct a Propane Storage and Distribution Center with Retail Sales of Propane and Accessories – The Project is Located at 3664 Depot Road
4. **Use Permit No. PL-2005-0249 & Variance No. PL-2005-0250 – St. Michaels Investment, L. P., et al, (Applicant/Owner)** – Request to Construct a Public Self-Storage Facility with a Variance to Construct a Building on a Property Line Abutting a Mobile Home Park where a 20-Foot Yard Setback is Required – The Project is Located at 28410 Hesperian Boulevard

#### ADDITIONAL MATTERS

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

#### APPROVAL OF MINUTES

- September 8, 2005

#### 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.