



AGENDA
HAYWARD PLANNING COMMISSION
777 B STREET, HAYWARD, CA 94541-5007
THURSDAY, November 17, 2005
(510) 583-4205 / www.hayward-ca.gov
LIVE BROADCAST – LOCAL CABLE CHANNEL 15

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.

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 items 1, and 2, the decision of the Planning Commission is final unless appealed. On agenda items 3 and 4, the Planning Commission may deny the request or recommend approval to the City Council. If denied, the denial action is appealable. 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. Use Permit Application No. PL-2005-0529 – Sheri Chefalo for Brinkman Investments, LP (Applicant/Owner) – Request for a Conditional Use Permit for an Existing Mini-Storage Facility - The Property is Located at 24801 Industrial Boulevard**
- 2. Use Permit No. PL-2005-0557 – Corey and Kelly Hensley (Applicants) / Raj Chabra (Owner) - Request to Operate a Tattoo and Piercing Establishment – The Property is Located at 22540 Foothill Boulevard, Unit A**
- 3. Amendment of Design Guidelines for Stonebrae Country Club (Formerly Blue Rock)**



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.

4. **Implementation of Cannery Design Plan**

The Project Site is Bounded by the Union Pacific Railroad on the West, Winton Avenue on the South, Myrtle Street, Meek Avenue and Filbert Street on the East, and C Street on the North

- 4a. **I. Zone Change Application No. PL-2005-0273** – Request to Amend the Zoning District from “High-Density Residential” and “Open Space/Parks and Recreation” to “Planned Development” in order to Construct 279 Multi-Family Residential Units; Request to Approve the Preliminary Development Plan for the Planned Development;
- II. Vesting Tentative Map Tract Application No. PL -2005-0258 (TTM 7625)** – Request to Subdivide a 19.08 Acre Site to Create 279 Condominium Units and Related Streets and Parks and Open Space Areas
- III. Proposed City Purchase of Property for New Street**
- IV. Exception to Tandem Parking Requirements**

Citation Homes (Applicant/Owner)

- 4b. **I. Zone Change Application No. PL-2005-0167** – Request to Amend the Zoning District from “High-Density Residential” and “Open Space/Parks and Recreation” to “Planned Development” in Order to Construct 16 Single-Family Duet Homes, 333 Multi-Family Residential Units, and a 2975-Square-Foot Retail Commercial Structure; Request to Approve the Preliminary Development Plan for the Planned Development;
- II. Vesting Tentative Map Tract Application No. PL-2005-0168 - (TTM 7613)** - Request to Subdivide a 27.2 Acre Site to Create 16 Single-Family Duet Homes, 333 Condominium Units, a 10,200-Square-Foot Retail Commercial Parcel, and Related Streets and Parks and Open Space Areas
- III. Proposed Vacation of Cannery Court**
- IV. Exception to Tandem Parking Requirements**

Felson Companies, Inc. (Applicant/Owner)

ADDITIONAL MATTERS

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

APPROVAL OF MINUTES

- November 3, 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.