



AGENDA
HAYWARD PLANNING COMMISSION
777 B STREET, HAYWARD, CA 94541-5007
THURSDAY, December 15, 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, 2 and 3, the decision of the Planning Commission is final unless appealed. On agenda item 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-2005-0537 – Shu Jen Chen (Applicant), Lupe Compean (Owner) - Request to Operate Massage Establishment – The Project is Located at 22551 Second Street, Suite #200**

- 2. Administrative Use Permit PL-2005-0538 & Variance PL-2005-0539 – Steve Cohn (Applicant) / Amos Picker (Owner) - Request to Construct a Commercial Retail Center with Restaurants and Personal Services to Allow a Parking Exception From the 15 Percent Tractor/Trailer Requirement – The Project is Located at 26025 Eden Landing Road in the Industrial District**



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. **Site Plan Review No. PL-2005-0525 & Tentative Tract Map No. 7699/PL-2005-0527 –** Jitender Makkar, Edge Concepts Inc. (Applicant/Owner) – Request to Subdivide a Half-Acre Parcel and Develop Five Townhomes – The Project is Located at 420 Smalley Avenue, between Flagg Street and Princeton Street
4. **Text Change of Alcoholic Beverage Outlet Regulations - Initiated by the Planning Director**

ADDITIONAL MATTERS

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

APPROVAL OF MINUTES

- November 17, 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.