



AGENDA
HAYWARD PLANNING COMMISSION
777 B STREET, HAYWARD, CA 94541-5007
THURSDAY, February 9, 2006
(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 – For agenda item 1, the Planning Commission may deny the request or recommend approval to the City Council. 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.

- I. I. Zone Change Application No. PL-2005-0322 PD** – Request to Amend the Rezoning District Designation from Medium Density Residential (RMB4) and Agriculture (AB10A) to Planned Development (PD), to Allow for Construction of 126 Single-Family Homes; Request to Approve the Associated Preliminary Development Plan;
- II. Vesting Tentative Map Tract Application No. PL-2005-0323 TTM 7354** - Request to Subdivide an Approximately 50-Acre Site to Create 126 Single-Family Lots and Related Streets, a Private Park and Open Space;
- III. Development Agreement Application No. PL-2005-0358 DA** – Request for Approval of a Development Agreement in Association With the Proposed Development.

Howard M. Settle, Maxine F. Theobald, Andrew E. Garin, Richard S. & Annette P. Warren, John M. and Lia F. McKenzie (Owner) / Garin Vista, LLC, Jack Smith, President (Applicant)

The Project Site is Located Northeast of the Intersection of Woodland Avenue and Bodega Street, West of Garin Regional Park.



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.

2. **General Plan Amendment Application No. PL-2005-0277; Zone Change Application No. PL-2005-0280; Site Plan Review Application No. PL-2005-0710; Variance Application No. PL-2005-0279 and Vesting Tentative Tract Map 7635/PL-2005-0278 – William Reed (Applicant) / Hayward Whipple Associates (Owner) - Request for an Amendment to the General Plan Land Use Designation from General Commercial to Commercial/High Density Residential; Zone Change from General Commercial District to High-Density Residential District; Variance to Locate Driveways and parking within the Side Street Yard and a Vesting Tentative Tract map to Accommodate 38 Multi-Family Dwellings – The Project is Located at 25993 Dollar Street at the Corner of Harder Road (Continued to February 23, 2006)**

ADDITIONAL MATTERS

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

APPROVAL OF MINUTES

- January 26, 2006

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.