



AGENDA
HAYWARD PLANNING COMMISSION
777 B STREET, HAYWARD, CA 94541-5007
THURSDAY, JANUARY 11, 2007
(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
REGULAR MEETING
7:30 P.M. - COUNCIL CHAMBERS

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 No. 1 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. On agenda item No. 2 the Planning Commission will make recommendations to the City Council.

1. **Tentative Parcel Map No. 7990 – Mai Nguyen (Applicant/Owner)** - Request for a One-Year Extension of the Tentative Parcel Map to Subdivide Two Parcels into Three Lots for Single-Family Homes
2. **Text Amendment No. PL-2006-0544 – Initiated by the Planning Director** – Proposal to Amend the City of Hayward Subdivision Ordinance, Section 10-3.350 through Section 10-3.395: "Condominium, Community Apartment, and Stock Cooperative Subdivisions," Governing Conversion of Residential Rental Complexes to Ownership Housing

ADDITIONAL MATTERS

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



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.

APPROVAL OF MINUTES

- October 4, 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.