



AGENDA
HAYWARD PLANNING COMMISSION
777 B STREET, HAYWARD, CA 94541-5007
THURSDAY, JUNE 14, 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

7:30 P.M. REGULAR MEETING 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. On agenda items 2 and 3, the Planning Commission can either recommend approval to the City Council or deny the application. 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-2007-0019 – Xiao Yuan Lu (Applicant) / General Growth Properties (Owner)** – Request to Operate Massage Establishment in a Retail Space in Southland Mall – The Property is Located at Southland Mall, Space LL43, Near the Food Court

2. **General Plan Amendment Application No. PL-2007-0113, Zone Change Application No. PL-2007-0114, Tentative Tract Map Application No. PL-2007-0112 TTM 7893, and Abandonment of Portions of the Traynor Street and Orchard Avenue Rights-of-Way – Citation Homes Central (Applicant) / Raymond Nelson (Owners)** - Request to Amend the General Plan Land Use Designation from Mixed Industrial to Medium-Density Residential, to Change the Zone District from Industrial (I) District to Planned Development (PD) District, and to Abandon Public Streets and Subdivide Land Within the Subject 5.68-Acre Site in Order to Develop 80 Homes – The Project Site is Located Generally at the Intersection of Orchard Avenue and Traynor Street, Westerly of Soto Road



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. **South of Route 92 Specific Plan Amendment Study**

- I. **General Plan Amendment Application Number PL-2007-0231** - Request to Amend the General Plan Land Use Map Designation for Portions of the Area From “Industrial Corridor” to “Retail and Office Commercial” and “Medium Density Residential”;
- II. **Specific Plan Amendment** – Request to Amend the *South of Route 92/Oliver & Weber Properties Specific Plan* Land Use Designation for Portions of the Area From “Business Park” to “Retail Commercial” and “Residential”, and Make Related Text Changes;
- III. **Zoning Text Amendment Application Number PL-2007-0233** – Request to Delete the “Commercial Retail” District and add a New “Regional Commercial” District, and Amend the “Business Park” District and “Neighborhood Commercial” District;
- IV. **Zone Change Application Number PL-2007-0232** - Request to Amend the Zoning District for Portions of the Area From “Business Park” and “Commercial Retail” to “Medium Density Residential”, “Neighborhood Commercial”, and “Regional Commercial”;
- V. **Development Guidelines Revisions** – Request to Amend The *South of Route 92/Oliver & Weber Properties Development Guidelines* Consistent with Related Amendments to The Specific Plan;
- VI. **Development Agreement Amendment** - Request to amend the *Mount Eden Business and Sports Park Community Development Agreement*.

**Legacy Partners, Inc. – Applicant / Eden Shores Associates I and II, LLC - Owners;
City of Hayward – (Applicant/Owner)**

The Project Site Includes Approximately 60 Acres Generally Located West of Hesperian Boulevard and East of Marina Drive, Between Industrial Boulevard and Eden Park Place.

ADDITIONAL MATTERS

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

APPROVAL OF MINUTES

- May 17, 2007
- May 24, 2007

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.