



CITY OF HAYWARD  
777 B STREET, HAYWARD, CA 94541-5007  
(510) 583-4205 / [www.hayward-ca.gov](http://www.hayward-ca.gov)  
LIVE BROADCAST – LOCAL CABLE CHANNEL 15

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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 staff reports for agenda items are available from the Commission Secretary and on the City's website the Friday before the meeting.

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**AGENDA**  
**HAYWARD PLANNING COMMISSION**  
**THURSDAY, FEBRUARY 19, 2009, AT 7:30 P.M.**  
**CITY 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 for further action.*)

**PUBLIC HEARINGS** – For agenda item No. 1, the Planning Commission can either recommend approval to the City Council or deny the application. Any 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. For agenda item No. 2, the Planning Commission may make a recommendation to the City Council.

1. **Zone Change Application No. PL-2008-0547 - Wittek Development, LLC (Applicant / Owner) - Request to:**
  - A) **Change the Zone District from Station Area Residential (SAR) District to Planned Development (PD) District;**
  - B) **Amend the South Hayward BART/Mission Boulevard Concept Design Plan to Address a Revised Circulation System, a Relocated Grocery Store Site and the BART Parking Structure; and**
  - C) **Authorize the Planning Director to Accept an Application for a Development Agreement in Order to Develop a Mixed-Use Development Consisting of 788 Multi-Family Residential Units and a Grocery Store, Including 206 Units of Affordable Housing and a 910-Space BART Parking Garage;**

The Project Site is Located Generally at the South Hayward BART Station at 28601 & 28850 Dixon Street and 28901 – 28953 Mission Boulevard



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. **Hayward Environmentally Friendly Landscape Guidelines and Checklists for Private Development Projects**

ADDITIONAL MATTERS

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

APPROVAL OF MINUTES

5. November 20, 2008
6. January 15, 2009

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.

**Note:** Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Permit Center, first floor at the above address.