



**CITY OF HAYWARD**  
**777 B STREET, HAYWARD, CA 94541-5007**  
**(510) 583-4205 / 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, SEPTEMBER 23, 2010, AT 7:00 PM**  
**COUNCIL CHAMBERS**

**ROLL CALL**

**SALUTE TO FLAG**

**ELECTION OF OFFICERS**

**PUBLIC COMMENT:** (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).

**ACTION ITEMS:** (The Commission will permit comment as each item is called for Public Hearing. Please submit a speaker card to the City Clerk if you wish to speak on a public hearing item).

**PUBLIC HEARINGS:** For agenda items No. 1 the decision of the Planning Commission is final unless appealed. On agenda items No. 2 and 3, 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.

1. Appeal of Approval of Administrative Use Permit Application No. PL-2009-0570 – Marianne Klinkowski, Klinkowski Properties, LLC (Appellant) / Pamela Noble, Verizon Wireless (Applicant) / Stonebrae, L.P. (Owner) – Request to Install a 100-Foot-High Stealth Telecommunications Monopole - The Project Is Located at 222 Country Club Drive, within Stonebrae Country Club (**Continued from July 22, 2010**)



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. Zone Change Application No. PL-2010-0120 - Anderson Pugash for Simeon Commercial Properties (Applicant) / Sim First LLC (Owner) – A Request to Modify a Planned Development District to Allow a Neighborhood-Serving Retail Center including a Drive-Thru Coffee Shop and Neighborhood Serving Retail Uses on a 1.5-Acre Parcel at the Mt. Eden Business Park - The Project Is Located at 26251 Industrial Boulevard Adjacent to and North of State Highway 92
3. Zone Change PL-2010-0029 - Lloyd Partin, Hayward Executive Airport Manager, for the City of Hayward (Applicant) / City of Hayward (Owner) – A Request to Change Portions of Air Terminal-Operations Subdistrict to Air-Terminal-Aviation Commercial and Air Terminal-Commercial Subdistricts, and Air Terminal-Industrial Park Subdistrict to Air Terminal-Aviation Commercial and Air-Terminal-Commercial Subdistricts, and to Adjust Zoning District Boundaries at the 543-Acre Hayward Executive Airport to Reflect Existing and Planned Airport Development Consistent with the Federal Aviation Administration Approved “Hayward Executive Airport Master Plan” - The Project is Located at Hayward Executive Airport, 20301 Skywest Drive, in the Air Terminal Zoning District (AT)

#### **COMMISSION REPORTS:**

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

#### **APPROVAL OF MINUTES**

6. June 24, 2010
7. July 22, 2010

#### **ADJOURNMENT**

**PUBLIC COMMENT RULES:** The Chair may, at the beginning of the hearing, limit testimony to three (3) minutes per individual and five (5) minutes per an individual representing a group of citizens for organization. Speakers will be asked for their name and their address before speaking and are expected to honor the allotted time. A Speaker's Card must be completed by each speaker and is available from the City Clerk at the meeting.

**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.