



CITY OF
HAYWARD
HEART OF THE BAY

PLANNING COMMISSION

APRIL 26, 2012

Table of Contents

Agenda	2
Implementation of the South Hayward BART/Mission Boulevard Form-Based Code	
Staff Report	4



CITY OF HAYWARD
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AGENDA
HAYWARD PLANNING COMMISSION
Thursday, April 26, 2012 , AT 7:00 PM
COUNCIL CHAMBERS

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. 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 are expected to honor the allotted time.

ROLL CALL

SALUTE TO FLAG

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).

NON-ACTION ITEMS: (Work Session items are non-action items. Although the Commission may discuss or direct staff to follow up on these items, no formal action will be taken. Any formal action will be placed on the agenda at a subsequent meeting in the action sections of the agenda).

WORK SESSION:

1. Implementation of the South Hayward BART/Mission Boulevard Form-Based Code

[Staff Report](#)

COMMISSION REPORTS:

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 Sonja Dal Bianco 48 hours in advance of the meeting at (510) 583-4204, or by using the TDD line for those with speech and hearing disabilities at (510) 247-3340.

APPROVAL OF MINUTES

4. None.

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

DATE: April 26, 2012
TO: Planning Commission
FROM: Erik J. Pearson, AICP, Senior Planner
SUBJECT: Implementation of the South Hayward BART/Mission Boulevard Form-Based Code

RECOMMENDATION

That the Planning Commission reads and comments on this informational report, and provides comments to staff related to the implementation of the South Hayward BART/Mission Boulevard Form-Based Code.

DISCUSSION

On April 12, 2012, the Planning Commission held a work session to review implementation of the South Hayward BART/Mission Boulevard Form-Based Code¹. Staff presented an approved project, known as Mission Paradise, and reviewed how the development standards of the Form-Based Code would be applied to the project. The first work session covered use, density, streets, setbacks, and building height. This second work session will cover parking requirements, warrants, and exceptions. Plans attached to the April 12 report will be used for this work session.

Prepared by: Erik J. Pearson, AICP, Senior Planner

Recommended by:



Richard Patenaude, AICP
Planning Manager

¹ See item # 2 at <http://www.hayward-ca.gov/citygov/meetings/pca/2012/PCA12PDF/pca041212full.pdf>

Approved by:

A handwritten signature in black ink that reads "David Rizk". The signature is written in a cursive style with a large, looping initial "D".

David Rizk, AICP
Development Services Director