



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

**REVISED AGENDA
HAYWARD PLANNING COMMISSION MEETING
THURSDAY, SEPTEMBER 20, 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.)

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

PUBLIC HEARINGS: For agenda item No. 1 and No. 2, 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. For agenda item No. 3, the Planning Commission may make a recommendation to the City Council.

1. Administrative Use Permit PL-2011- 0298 – Adwin Pratap (Applicant)/ Michael and Richard Silva (Owners) – Request to operate an auto body shop with a spray paint booth in an existing warehouse adjacent to single-family residential properties. The site is located at 29225 Sims Court in the Industrial (I) District (APN 464-0100-015-03)



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.

2. Conditional Use Permit No. PL-2012-0174 – Darren W. Guillaume for Doc’s Wine & Cheese Revival LLC (Applicant)/Lydia Chen (Owner) – Request to Operate a Retail Wine and Cheese Shop with Instructional Wine Tasting at 22570 Foothill Boulevard – Central City – Commercial Subdistrict
3. Development Agreement No. PL-2010-0235, General Plan Amendment No. PL-2010-0236, Zone Change No. PL-2010-0237 and Parcel Map No. PL-2010-0431 – Westlake Development LLC (Applicant)/Chang Income Partnership L.P. (Owner) – Amend the General Plan Designation from Low Density Residential to Medium Density Residential; Rezone from Single-Family Residential to Open Space and Planned Development; Approve a Parcel Map for the Park Expansion and Future Development Lots; and Approve a Related Development Agreement. The Property is Located at the Northeast Corner of Eden and Denton Avenues

COMMISSION REPORTS:

4. Oral Report on Planning and Zoning Matters
Presentation of ABAG’s Draft Regional Housing Needs Allocation (RHNA) and Update on Preparation of Priority Development Area Investment and Growth Strategy
5. Commissioners’ Announcements, Referrals

APPROVAL OF MINUTES

6. July 26, 2012

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.