



CITY OF HAYWARD
AGENDA REPORT

Planning Commission
Meeting Date 02/11/99
Agenda Item 1

TO: PLANNING COMMISSION

FROM: Development Review Services Administrator

SUBJECT: USE PERMIT NO. 98-160-15 AND VARIANCE APPLICATION 98-180-05 - BOYS AND GIRLS CLUB OF HAYWARD, INC. (APPLICANT/OWNER) -
Request to construct a 19,662 square-foot social, recreational and instructional facility. Requested variances are (1) to allow 42 percent of the site to be covered where 40 percent maximum coverage is permitted, (2) to reduce the required front yard setback, and (3) to allow vehicle maneuvering within the front yard area. Also requested is an exception to the Off-Street Parking Regulations to locate parking between the building and the street (behind the primary structure encouraged).

The project location is 28200 Ruus Road, east side, in an RS (Single-Family Residential) District.

DISCUSSION:

At its January 28, 1999, meeting the Planning Commission continued the hearing of this item in order to allow time for additional project review and development. Since that time the developer and staff have been working toward a solution that meets both the needs of the Boys and Girls Club and the City's minimum development standards. Because additional time is needed to explore alternatives and bring the issues back to the Boys and Girls Club Board for its consideration, the applicant and staff request continuing the matter until the Planning Commission February 25 meeting.

Prepared by:


Dyana Anderly, AICP
Development Review Services Administrator