



# CITY OF HAYWARD

Hayward City Hall  
777 B Street  
Hayward, CA 94541  
www.Hayward-CA.gov

## Agenda

### Planning Commission

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**Thursday, May 11, 2017**

**7:00 PM**

**Council Chambers**

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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. 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.

#### **CALL TO ORDER Pledge of Allegiance**

#### **ROLL CALL**

#### **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, 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 items No. 2 and No. 3, the Planning Commission may make a recommendation to the City Council.**

- 1      [PH 17-041](#)      Proposed expansion of an existing public storage facility (Saf Keep Storage) onto an adjacent 0.8-acre site located at 22373 and 22391 Thunderbird Place, requiring approval of a Conditional Use Permit and Site Plan Review, Application No. PL-2016-06805; Edward G. Roach (Applicant) on behalf of Parrish Estate Company (Owner).

**Attachments:**      [Attachment I Staff Report.docx](#)  
                                  [Attachment II Findings.docx](#)  
                                  [Attachment III Conditions of Approval.docx](#)  
                                  [Attachment IV Project Plans](#)  
                                  [Attachment V Photo Simulations](#)  
                                  [Attachment VI Project Narrative](#)

- 2      [PH 17-042](#)      Proposed Rezone of a Property from Business Park District and Regional Commercial District to Planned Development District and Construction of a Light Industrial Shell Building for the Steelwave Industrial Park at 2580-2582 Industrial Boulevard. Project Includes Consideration of an Addendum to a Previously Certified Mitigated Negative Declaration. Michael Olson/Eden Shores Associates I LLC (Applicant/Owner).

**Attachments:**      [Attachment I Steelwave Staff Report](#)  
                                  [Attachment II Steelwave Findings](#)  
                                  [Attachment III Steelwave Conditions of Approval](#)  
                                  [Attachment IV Steelwave Industrial Park PD District Standards](#)  
                                  [Attachment V Project Plans 01.05.17](#)  
                                  [Attachment VI Steelwave Industrial Park Addendum April 2017](#)  
                                  [Attachment VII 2007 South of Route 92 IS MND](#)  
                                  [Attachment VIII Steelwave Addendum MMRP](#)

- 3      [PH 17-043](#)      Proposed Five Year Extension of the Development Agreement for the Stonebrae Country Club (Blue Rock) Project Located Southeasterly of the Intersection of Fairview Avenue and Hayward Boulevard along Walpert Ridge

**Attachments:**      [Attachment I Staff Report](#)

**COMMISSION REPORTS:**

Oral Report on Planning and Zoning Matters

Commissioners' Announcements, Referrals

**APPROVAL OF MINUTES**

[MIN 17-072](#) Minutes of the Planning Commission Meeting on April 20, 2017

**Attachments:** [Attachment I Draft Minutes of April 20, 2017](#)

[MIN 17-073](#) Minutes of the Planning Commission Meeting on April 27, 2017

**Attachments:** [Attachment I Draft Minutes of April 27, 2017](#)

**ADJOURNMENT**

**NEXT MEETING, MAY 25, 2017, 7:00PM**

**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.*

*\*\*\*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.\*\*\**

*Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least 48 hours in advance of the meeting by contacting the City Clerk at (510) 583-4400 or TDD (510) 247-3340.*