



CITY OF HAYWARD

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

Agenda

Planning Commission

Thursday, February 11, 2016

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 agenda item No. 2, the Planning Commission may make a recommendation to the City Council.

1. [PH 16-008](#) Proposed Subdivision and Construction of Ninety-Seven Single-family Homes and Related Site Improvements on Multiple Parcels Located at the Southwestern Corner of 2nd and Walpert Streets Requiring Zone Change from Low, Medium and High Density Residential and Open Space Districts to Planned Development (PD) District and Approval of Vesting Tentative Map (Tract 8233) for Ward Creek Cottages Subdivision (Application No. 201400648). (Applicant: AMG Associates; Owners: Caltrans and City of Hayward).

Attachments:

[Attachment I Area and Zoning Map](#)
[Attachment II Ward Creek Cottages Project Plans](#)
[Attachment III Initial Study MND and MMRP](#)
[Attachment IV Draft COA 2nd and Walpert](#)
[Attachment V Caltrans Correspondence](#)
[Attachment VI Candi Cross Correspondence](#)
[Attachment VII Sherman Lewis Correspondence](#)
[Attachment VIII First Amendment to the Initial Study/
Mitigated Negative Declaration](#)

2. [PH 16-011](#) Request to Amend the La Vista Project Development Agreement by Extending its Term for Five Years and Updating Its Project Schedule - The Project is Located at 28816 Mission Boulevard in eastern Hayward

Attachments:

[Attachment I Draft Development Agreement Amendments](#)
[Attachment II Letter from Jim Summers dated February 3,
2016](#)
[Attachment III Executed and Recorded La Vista Development
Agreement](#)

COMMISSION REPORTS:

3. Oral Report on Planning and Zoning Matters
4. Commissioners' Announcements, Referrals

APPROVAL OF MINUTES

5. [MIN 16-008](#) Approval of Minutes of the Planning Commission Meeting on November 19, 2015.

Attachments: [Attachment I Draft Minutes of 11-19-15.pdf](#)

6. [MIN 16-009](#) Approval of Minutes of the Planning Commission Meeting on December 17, 2015.

Attachments: [Attachment I Draft Minutes of 12-17-15.pdf](#)

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.