



# CITY OF HAYWARD

Hayward City Hall  
777 B Street  
Hayward, CA 94541  
[www.Hayward-CA.gov](http://www.Hayward-CA.gov)

## Agenda - Final Planning Commission

---

Thursday, September 17, 2015

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**

### **ELECTION OF OFFICERS**

### **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.)

**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 section of the agenda.)

**WORK SESSION:**

1. [WS 15-014](#) Amendments to Hayward's Livestock Regulations

**Attachments:** [Attachment I](#)  
[Attachment II](#)

**PUBLIC HEARINGS:**

For agenda item No. 2 and agenda item No. 3, 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.

2. [PH 15-035](#) Proposed Subdivision and Construction of Two Single Family Detached Homes on a 0.24 acre site located at the northeast corner of Madsen Street and Martin Luther King Drive, Requiring Modification of the Precise Development Plan for the Cannery Area Development and Vesting Tentative Parcel Map 10373; Mark Tiernan for SCS Development (Applicant and Owner).

**Attachments:** [Attachment I Conditions of Approval.docx](#)  
[Attachment II Plans.pdf](#)

3. [PH 15-038](#) Proposal to subdivide a 2.152-acre parcel and Construct 35 Townhomes at 1635 Denton Avenue west east of the corner of Eden Avenue, requiring approval of a Precise Plan, Site Plan Review and Vesting Tentative Tract Map. Sunny Tong/Westlake Development Partners Urban, LLC (Applicant), Chang Income Property Partnership, LP, Barrett Community Hospital Series (R14), A Delaware Limited Partnership (Owner)

**Attachments:**

[Attachment I Area & Zoning Map.pdf](#)

[Attachment II - Unit Summary.doc](#)

[Attachment III Recommended Conditions of Approval.doc](#)

[Attachment IV TTM # 8152 & Plans.pdf](#)

**COMMISSION REPORTS:**

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

**APPROVAL OF MINUTES**

6. [MIN 15-004](#) Approval of Minutes of the Planning Commission Meeting on May 14, 2015.
7. [MIN 15-006](#) Approval of Minutes of the Planning Commission Meeting on July 23, 2015.

**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.**