



CITY OF HAYWARD

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

Agenda

Planning Commission

Thursday, March 24, 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. 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 action. For agenda item No. 2, the Planning Commission may make a recommendation to the City Council.

1. [PH 16-018](#) Proposed construction of sixteen attached single-family townhome-style condominiums located at 24755 O'Neil Avenue, requiring Site Plan Review, a Warrant to exceed the fence height standard for a proposed wall adjacent to the BART right-of-way, and approval of a Tentative Condominium Tract Map 8289 - Cypress Group, Tim Henderson (Applicant and Owner)

Attachments: [Attachment I Area and Zoning Map](#)
[Attachment II Aerial Map](#)
[Attachment III Conditions of Approval](#)
[Attachment IV Plans](#)

2. [PH 16-024](#) Proposal to subdivide a 2.3 acre parcel and construct 42 Townhomes at 25891 and 25915 Dollar Street, north of the Harder Road intersection, requiring approval of an Amendment to the Thoroughfare Plan of the Hayward Mission Boulevard Corridor Specific Plan Form-Based Code, Site Plan Review, Warrants for Parking and Roof Pitch, and Vesting Tentative Tract Map; Donald Babbitt/Warmington Residential (Applicant), Lakhbir Singh, Dubba, LLC (Owner)

Attachments: [Attachment I Area & Zoning Map.pdf](#)
[Attachment II Conditions of Approval.docx](#)
[Attachment III Thoroughfare Plan Maps.pdf](#)
[Attachment IV Floor Plans & Elevations.pdf](#)
[Attachment V Landscape Plans.pdf](#)
[Attachment VI VTTM 8301 & Civil Plans.pdf](#)
[Attachment VII Acoustical Analysis.pdf](#)
[Attachment VIII Preliminary Geotechnical Report.pdf](#)

3. [PH 16-026](#) Proposed Conversion of a Single-Room Occupancy Facility to an Apartment Building in the Green Shutter Hotel building located at Main and B Streets, requiring approval of a Conditional Use Permit to allow residential units on the ground floor in the Central City Plaza (CC-P) and Central City Commercial (CC-C) Zoning Districts. Trent Kloppenburg, Structure Properties (Applicant/Owner).

Attachments: [Attachment I Area and Zoning Map](#)
[Attachment II Conditions of Approval DRAFT.](#)
[Attachment III Architectural Historian Determination](#)
[Attachment IV Project Plans](#)
[Attachment V Public Comments](#)

COMMISSION REPORTS:

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

APPROVAL OF MINUTES

6. None.

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.