



# 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

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**Thursday, January 12, 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.

### **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, the Planning Commission may make a recommendation to the City Council.

1. [PH 17-003](#) Proposed Mixed Use Development consisting of 72 residential townhomes and 8,000 square feet of commercial space on a 5.88-acre parcel located at the southwest corner of Mission Boulevard and Industrial Parkway requiring adoption of an Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, approval of a Vesting Tentative Tract Map and Site Plan Review; Doug Rich, Valley Oak Partners

**Attachments:** [Attachment I - Staff Report](#)  
[Attachment II - area map](#)  
[Attachment III - Draft COA](#)  
[Attachment IV - Project Plans](#)  
[Attachment V - Draft CC Minutes 071514](#)  
[Attachment VI - PCWS minutes](#)  
[Attachment VII - CEQA](#)  
[Attachment VIII - Comment letter](#)

**COMMISSION REPORTS:**

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

**APPROVAL OF MINUTES**

4. [MIN 17-009](#) Approval of the Minutes of the Planning Commission Meeting on December 15, 2016

**Attachments:** [Attachment I Draft Minutes of December 15, 2016](#)

**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.