



# CITY OF HAYWARD

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

## Revised Agenda Planning Commission

---

**Thursday, April 20, 2017**

**7:00 PM**

**Council Chambers**

---

### PLANNING COMMISSION SPECIAL MEETING

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

1.        [PH 17-025](#)        Proposed subdivision and construction of 140 three-story condominiums of a townhome design, a 93-room hotel, and 7,225 square feet of community-serving retail use on a 9.72-acre site located at 25501 & 25551 Mission Boulevard and 671 Berry Avenue, requiring 1) a Zone Change on a 1.9-acre portion of the project site from T4-2 Urban General Zone (17.5 min to 35 units max/net acre) with a Commercial Overlay Zone 1 to T4-2 with a Commercial Overlay Zone 2; 2) Site Plan Review; 3) Conditional Use Permit to allow ground floor residential; 4) Administrative Use Permit to allow hotel/lodging; 5) Warrant for excess parking; 6) Vesting Tentative Tract Map 8345 associated with the subdivision; and 7) an Addendum to the Mission Boulevard Corridor Specific Plan Area Environmental Impact Report (EIR). MLC Holdings, Inc. (Applicant) Auto Mission, Ltd. and Charles L. Pifer (Property Owners).

**Attachments:**    [Attachment I - Mission Crossings Staff Report.doc](#)  
[Attachment II: Final Conditions of Approval](#)  
[Attachment III Area Zoning Map](#)  
[Attachment IV - Project Plans](#)  
[Attachment V: Addendum w. Appendices](#)  
[Attachment VI - EPS Economic Analysis.pdf](#)

#### COMMISSION REPORTS:

Oral Report on Planning and Zoning Matters

Commissioners' Announcements, Referrals

#### APPROVAL OF MINUTES

2.        [PH 17-037](#)        Minutes of the Planning Commission Meeting on February 23, 2017
- Attachments:**    [Attachment I Draft Minutes of February 23, 2017](#)
3.        [PH 17-038](#)        Minutes of the Planning Commission Meeting on March 9, 2017
- Attachments:**    [Attachment I Draft Minutes of March 9, 2017](#)

**ADJOURNMENT****NEXT MEETING, APRIL 27, 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.*