

# **CITY OF HAYWARD**

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



CITY OF  
**HAYWARD**  
HEART OF THE BAY

## **Agenda**

**Thursday, July 13, 2017**

**7:00 PM**

**Council Chambers**

## **Planning Commission**

**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 COMMENTS**

*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 items No. 1 and No. 2, 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.**

1. [PH 17-069](#) Variance to allow seven signs totaling 337.9 square feet for dd's Discounts retail store at 24055 Hesperian Boulevard; Application No. 201700987. Michael Ukekwa (Applicant) on behalf of Bartom Proprieties LLC and Lomik Properties.

**Attachments:** [Attachment I - Staff Report](#)  
[Attachment II Area and Zoning Map](#)  
[Attachment III- Applicant's Plans](#)  
[Attachment IV- Applicant's Variance Findings Answers](#)

2.        [PH 17-070](#)        Proposed Site Plan Review and Vesting Tentative Map 8278 for the construction and subdivision of a 5-story structure containing 57 two and three bedroom stacked flat residential condominium units, 2,298 square feet of ground floor commercial area (2 commercial condominiums), and ground level parking (covered and open) on a 40,508 square foot (.93 acre) project site is located at 22634 & 22648 2nd Street (northeast corner of 2nd Street and "C" Street) in the Central City area of the City of Hayward. Assessor Parcel Number (APN) 427-16-50-04. Guru Thalapeneni (Owner/Applicant).

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

#### **APPROVAL OF MINUTES**

3.        [MIN 17-105](#)        Minutes of the Planning Commission Meeting on June 22, 2017

**Attachments:**    [Attachment I Draft Minutes of June 22, 2017](#)

#### **COMMISSION REPORTS:**

Oral Report on Planning and Zoning Matters

Commissioners' Announcements, Referrals

#### **ADJOURNMENT**

#### **NEXT MEETING, JULY 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.*