



AGENDA
HAYWARD PLANNING COMMISSION
777 B STREET, HAYWARD, CA 94541-5007
THURSDAY, June 9, 2005
(510) 583-4205 / www.hayward-ca.gov
LIVE BROADCAST – LOCAL CABLE CHANNEL 15

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. Copies of reports are available from the Commission Secretary.

AGENDA

7:30 P.M. COUNCIL CHAMBERS REGULAR MEETING

ROLL CALL

SALUTE TO FLAG

PUBLIC COMMENT – NON AGENDA ITEMS *(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).*

PUBLIC HEARING – The decision of the Planning Commission on agenda items 1 and 2 are final unless appealed. For agenda items 3 and 4, the Planning Commission may make a recommendation to the City Council. If appealed, a public hearing will be scheduled before the City Council for final decision. The appeal period for both items is 10 days from the date of the decision.

1. **Use Permit No. PL-2005-0123 – Ken Johnson (Applicant) / John Kim (Owner) – Request to Operate a Payday Loan Facility – The Project is Located at 24457 Mission Boulevard (Continued from May 19, 2005)**

2. **Use Permit No. PL-2005-0096 – James Chao (Applicant), Unocal 76 (Owner) – Request to Construct and Operate a Car Wash at an Automobile Service Station - The Project is Located at 391 West A Street and the Northeast Corner of Arbor Avenue**



Assistance will be provided to persons requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Persons needing accommodation should contact Debbie Summers 48 hours in advance of the meeting at (510) 583-4205, or by using the TDD line for those with speech and hearing disabilities at (510) 247-3340.

3. **Site Plan Review PL-2004-0435/Vesting Tentative Map Tract 7563 PL-2004-0436 - The Olson Urban Housing LLC (Applicant) / Regewick Construction Company (Owner)** - Request to Construct 56 Condominium Residences and to Allow a 10-Foot Rear Yard Setback Where 20 Feet is Required, to Allow a 4-Foot Deep Landscape Planter Without a 6 Inch Concrete Curb Where a 5-Foot Deep Landscape Planter With a 6 Inch Concrete Curb is Required, to Allow Parking in the Rear Yard Setback and to Allow Tandem Parking - The Project Is Located on Huntwood Avenue, Northerly of West Harder Road
4. **Text Amendment Application No. PL-2004-0632 – Joseph Bradford for The Olson Company (Applicant)** – Request to Amend the Parking Ordinance to Allow Tandem Parking for Multi-Family Residences Citywide
5. ADDITIONAL MATTERS
6. Oral Report on Planning and Zoning Matters
7. Commissioners’ Announcements, Referrals

APPROVAL OF MINUTES

- May 12, 2005
- May 19, 2005

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.