

**DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT  
Planning Division**

**TO: City Council Commercial Center Improvement Committee  
Council Member Kevin Dowling  
Council Member Barbara Halliday  
Council Member Bill Ward**

**THRU: Jesús Armas, City Manager**

**FROM: Sylvia Ehrental, Director of Community & Economic Development**

<b>SUBJECT:</b>	<b>City Council Commercial Center Improvement Committee Agenda</b>
<b>DATE:</b>	<b>Monday, May 24, 2004</b>
<b>TIME:</b>	<b>5:30 p.m. – 6:30 p.m.</b>
<b>LOCATION:</b>	<b>Work Session Room 2A, Second Floor</b>

**City Council Commercial Center Improvement Committee**

May 24, 2004

**5:30 p.m. – 6:30 p.m.**

**2nd Floor Work Session Room 2A**

**Hayward City Hall**

**777 'B' Street**

**Hayward, CA 94541**

**AGENDA**

**CALL MEETING TO ORDER**

**PUBLIC COMMENTS** *(The Committee welcomes your comments at this point for items not on the agenda. If you have a comment about an item listed here, the Committee requests that your comments be made when that item is discussed.)*

**AGENDA ITEMS**

**Action**

- |  |                    |
|--|--------------------|
| 1. Gateway Plaza – Proposed subdivision of Junior Anchor – Satish Narayan (Applicant) / Rana Ahmed (Owner) | Review and Comment |
| 2. Election of Chairperson   |                    |

**ADJOURNMENT**

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cc: Mayor Cooper  
City Manager  
Assistant City Manager  
Deanna Bogue  
Public Works Director

City Clerk  
Planning Manager  
CED Administrator  
Daily Review  
Main Library

Council Member Dowling  
Council Member Halliday  
Council Member Ward  
Richard Patenaude  
Post



**CITY OF HAYWARD**  
**STAFF REPORT**

AGENDA DATE 5/24/04  
AGENDA ITEM \_\_\_\_\_

**TO:** City Council Commercial Center Improvement Committee

**FROM:** Director of Community and Economic Development

**SUBJECT: GATEWAY PLAZA – PROPOSED SUBDIVISION OF JUNIOR ANCHOR – SATISH NARAYAN (APPLICANT) / RANA AHMED (OWNER)**

THE PROJECT IS LOCATED AT 24989 SANTA CLARA STREET AT WEST JACKSON STREET

**RECOMMENDATION:**

It is recommended that the Committee review the list of recommended uses and provide comments to the applicant and staff.

**DISCUSSION:**

The Planning Commission, on March 25, 2004, denied, without prejudice, the applicant's request to divide the junior anchor space at the Gateway Plaza into three smaller tenant spaces. The applicant appealed this decision, and, on May 18, 2004, the City Council granted the appeal, referring the matter of appropriate uses for these tenant spaces to the CCCCIC, and requiring the matter to be returned to the Council for modification of the Planned Development District. The junior anchor was originally approved as a major drug store and the Council expressed concern that new tenants also appeal to a broader population than just the immediate neighborhoods.

Staff recommends the attached list of potential types of tenants. Staff believes that it is consistent with the City's earlier approval for development of this shopping center and could provide destination accessory uses at a primary Hayward gateway. Committee comments provided at this meeting, together with the staff recommendations, would aid the applicant in revising his application for Council consideration.

Prepared by:

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Richard E. Patenaude, AICP  
Principal Planner

Recommended by:

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Sylvia Ehrental  
Director of Community and Economic Development

Approved by:

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Jesús Armas, City Manager

Attachments: List of Potential Tenant Types  
City Council Agenda Report, dated May 18, 2004