

CITY OF
HAYWARD
HEART OF THE BAY

PL-2009-0100 Conditional Use Permit
Libitzky Warehouse

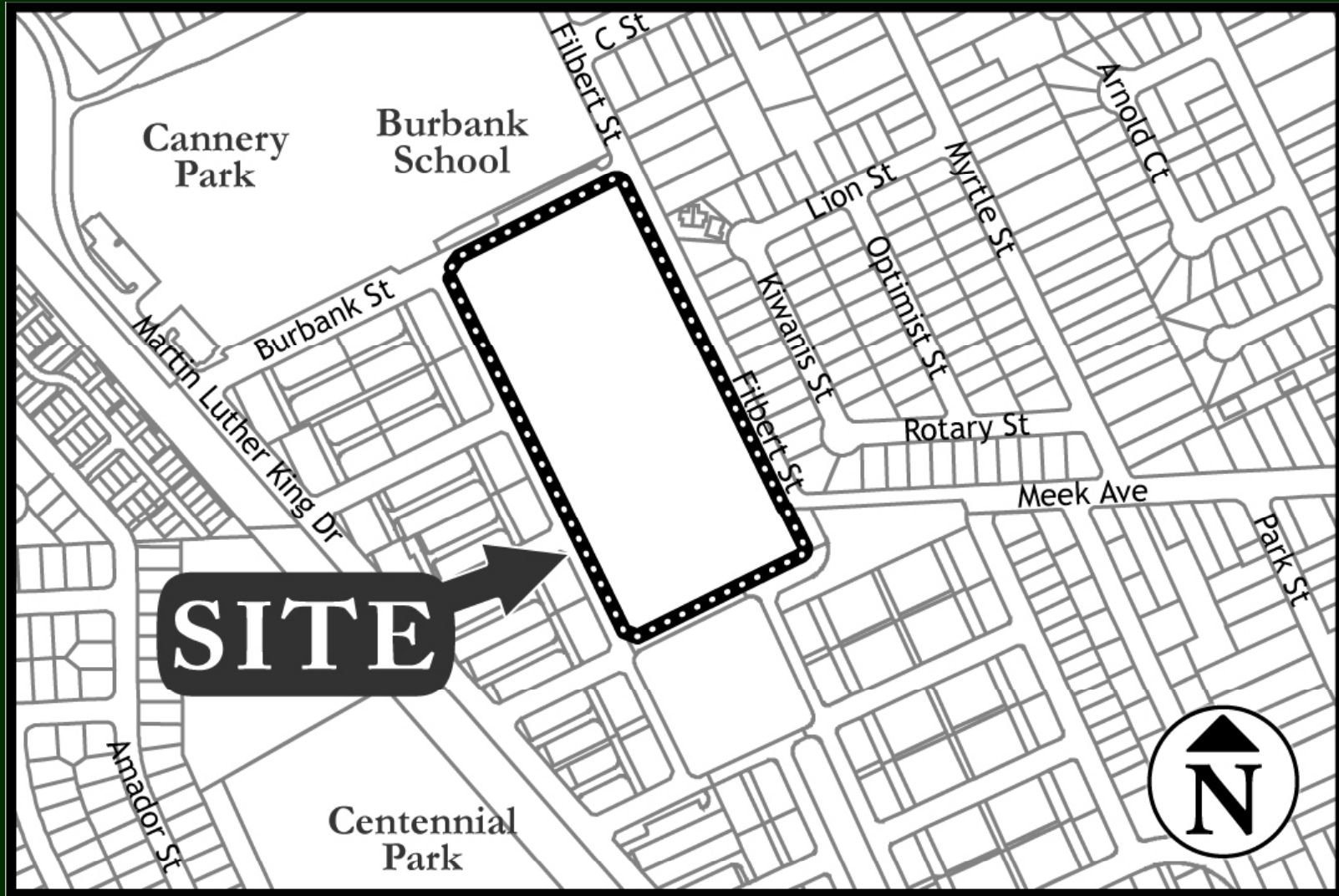
Sara Buizer, AICP, Senior Planner

Planning Division
Department of Development Services



Libitzky CUP

Location



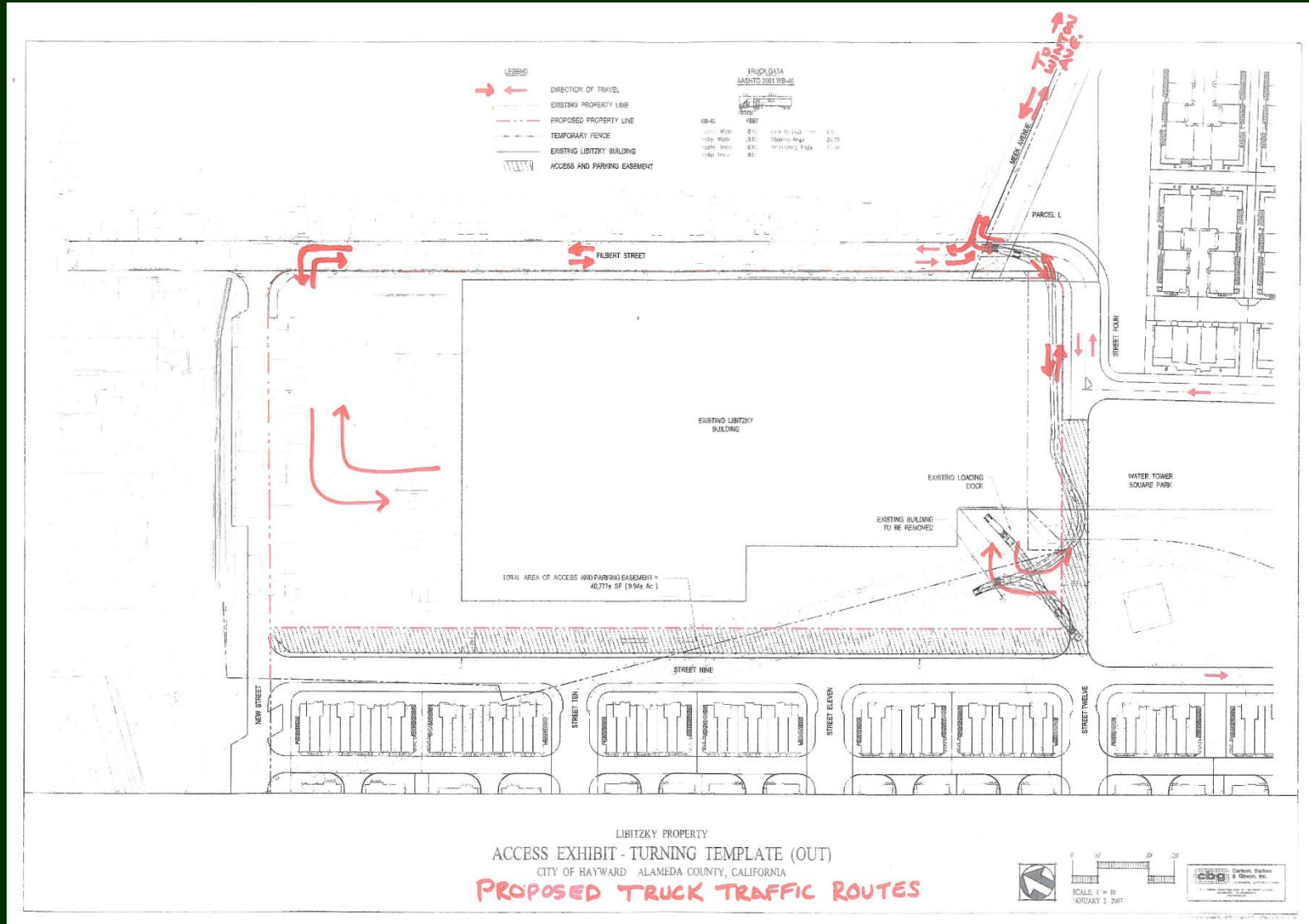
Libitzky CUP

Terms For Extension

- Maximum time period of five years until August 20, 2015
- Participation in a Community Facilities District
- Removal of Warehouse Building and any Accessory Buildings
- Modified Truck Route



Libitzky CUP



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Concerns

- Neighbors had concerns over noise
 - Condition #7 regarding truck deliveries, limits unloading/loading activity or truck idling outside of the building before 7:00am or after 7:00 p.m.



Libitzky CUP

Concerns

- Adjacent residential properties in Cannery have concerns over truck route and development of future park/Meek Avenue circulation
 - Staff would prefer that truck circulation remain as proposed through entire extension, if approved. Staff will work with future developer on ultimate build out of the park and Meek Avenue circulation.



Libitzky CUP

Applicant's concerns on Conditions of Approval

- Condition #2 regarding posting of a bond for the demolition of the warehouse building at the end of the CUP term
- Condition #7 regarding truck deliveries, unloading/loading activity or truck idling outside of the building before 7:00am or after 7:00 p.m.

