

Planning Division
Pending Projects Status Report (Current Planning)
As of 1/4/10

Project No.	Staff	Description	Project Location	Applicant	Date Rec'd	Status						Final Outcome
						Initial Review Due	Date Initial Review Letter Sent	Results of Initial Review	Resubmittal / Date Matl's Rec'd	Date 2nd Letter Sent	Results of Last Review	
PL-2009-0593 PM 9934	JN	Request to create nine commercial condo units within an existing building. No new construction is proposed.	30150 Industrial Parkway, SW	John Razumich, Hayward Whipple Associates, LLC. 40 S. Market Street, Suite 100, San Jose, CA 95113, 408-500-0661	12/17/09	Due: 1/15/10						
PL-2009-0590 AUP	TK	New refrigerated building at parking lot E.	22950 Clawiter Rd.	Maxwell Beaumont, Beaumont & Associates, 4050 Harlan St., Emeryville, CA 94608, 510-652-4433	12/18/09	Due: 1/15/10						
PL-2009-0587 AUP	AC	Request to install a wireless telecommunication facility which includes 12 antennas and 2 microwave dishes mounted onto a 48-foot-tall artificial pine tree.	3639 La Mesa Dr.	Mathew Yergovich, A T & T Mobility, 1364 Mosonic Ave., San Francisco, CA 94117, 415-596-3474	12/16/09	Due: 1/15/10						
PL-2009-0579 SPR	AC	Burger King - Request to demolish an existing restaurant and build a new restaurant with a drive-thru and an outdoor patio.	29671 Mission Blvd.	Ravi & Dilip Enterprises - 163 Mission Tierra Place, Fremont, CA 94539, 510-490-8484	12/3/09	Due: 12/31/09						

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PL-2009-0577 AUP	TK	Hayward Area Historical Society - Request to relocate the museum to another downtown building.	22380 Foothill Blvd.	Hayward Area Historical Society - 22701 Main Street, Hayward, CA 94541-5113, 510-581-0223	12/2/09	Due: 12/31/09	12/31/09	Letter of completion sent.				
PL-2009-0571/0572 SPR/VAR	AC	Request to allow installation of a telecommunications facility consisting of a 50-foot-tall monopole within the required set back (300 feet) from a residential neighborhood.	2408 Whipple Rd.	Chris Coones, T-Mobile, 3188 Iberian Dr., Sacramento, CA 95833, 925-928-8362	11/25/09	Due: 12/24/09	12/8/09	Incomplete. Relocate pole and provide on-site screening.				
PL-2009-0570 AUP	TK	Stonebrae - Request to install a 100-foot-tall stealth monopole and associated equipment.	222 Country Club Dr.	Pamela Nobel, Verizon Wireless, 12647 Alcosta Blvd., #110, San Ramon, CA 94583, 925-786-2362	11/24/09	Due: 12/24/09	12/21/09	Letter of completion sent.				
PL-2009-0568 AUP	TK	Request to use a vacant parcel as a contractors yard.	23586 Foley St.	Peak Engineering, Inc., 477 Roland Way, Oakland, CA 94621, 510-553-1533	11/24/09	Due: 12/24/09						

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PL-2009-0563 LLA 09-03	JN	Cannery Place - Lot line adjustment for Lots 1 & 8 of Tract 7613.	Cannery Place	Glenn Brown, Intergral Communities, 190 N. Wiget Lane, Ste. 101, Walnut Creek, CA 94598, 925-984-	11/30/09	Due: 12/30/09	12/3/09	Package completed. Sent to surveyor for further technical review on 12/3/09.				
PL-2009-0564 PD	RP	Cannery Place - Request for a minor modification to a Planned Development District to modify the unit types and increase the number of units by 28, and a lot line adjustment for Lots 1 & 8 of Tract 7613.	Martin Luther King Drive	Charles McKeag, Citation Homes, 404 Saratoga Ave., Ste. 100, Santa Clara, CA 95050, 408-985-6071	11/19/09	Due: 12/18/09						
PL-2009-0559 SPR	AC	Hall of Justice - Request to co-locate 3 new antennas and 4 new microwave dishes on the rooftop.	24405 Amador St.	Clear Wireless, LLC, 4400 Carillion Point, Kirkland, WA 98033, 916-396-1470	11/19/09	Due: 12/18/09	12/15/09	Complete				
PL-2009-0535 SPR	CE	Replace 8 antennas with 9 panel antennas and a new support system on an existing tower.	27911 Industrial Blvd.	Michele Pippen, NASH Wireless for Verizon Wireless, 12647 Acosta Blvd., Ste. 110, San Ramon, CA 94583, 925-244-1890	11/13/09	Due: 12/11/09	12/17/09	Complete				Approved by Planning Director 12/17/09; effective 1/05/10.

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PL-2009-0534 CUP	TK	Request to operate a charity auto auction with outdoor vehicle storage.	2348 Industrial Parkway West	Joseph & Sean Mulch, Desert View Auto Auctions, Inc., 14282 Danielson St., Poway, CA 92064, 858-602-1432	11/12/09	Due: 12/11/09	12/21/09	Letter of incomplection requesting a site plan depicting how site will be used.				
PL-2009-0533 SPR	AC	Request to add six antennas to an existing PG&E tower, extending the tower 12 feet higher. Install equipment cabinets underneath the tower within the existing equipment area.	23411 Cabot Blvd.	Clear Wireless, LLC, 4400 Carillion Point, Kirkland, WA 98033, 916-396-1470	11/12/09	Due: 12/11/09	12/17/09	Incomplete				Approved by Planning Director 12/17/09; effective 1/05/10.
PL-2009-0530 SPR	AC	Request to relocate the telecommunications cabinets from the interior to the roof top.	3129 Corporate Pl.	T-Mobile West Corporation, 1855 Gateway Blvd., 9th For., Concord, CA 94520, 916-386-1470	11/10/09	Due: 12/10/09	12/15/09					Approved by Planning Director 12/16/09; effective 1/05/10.
PL-2009-0524/0525 ZC/TM 8032	RP/JN	So. Hayward MU - Request for a mixed-use development of 788 units plus commercial and BART parking.	So. Hayward BART at Tennyson & Dixon, and parcels east of Dixon & 28937 Mission	Witted Development; Montana Properties; Eden Housing, Inc.; c/o Eden Housing, 22645 Grand Street, Hayward, CA 94541, 510-247-8103	11/9/09	Due: 12/9/09	11/13/09	Incomplete. A number of requirements from the conditions of approval have not been addressed.				

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PL-2009-0506 Mod/AUP	AC	Velero Service Station - Request for a modification of Administrative Use Permit PL-2003-0363 to expand a convenience mart.	29900 Mission Blvd.	James Chao, James M. T. Chao, Architect, 1136 Keith Ave., Berkeley, CA 94708, 510-845-9501	10/29/09	Due: 11/25/09	11/17/09	Complete				
PL-2009-0503 AUP	AC	Aaron Metals - Request to establish a metal recycling collection facility.	25101 Clawiter Rd.	Aaron, Forkash, Aaron Metals Company, 750 - 105th Ave., Oakland, CA 94603-6304	10/27/09	Due: 11/25/09	11/19/09	Incomplete				Approved by Planning Director 1/15/10; effective 1/19/10.
PL-2009-0502 SPR	CE	Request to add 3 panel antennas and 3 microwave antennas to an existing T-Mobile monopine.	586 W. Tennyson Road	Clear Wireless, LLC, 4400 Carrillon Point, Kirkland, WA, 98033, 925-207-6729	10/26/09	Due: 11/25/09	11/20/09	Complete				Closed 12/23/09 - Applicant informed staff that they selected a different site for the antennas.
PL-2009-0496 AUP	CE	Holiday Inn Express - Request to build a new 4-story, 82-room hotel.	25640 Mission Blvd.	Jesús Armas, Armas Consulting Group, 22561 Main Street, Ste. 200, Hayward, CA 94541, 510-690-0410	10/15/09	Due: 11/13/09	11/13/09	Complete				
PL-2009-0482 CM 09-04	JN	Request to merge two parcels into one for industrial/commercial uses.	31123 San Clemente Street	Rod Sherry, Cullen-Sherry & Associates, 1090 Adams Street, Ste. A, Benicia, CA 94510, 707-745-3219	10/7/09	Due: 11/6/09	10/21/09	Completed. Certificate of merger package sent to survey for further technical review.				Approved and recorded 12/3/09.

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PL-2009-0475 TPM 9934	JN	Request to subdivide an existing commercial building into 9 condominiums via Parcel Map. Request a Tentative Parcel Map waiver. No new construction is proposed	30150 Industrial Parkway, SW	John Razumich, Hayward Whipple Associates, LLC. 40 S. Market Street, Suite 100, San Jose, CA 95113, 408-500-0660	10/1/09	Due: 10/30/09	10/30/09	Incomplete. Major issue is that each individual unit must have a water meter per Deputy Director - Utility. Awaiting for draft utility agreement.				
PL-2009-0462/0333 AUP/VAR	CE	Request to intensify an industrial use abutting a Medium Density Residential (RM) zoning district, and for a variance to build an open shed on the property line, where a 20-foot setback is required	24967 Huntwood Ave.	Javier Solorzano, 3288 21st St., #49, San Francisco, CA 94110, 415-724-5240	9/29/09	Due: 10/29/09	10/23/09	Application deemed complete. Staff recommending denial.				Application administratively denied on 12/28/09.
PL-2009-0447 LLA 09-02	JN	Request to adjust the property line between two adjacent parcels.	2534 Barrington Ct. & 2893 W. Winton Ave.	Ken Sun, Prologis, 47775 Fremont Blvd., Fremont, CA 94538, 510-661-4027	9/16/09	Due: 10/15/09	10/1/09	Completed. LLA package sent to survey for further technical review.				Approved by Planning Director and recorded 10/15/09.

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PL-2009-0363 CUP	AC	Funky Monkey - Request to operate a night club. A cover charge would be charged on Friday, Saturday, Sunday nights and special events. Special events include DJs, live music, fundraisers, etc..., daily am/pm.	22554 Main St.	Joeann Pepperell, Funky Monkey, 22554 Main St., Hayward, CA 94541, 510-733-2334	7/17/09	Due: 8/17/09	8/20/09	Applicant's check bounced 8/7/09; letter sent 8/20/09.		10/21/09	Application deemed complete. Scheduled for PC 12/17/09.	
PL-2009-0350 TM 7613 Lots 1-24	JN	Request to change Subdivision Agreement, Bonds, Improvement Plans and Map correction for a portion of Tract 7613 in conjunction with PL-2009-0344 due to new ownership.	Martin Luther King Dr. & Madsen Pl. (aka Cannery Pl.)	Mark Butler Integral Communities, 190 N. Wiget Ln., #101, Walnut Creek, CA 94598, 925-382-0418	7/9/09	Due: 8/7/09	8/5/09	Contract bonds are to be posted prior to commencing construction.	11/5/09	11/15/09	Final documents sent for execution.	Documents executed and recorded 12/3/09.
PL-2009-0337 AUP	AC	Request to operate the Mohammadia Cultural Center in a former Teamsters' Hall with weekly meetings, events and worship. Most activities would occur on Friday, Saturday and Sunday from sunset until 10:00 pm.	492 C Street	Mohammadia Center, 35469 Dumbarton Court, Newark, CA 94560, 510-856-7013	6/30/09	Due: 7/30/09	7/29/09	Met with applicant & real estate agent on 8/6/09. 8/13/09 – real estate agent said the deal is through 8/20/09 – incomplete.	11/16/09	11/16/09		

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PL-2009-0201 CUP	AC	Club Me - Request for a new restaurant/night club to operate within the Downtown Entertainment District.	926 B Street	Monica & Traci Thompkins, Club Me, 8393 Capnell Dr., #220 Oakland, CA 94621, 510-882-2121	4/20/09	Incomplete	5/19/09	Met with police and will agree on conditions of approval.	6/25/09	7/25/09	Awaiting determination of ABC license type and access. Preparing findings, conditions, and staff report. Planning Commission hearing 11/4/09; continued to 11/19/09; City Council hearing 12/15/09.	Planning Commission referred to Council with out recommendation.
PL-2009-0200 SPR	RP	Demolition of existing billboard and construction of new, single-pole billboard viewable from Highway 92. The west-facing of the new billboard will be digital LED technology.	Breakwater Ave. adjacent to Highway 92	Robert Hatton, Clear Channel Outdoor, Inc., 555 12th Street, #950, Oakland, CA 94607, 510-446-7216	10/26/09	Due: 11/25/2009	11/25/09	Complete. Awaiting responses from HASPA questions from 12/17/09 meeting.				
PL-2009-0199 SPR	RP	Request to install a new, single-pole billboard; north face equipped with digital LED	411 A Street	Robert Hatton, Clear Channel Outdoor, Inc., 555 12th Street, #950, Oakland, CA 94607, 510-446-7216	10/26/09	Due: 11/25/09	11/25/09	Incomplete. Application for text amendment to sign ordinance required.				

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PL-2009-0179 CUP	SB	Request for a Wine, Jazz and Blues Café.	1004 B Street	Dariel Gilder, B Street Jazz Bank, LLC, 4098 China Court, Hayward, CA 94542, 510-538-8847	4/13/09	Due: 5/13/09	5/22/09	Complete set of plans needed. Planning & Building met with applicant 5/19/09 and 6/9/09 to discuss outstanding issues. Downtown committee on 8/24/09.				
PL-2009-0178 TPM 9821	KS	Request to subdivide one parcel into four parcels.	22825 7 th Street	Charles D. Robbins, 1061 Waterloo Lane, Gardnerville, NV 89460, 775-783-8479	4/9/09	5/8/2009	5/28/09	Applicant/consultant needs to re-design the sewer system for the proposed development.				
PL-2009-0118 CUP	TK	A-1 Armor Self-Storage - Request to construct a single-story self-storage building as an addition to the existing storage facility.	2466 Whipple Rd.	Mangat Lachman, A-1 Armor Self Storage, 2468 Whipple Road, Hayward, CA 94544, 510-489-4943	3/16/09	4/16/2009	5/4/09	Application is complete; however there are several costly conditions, such as extending a street 750', the construction of a decorative wall & landscaping. The owner is contemplating options. Will send letter advising closure of application.				

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PL-2008-0501/0502 GPA/DA	SB	Request for a General Plan Amendment to change the Land Use Designation from Low Density Residential to Medium Density Residential. The project also involves a Development Agreement to establish terms of future development including the potential for up to 44 townhomes.	Northeast corner of Eden & Denton Ave.'s.	Sunny Tong, Westlake Development Partners, LLC, 520 South El Camino Real, 9 th Floor, San Mateo, CA, 94402, 650-340-8252	10/17/08	11/16/2008	11/17/08	Additional application forms and fees needed for rezoning, LLA and Development Agreement, as well as revised plans. Awaiting revised application and plans. Received concerns from neighborhood. Recommending community meeting.				
PL-2008-0284 to 0288 GPA/CUP/SPR/AUP/TA TTM 7987	SB/ JN	City Center – Request to development a hotel, conference center, and residential development atop the existing parking structure.	22292 and 22300 Foothill Blvd., including Centennial Hall	Linda Bernhardt, Loeb & Loeb, LP., 10100 Santa Monica Blvd., Suite 2200, Los Angeles, CA 90067, 310-282-2338	6/6/08	7/6/2009	7/3/08	Need a traffic study, preliminary C.3 plan and an Inclusionary Housing Plan. No activity on tentative map application. Awaiting for resubmittal.	9/25/08	12/1/08	Application deemed complete on 12/1/08, although previous notice of complete was provided via telephone. Revised plans received on 4/2/09. CEQA	

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PL-2008-0188 CUP	TK	La Vista Quarry - Conditional Use Permit for the reclamation plan..	28816 Mission Blvd.	Leah Dreger, La Vista, LP, 11555 Dublin Blvd., Dublin, CA 94568, 925-828-7999	4/14/08	Incomplete	6/13/08	Meeting in field with owner on 3-27-09. Awaiting grading to continue and approval by OMR inspector. City Engineer signed surface mining inspection report on 5/18/09 for OMR.				
PL-2008-0122 CUP	TK	Request to continue operation of an auto dismantling business. This business was annexed to the City in March, 2007.	3764 Depot Road	Andy Lysett, Depot Auto Wreckers, 3764 Depot Road, Hayward, CA 94545, 510-266- 5811	3/19/08		4/22/08	Requested a site plan drawn to scale that depicts parking buildings circulation frontage improvement and landscaping. Meeting week of 5/19/08 with applicant to discuss required improvements.				

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PL-2008-0020 CUP	TK	Request to continue an auto dismantling operation.	3788 Depot Rd.	Gul & Ala Ahmad, Atlantic B. Auto Dismantler, 3788 Depot Rd., Hayward, CA 94545, 510-782-7672	1/14/08	2/14/2009	2/20/08	Requested a site plan drawn to scale that depicts parking bldg.'s circulation frontage improvements & landscaping. Interdepartmental meeting 3/5/08. Meeting with applicant 3/5/08. Meeting week of 5/19 with applicant to discuss required improvements.				
PL-2008-0019 CUP	TK	Request to continue operation of an existing auto wrecking yard.	3760 Depot Rd.	Azizi Belal, Atlanta Auto Dismantler, 3760 Depot Rd., Hayward, CA 94545, 510-723-0075	1/14/08	2/13/2008	2/20/08	Requested a site plan drawn to scale that depicts parking bldg.'s circulation frontage improvements and landscaping. Interdepartmental meeting 3/5/08. Meeting with applicant 3/5/08.				

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PL-2007-0610 FM 7852	JN	Final Map and Improvement Plan for 5 single-family homes at Gerald Dr.	24909 Mohr Drive	Moe Janda, 2977 Baumberg Avenue, Hayward, CA 94545, 510-755-3765	12/10/07	N/A		Improvement plans and FM are acceptable. Waiting for applicant to submit information for Subdivision Agreement, Contract Bonds & associated documents to prepare CC Agenda report for approval prior to construction.			Final Map plan check completed 6/10/08. Improvement plans approved 6/30/08. Awaiting for Mylar's. Awaiting on resubmittal of items for CC Package.	
PL-2007-0584 FM 7698	KS	Final Map for a 14 townhomes subdivision.	24755 O'Neil Avenue	Noor-Rahmand Wais, 799 Fletcher Lane #209, Hayward, CA 94544, 510-706-8933	11/20/07	N/A		Improvement plans and Final map are being reviewed by Public Works staff. Awaiting for resubmittal.				To be approved by City Council.
PL-2007-0195 CUP	CE	Request to permit existing major outdoor storage of empty and full plastic chemical containers.	2498 American Ave.	Jenette K. Conde, Washington Chemical Sales of Calif., Inc, 2498 American Ave., Hayward, CA 94545, 10-782-8727	7/10/07	8/10/2007			3rd resubmittal 8/26/09.		Applicant revising plans.	

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PL-2007-0091 PM 9450	KS	Request to subdivide property into two parcels.	1044 Folsom Avenue	Johnny Romero, 1044 Folsom Ave., Hayward, CA 94544, 510-264-9650	2/21/07	Incomplete		Awaiting resubmittal. Met with the owner on 10/21/08 regarding the redesign of garage.	11/13/09	12/8/09	Draft conditions of approval.	
PL-2007-0027 PD	EP	Precise Plan for Garin Vista.	Woodland Ave. & Larrabee St.	John K. Smith, Garin Vista, LLC, 22320 Foothill Blvd # 620, Hayward, CA 94543, 510-538-6400	1/19/07	NA	3/2/07	Lots of issues. Project put on hold to work out landslide repair.		5/20/08	Landslide repair & related project revisions approved by CC 4/15/08. Architectural quality does not match that approved by CC. Punchlist given to applicant 5/20/08 re-architecture).	
PL-2006-0630 LLA 06-02	KS	Request to subdivide a 38,746-sq. ft. site into four parcels. One parcel would be 22,746 square feet in area to accommodate a 5,850-square-foot retail building.	25336-25337 Mission Blvd., and Berry Ave.	Larry Crawford, Permian Builders, 4125 Clipper Court Fremont, CA 94538, 510-979-9081	12/19/06	N/A		Vacation of Berry Ave. Application on hold pending the design of Mission Blvd.				

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PL-2006-0161 PD	EP	Precise Plan for La Vista	28816 Mission Blvd.	Steve Spence, La Vista L.P., 7633 Southfront Road, Livermore, CA 94551, 925-606-0250	4/5/06	N/A	6/30/06		3/2/2007 10/18/07 5/30/08		Received 4th resubmittal on 4/14/08. Letters sent on 5/30/08 and 6/18/08 regarding outstanding items.	
PL-2004-0069 UP	TK	E & J Auto-Wreckers - Request for continued operation of an auto recycling facility.	2851 W. Winton Ave.	Patsy Wheat, E & J Auto Wreckers, 2851 W. Winton Ave., Hayward, CA 94545, 510-785-7244	2/17/04	Complete						