



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

NOTICE OF VIRTUAL PUBLIC HEARING

NOTICE IS HEREBY GIVEN

that the

FAIRVIEW MUNICIPAL ADVISORY COUNCIL

and the

ALAMEDA COUNTY PLANNING DEPARTMENT

Will hold an Informational Public Hearing on:

PLN2021-00202 / COMMUNITY HOUSING DEVELOPMENT CORPORATION, SB 35 MINISTERIAL REVIEW, application to allow construction of a four-story, 40-foot tall (to top of parapet), 42 affordable housing studio units plus one, 2-bedroom manager's dwelling unit, a community room and associated office, and 32 on-site parking spaces, located on a property that also contains an existing church (church to remain), at 2889 Kelly Street, Fairview area of unincorporated Alameda County, and in the *Fairview Area Specific Plan*, "R-1" Single-Family Residence zoning district, and in the *Fairview Land Use Map*, land use designation of "Low Density Residential", with County Assessor's Parcel Number (APN): 416-0180-020-00. Because the State Statute mandates that the project review process is ministerial and that projects are judged purely on objective standards that do not involve the exercise of discretion, the California Environmental Quality Act does not apply to the Senate Bill 35 (SB 35) process: Title 14 of the California Code of Regulations, Section 15268(a): "Ministerial projects are exempt from the requirements of CEQA".

**PLEASE NOTE THAT THIS IS AN INFORMATIONAL ITEM ONLY.
NO DECISION WILL BE MADE AT THIS HEARING.**

The hearing is for design review and public oversight on objective and focused design standards criteria required for this project, as published and adopted by ordinance or resolution by the County before submission of a development application, and that are broadly applicable to development within the County. The design review and public oversight shall not in any way inhibit, chill, or preclude the ministerial approval provided by Section 65913.4.

If you challenge the proposed application in court, you may be limited to raising only those issues you or someone else raised at the virtual hearing(s) described in this notice, or in written correspondence.

For questions regarding the hearing or the project, or if you would like a copy of the staff report, please contact:

Rodrigo Orduña, AICP Assistant Planning Director
Alameda County Planning Department
224 W. Winton Avenue, Room 111, Hayward, CA 94544
telephone at (510) 670-5400 e-mail: rodrigo.orduna@acgov.org

The Fairview Municipal Advisory Council hearing will be held at **6:00 p.m. on Tuesday, May 3, 2022.**

For teleconference meetings, members of the public may observe and participate in meetings by following the instructions in the Teleconferencing Guidelines posted on-line with the agenda at:

https://www.acgov.org/board/com_calendar/documents/TeleconferencingGuidelines-FairviewMAC.pdf

The above hearing is a virtual public hearing using the Zoom Webinar platform. You can join online at:

<https://zoom.us/j/95022027053>

Or, you can join by phone (408) 638-0968 or (669) 900-6833. Webinar ID: 950 22027053



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