

The meeting room is wheelchair accessible. A Sign Language interpreter may be available upon five (5) days notice. Please telephone 510-670-5400.

Any member of the Audience desiring to address the Commission:

- ❖ Complete a speaker form and give it to the Secretary prior to the start of the hearing, or as soon as possible after the hearing begins;
- ❖ After receiving recognition from the Chair, please walk to the rostrum, located directly in front of the Chair, state your name and address, and then begin your comments;
- ❖ Each speaker may be limited to three (3) minutes).

Only items on the agenda may be acted upon. Open Forum is provided for any member of the public wishing to speak on an item not on the agenda. The three minute limit will apply

Agenda

Planning Commission of Alameda County

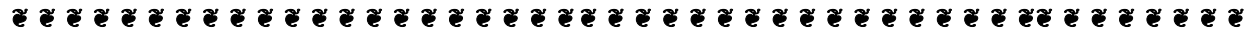
Monday, January 5, 2004

Field Trip

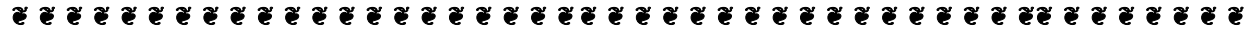
Time: 1:30 p.m.

Place: 224 West Winton Avenue, Room 111, Hayward
California

Note: The Planning Commissioners will adjourn to the field and will reconvene at 6:00 p.m. for the Regular Meeting at 224 W. Winton Avenue, Room 160, Hayward, California.



1. **2185TH ZONING UNIT AND TENTATIVE PARCEL MAP 8210 – CORRAL** – Petition to rezone from a R-1-SU (Single Family Residence, Secondary Unit) District, to a PD (Planned Development) District, for the purpose of subdividing one site into three parcels with less than 5,000 square feet, on one site containing approximately 0.27 square feet, located at 1417 Thrust Avenue, west side corner, southwest of Oriole Avenue, unincorporated Ashland area of Alameda County, bearing County Assessor’s designation: 0080-0035-099-00.
2. **2168TH ZONING UNIT AND TENTATIVE MAP, TRACT 7434 – MAY/PATEL** – Petition to reclassify from a PD (Planned Development) District, to a PD (Planned Development) District, allowing 16 single-family lots on one site containing approximately 1.73 acres, located at 3738 E. Castro Valley Boulevard, north side, approximately 750 feet east of Crow Canyon Road, unincorporated Castro Valley area of Alameda County, bearing County Assessor’s designation: 0085-5400-007-01.
3. **VARIANCE, V-11792 – JOSE CARO** – Referral from the West County Board of Zoning Adjustments for an application to allow construction of an attached addition to an existing detached garage, thereby covering 38% of the required rear yard, where 30% is maximum, and a fence five feet, one half inch high, where four feet is maximum, in an R-2-B-E (Two Family Residence, 8,7500 square foot m.b.s.a.) District, located at 1445 – 168th Avenue, north side, approximately 427 feet east of East 14th Street, unincorporated Ashland area of Alameda County, bearing County Assessor’s designation: 080A-0100-026-00.
4. **STEVE SOUZA and VICKI CRANE, VARIANCE, V-11800** – Application to allow an existing fence in the front yard of a residence that varies in height from four feet seven inches to five feet six inches as the fence steps up a sloping street and front yard where four feet is the maximum allowed, in a R-1-RV (Single Family Residence, Recreational Vehicle) District, located at 16037 Gramercy Drive, south side, approximately 296 feet southeast of Selborne Drive, unincorporated San Leandro area of Alameda County, bearing Assessor’s Parcel Number: 080A-0170-013-00.
5. **COMSTANTIN and MARINA LELEU, VARIANCE, V-11803** – Application to allow construction of an attached addition providing a 15 foot front yard (as measured to bay window) where 20 feet is required, in a R-1-SU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 2079 Sydney Way, south side, approximately 217 feet west of Carlton Avenue, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 084B-0420-014-00.



6. **THOMAS and DARLENE SOLDONIA TRUST, VARIANCE, V-11807** – Application to allow a fence height at side yard property lines and at the rear yard property line that a maximum of seven feet five inches in height where six feet is the maximum allowed, in a R-1-SU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 18844 Lenross Court, south side, approximately 217 feet west of Seven Hills Road, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 084D-1341-032-00.

Regular Meeting

Time: 6:00 p.m.

Place: 224 W. Winton Avenue, Room 160, Hayward, California

A. Call to Order/Roll Call

B. Announcements by the Chair

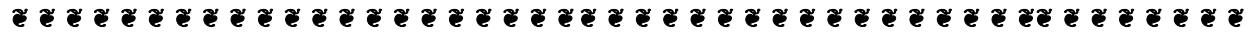
C. Open Forum

D. Consent Calendar

1. **APPROVAL OF PLANNING COMMISSION MINUTES** – October 6, October 20, November 3, and December 15, 2003

E. Regular Calendar

2. **2146TH ZONING UNIT - MARCHAND** - Petition to reclassify from the R-1-L-BE-CSU-RV (Single Family Residence, Limited Agricultural, five acre minimum building site area, 100 feet median lot width, 30 feet front yard, Conditional Secondary Unit, Recreational Vehicle Regulation) District, to a PD (Planned Development) District, allowing a 1280 square foot secondary unit, on one site containing approximately 11.45 acres, located at 8600 Oak Tree Lane, southwest side, approximately 340 feet southeast of Norris Canyon Road, unincorporated Castro Valley area of Alameda County, bearing County Assessor’s designation: 085-5000-001-19. (Continued from November 3, 2003; to be continued without discussion to January 5, 2004.) (Continued from December 15, 2003.)



3. **2183RD ZONING UNIT AND TENTATIVE PARCEL MAP, PM-7475 - THOMPSON** - Petition to reclassify from the R-S-D-20 (Suburban Residence with 2,000 square foot m.b.s.a.) District, to a PD (Planned Development) District, to allow subdivision of the site for the construction of six townhouse units, on one site containing approximately 0.37 acres, located at 20119 and 20133 Forest Avenue, west side, approximately 70 feet west of Omega Avenue, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designations: 084C-0726-043-00 and -044-00. (Continued from December 15, 2003.)

4. **2185TH ZONING UNIT AND TENTATIVE PARCEL MAP 8210 – CORRAL** – Petition to rezone from a R-1-SU (Single Family Residence, Secondary Unit) District, to a PD (Planned Development) District, for the purpose of subdividing one site into three parcels with less than 5,000 square feet, on one site containing approximately 0.27 square feet, located at 1417 Thrust Avenue, west side corner, southwest of Oriole Avenue, unincorporated Ashland area of Alameda County, bearing County Assessor's designation: 0080-0035-099-00.

- F. Staff Comments & Correspondence

- G. Chair's Report

- H. Commission Announcements, Comments & Reports

- I. Adjournment

**NEXT PLANNING COMMISSION HEARING
TUESDAY, JANUARY 20, 2004**