

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, March 6, 2006**

#### **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, Public Hearing Room, Hayward, California.

1. **TENTATIVE TRACT MAP, TR-7685 – COOK/HIFAI** ~ Petition to convert 27 apartment units into 27 condominium units in a R-S-D-15 (Suburban Residential, 1,500 square foot Minimum Building Site Area per unit) District, located at 1570 – 165<sup>th</sup> Avenue, south side, approximately 260 feet west of Los Banos Street, Ashland area of unincorporated San Leandro, bearing County Assessor's Parcel Number: 080-0076-016-01.
  
2. **TENTATIVE TRACT MAP, TR-7734 – SUNRISE CONDOMINIUMS, LP/BENETTI** ~ Petition to convert 46 existing apartment units into 46 condominiums (44 residential and two commercial), in the ACBD Specific Plan – TA (Ashland/Cherryland Business Districts Specific Plan – Transit Access) District, located at 16006 E. 14<sup>th</sup> Street, Ashland area of unincorporated Alameda County, bearing County Assessor's Parcel Number: 080-0057-033-00.
  
3. **VESTING TENTATIVE TRACT MAP, TR-7305 – ALCORN/DELCO** ~ Application to allow subdivision of one parcel into seventeen parcels on a site containing approximately 3.99 acres in an "R-1-CSU-RV" (Single-Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 4653 Malabar Avenue, south side, approximately 250 feet west of Pepper Street, Castro Valley area of unincorporated Alameda County, bearing County Assessor's Parcel Number: 084C-0835-001-07.

## **Regular Meeting**

Time: 6:00 p.m.  
Place: Public Hearing Room  
224 W. Winton Avenue,  
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** - January 9 and February 6, 2006.

2. **Motion to Reconsider Action Taken at 7/18/05 - AMENDMENT TO CONDITIONAL USE PERMIT, C-4158, REPUBLIC SERVICES – VASCO ROAD LANDFILL** ~ Application to extend the term of the Conditional Use Permit for this facility (“Permit”) from 2008 to December 31, 2022; and to formalize permission to continue to conduct waste diversion and materials recycling operations that have been ongoing for a number of years on the site. The Vasco Road Landfill (VRL) (formerly Vasco Road Sanitary Landfill) is an existing permitted landfill in an A (Agriculture) District, located at 4001 North Vasco Road, east side, approximately 1 mile north of Dalton Road, Unincorporated Livermore area, designated as Assessor's Parcel Numbers 99B-4901-2-3; 99B-4926-1-1, 1-2, 2- 4, and 2-5; and 902-6-2-2. (Continued from August 1, September 6 and 19, October 17, November 21, December 5, 2005, February 6 and 21, 2006; to be continued to March 20, 2006).
3. **2230<sup>th</sup> ZONING UNIT and PARCEL MAP, PM-8910 – LAMB SURVEYING INC./CAMPBELL** ~ Petition to reclassify one parcel from R-1-L-B-E (Single Family Residence, Limited Agricultural Uses, 5 acre Minimum Building Site Area) District to a P-D (Planned Development, allowing one acre parcels) District, and to allow subdivision of one lot into four parcels, located at 1365 Hilliker Place, east side, corner south of Las Positas Road, Livermore area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 099-0015-026-06. (Continued from January 23 and February 21, 2006; to be continued to April 3, 2006).
4. **2231<sup>st</sup> ZONING UNIT and PARCEL MAP, PM-8909 – LAMB SURVEYING, INC./WATERMAN** ~ Petition to reclassify one parcel from R-1-L-B-E (Single Family Residence, Limited Agricultural Uses, 5 acre Minimum Building Site Area) District to P-D (Planned Development) District, and to allow subdivision of one lot into four parcels, located at 1339 Hilliker Place, east side, approximately 320 feet south of Las Positas Road, Livermore area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 099-0015-025-04. (Continued from January 23 and February 21, 2006; to be continued to April 3, 2006).
5. **ZONING UNIT, ZU-2207 and TENTATIVE TRACT MAP, TR-7614, UTAL** ~ Petition to reclassify three parcels containing approximately 1.17 acres from the P-D (Planned Development, 1779<sup>th</sup> Zoning Unit) to a P-D (Planned Development) District, allowing subdivision into 10 parcels intended for single-family dwellings, located at 18911 and 18919 Lake Chabot Road, approximately 234 feet northeast of Keith Avenue, Castro Valley area of unincorporated Alameda County, bearing Assessor’s Parcel Numbers: 084B-0502-045, 084B-0502-055 and 084B-0502-046. (Continued from June 20, July 18, September 6 and 19, October 17, November 21, December 19, 2005, January 9, 2006; to be continued to April 3, 2006).

6. **MODIFIED TRACT MAP, MTR-7118 – COURTNEY ~** Petition to allow modification to TR-7118 to subdivide one site containing 4.60 acres into 19 parcels in a PD-ZU-1762 (Planned Development, 1762<sup>nd</sup> Zoning Unit) District, located on Page & Miramar, east side, corner south of Page Street, San Leandro area of unincorporated Alameda County, bearing Assessor's Parcel Number: 080A-0197-001-06. (Continued from September 19, October 17, November 21, December 19, 2005 and January 23, 2006; to be continued to April 3, 2006).
7. **ZONING UNIT, ZU-2204 and AGRICULTURAL SITE DEVELOPMENT REVIEW, S-1978 – BRAUN/THOMPSON ~** Petition to reclassify from the 'A' (Agricultural) District to a P-D (Planned Development) District with an Agricultural District base-zone, and allowing one secondary dwelling unit, on one site approximately 3.21 acres, located at 8855 Pleasanton-Sunol Road, west side, approximately 1.8 miles north of the intersection with Highway 84, Sunol area of unincorporated Alameda County, bearing County Assessor's Parcel Number: 0096-0320-003-00. (Continued from July 18, August 1, September 19, October 17, November 21, December 19, 2005 and January 23, 2003; to be continued to April 3, 2006).

E. Regular Calendar

1. **VESTING TENTATIVE TRACT MAP, TR-7305 – ALCORN/DELCO – Public comment on the DEIR ~** Application to allow subdivision of one parcel into seventeen parcels on a site containing approximately 3.99 acres in an "R-1-CSU-RV" (Single-Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 4611 and 4653 Malabar Avenue, south side, approximately 250 feet west of Pepper Street, Castro Valley area of unincorporated Alameda County, bearing County Assessor's Parcel Number: 084C-0835-001-07.
2. **TENTATIVE TRACT MAP, TR-7669 – MAYAR ~** Application to allow subdivision of two parcels into six single family lots and three common area lots, in a R-1-B-E (Single Family Residence, Fairview Plan) District, located at 23358 and 23386 Maud Avenue, east side, approximately 30 feet north of Romagnolo Way, Hayward area of unincorporated Alameda County, bearing County Assessor's Parcel Numbers: 417-0210-069-01 and 417-0210-092-00.

F. Staff Comments & Correspondence

G. Chair's Report

- H. Commission Announcements, Comments & Reports
- I. Adjournment

**NEXT PLANNING COMMISSION HEARING  
MONDAY, MARCH 20, 2006**