

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, May 3, 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 Public Works Auditorium, 399 Elmhurst Street, Hayward, California.



1. **2191st ZONING UNIT – HAROLD E. BAIN** – Petition to reclassify from an R-1 (Single Family Residence) District to a C-1 (General Commercial) District, to allow ice machine rental and sales, on one site containing approximately 5,227 square feet (0.12 acres), located at 1600 Fairmont Drive, north side, corner of Lark Street, unincorporated Lark Street, unincorporated San Leandro area of Alameda County, bearing County Assessor’s designation: 0080-0035-031-03.

2. **MODIFICATION OF THE 1923RD ZONING UNIT AND CONDITIONAL USE PERMIT, C-8108, AND TENTATIVE MAP, TRACT 6869 – LEIDER/OAK TERRACE DEVELOPMENT** – Petition for modification of the 1923rd Zoning Unit, with the relocation of the access road and modification of the lotting pattern, on one site containing approximately 58.96 acres, in a PD (Planned Development) District, located at Oak Terrace, east side, approximately 0.2 miles east of Fairview Avenue, unincorporated Fairview area of Alameda County, bearing County Assessor’s designation: 085A-6000-002-03.

3. **MODIFICATION TO A ZONING UNIT AND CONDITIONAL USE PERMIT, C-8267 – FAIRVIEW FIRE PROTECTION DISTRICT** – Modification to the 2058th Zoning Unit to allow transfer of Fire Station Title from Alameda County to the Fairview Fire Protection District, on one site containing approximately 1.15 acres, in a PD (Planned Development) District, located at 25862 Five Canyons Parkway, unincorporated Castro Valley area of Alameda County, bearing County Assessor’s designation: 0417-0289-008-00.

4. **2187TH ZONING UNIT – PAYNE DEVELOPMENT CORP.** – Petition to reclassify from an R-S-D-20 (Suburban Residence with 2,000 square foot M.B.S.A.) District to a PD (Planned Development) District (previously zoned as a PD in 2002, but never implemented) to allow construction of approximately 151 – one and two-bedroom senior apartment units with 132 parking spaces, pool, outdoor recreation, court yards garden and individual decks/patios, on one site containing approximately 2.45 acres, located at 22056 Arbor Avenue, northeast side, approximately 150 feet northeast of West A Street, unincorporated Cherryland area of unincorporated Alameda County, bearing County Assessor’s designation: 429-0077-027-00, -028-00 and -029-00.

5. **SITE DEVELOPMENT REVIEW, S-1908 – BIGELOW** – Appeal of Planning Director’s action denying an application to retain a security gate on the east side of the parking area to block access to adjacent property, and therefore not complying with the requirements of “S-1423, Exhibit B” dated March 24, 1994, in CVCBSP-SUB-7 (Castro Valley Central Business District Specific Plan) District, located at 3315 Castro Valley Boulevard, south side, 220 feet west of Wilbeam Avenue, unincorporated

Castro Valley area of Alameda County, designated Assessor's Parcel
Number: 84A-0040-019-009.

Regular Meeting

Time: 6:00 p.m.

Place: Public Works Auditorium, 399 Elmhurst Street,
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 - April 5, 2004**
 - 2. **GENERAL PLAN CONFORMANCE REPORT – VACATE SUPERSEDED PORTION OF LAND SOUTH OF UNION PACIFIC RAILROAD OVERCROSSING BY ALAMEDA COUNTY PUBLIC WORKS AGENCY:** Request by the Real Estate Section of the Alameda County Public Works Agency (ACPWA) for a General Plan Conformance Report under Government Code Section 65402 for the disposal of a 0.71 acre piece of property located on the west side of Greenville Road, just south of the Union Pacific Railroad overcrossing, in unincorporated Livermore area of Alameda County, designated County Assessor's Parcel Number 099A-1475-004-03.
 - 3. **CHEVRON PIPELINE RELOCATION AND WATERSHED PROTECTION PROJECT –** Chevron Pipeline Company proposes to construct and operate a new pipeline segment (approximately 7.5 miles long) to be joined to an existing petroleum products pipeline in order to reduce the risk of water supply contamination at the San Antonio Reservoir in the event of a pipeline failure within the reservoir's watershed. The relocation of the existing pipeline is a condition of the Project applicant's current right-of-way lease agreement with the San Francisco Public Utilities Commission. The proposed pipeline segment is generally within an existing electrical transmission line easement and would extend for approximately 6 miles through an area north of the San Antonio Reservoir and south of Vallecitos Road (Highway 84). The

proposed pipeline segment would separate from the existing pipeline at the northeastern end of the Project site within Sycamore Grove Regional Park and rejoin the existing pipeline approximately 1 mile south of Livermore and approximately 1 mile southwest of the Vallecitos Road (Highway 84)/I-680 Interchange near San Antonio Creek. The area through which the proposed pipeline segment would pass is generally characterized as grasslands and rolling hills, currently used for grazing. Once the proposed pipeline segment has been completed within the alignment ultimately selected, the existing pipeline segment near the San Antonio Reservoir would no longer be used, and would be decommissioned in-place. (Continued from March 15, 2004; to be continued without discussion to May 17, 2004).

4. **PERIODIC REVIEW OF CONDITIONAL USE PERMIT, C-4158, VASCO ROAD SANITARY LANDFILL** - Review to allow continued operation of an existing landfill (Vasco Road Sanitary Landfill, VRSL) in an A (Agriculture) District, located at 4001 North Vasco Road, east side, approximately one mile north of Dalton Road, Unincorporated Livermore area, designated as Assessor's Parcel Numbers 99B-4901-2-1 and 2-3; 99B-4926-2-1, 2-2, 2-4, and 2-5. (Continued from February 2, April 19, 2004; to be continued without discussion to May 17, 2004.)

E. Regular Calendar

1. **2187TH ZONING UNIT – PAYNE DEVELOPMENT CORP.** – Petition to reclassify from an R-S-D-20 (Suburban Residence with 2,000 square foot M.B.S.A.) District to a PD (Planned Development) District (previously zoned as a PD in 2002, but never implemented) to allow construction of approximately 151 – one and two-bedroom senior apartment units with 132 parking spaces, pool, outdoor recreation, court yards garden and individual decks/patios, on one site containing approximately 2.45 acres, located at 22056 Arbor Avenue, northeast side, approximately 150 feet northeast of West A Street, unincorporated Cherryland area of unincorporated Alameda County, bearing County Assessor's designation: 429-0077-027-00, -028-00 and -029-00.
2. **2191ST ZONING UNIT – HAROLD E. BAIN** – Petition to reclassify from an R-1 (Single Family Residence) District to a C-1 (General Commercial) District, to allow ice machine rental and sales, on one site containing approximately 5,227 square feet (0.12 acres), located at 1600 Fairmont Drive, north side, corner of Lark Street, unincorporated Lark Street, unincorporated San Leandro area of Alameda County, bearing County Assessor's designation: 0080-0035-031-03.



THE PLANNING COMMISSION WILL HEAR THE FOLLOWING MODIFICATIONS TO ZONING UNITS AS THE PLANNING COMMISSION AND THE CONDITIONAL USE PERMITS AND VARIANCE AS THE BOARD OF ZONING ADJUSTMENTS:

3. **MODIFICATION OF THE 1923RD ZONING UNIT AND CONDITIONAL USE PERMIT, C-8108, AND TENTATIVE MAP, TRACT 6869 – LEIDER/OAK TERRACE DEVELOPMENT –**
Petition for modification of the 1923rd Zoning Unit, with the relocation of the access road and modification of the lotting pattern, on one site containing approximately 58.96 acres, in a PD (Planned Development) District, located at Oak Terrace, east side, approximately 0.2 miles east of Fairview Avenue, unincorporated Fairview area of Alameda County, bearing County Assessor’s designation: 085A-6000-002-03. (Continued from February 2, April 4 and 19, 2004).

4. **MODIFICATION TO A ZONING UNIT AND CONDITIONAL USE PERMIT, C-8267 – FAIRVIEW FIRE PROTECTION DISTRICT –**
Modification to the 2058th Zoning Unit to allow transfer of Fire Station Title from Alameda County to the Fairview Fire Protection District, on one site containing approximately 1.15 acres, in a PD (Planned Development) District, located at 25862 Five Canyons Parkway, unincorporated Castro Valley area of Alameda County, bearing County Assessor’s designation: 0417-0289-008-00. (Continued from February 2 and April 5, 2004).

5. **VARIANCE, V-11800 – CRANE –** 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.

- F. Staff Comments & Correspondence

- G. Chair’s Report

- H. Commission Announcements, Comments & Reports

- I. Adjournment

**NEXT PLANNING COMMISSION HEARING
MONDAY, MAY 17, 2004**