

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

***Revised* Agenda**  
**Planning Commission of Alameda County**  
**Monday, December 4, 2006**

**Field Trip**

Time: 1:30 p.m.

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

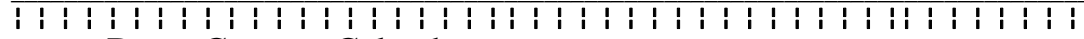
Note: The Planning Commissioners will adjourn to the field and will reconvene at 6:00 p.m. for the Regular Meeting at 224 W. Winton Avenue, Room 160, Hayward, California.

1. **CONDITIONAL USE PERMIT, C-8515 – SEVENTH STEP FOUNDATION, INC.**, ~ Application to allow expansion of a Residential Care Facility from 24 to 34 beds, in a R-S-SU (Suburban Residence, Secondary Unit) District, located at 475 Medford Avenue, south side, approximately 100 feet east of the intersection with Haviland Avenue, Cherryland area of unincorporated Alameda County, bearing Assessor's Parcel Numbers: 429-0019-002-00 and 429-0019-026-02.
2. **ZU-2243 & PM-9134 - WALIA** ~ Petition to rezone one site from the R-S-SU (Suburban Residence, Secondary Unit) District, to a P-D (Planned Development) District, to allow subdivision for an existing four-plex on the second parcel, located at 20325 Concord Avenue, west side, approximately 350 feet north of Medford Avenue, Cherryland area of unincorporated Alameda County, bearing Assessor's Parcel Number: 414-0036-058-00.
3. **ZONING UNIT, ZU-2242 and TENTATIVE PARCEL MAP, PM-9255 - KHAN** ~ Petition to reclassify from the R-S-D-20 (Suburban Residence, 2,000 square feet Minimum Building Site Area per dwelling unit) District, to a P-D (Planned Development) District, so as to allow three single family detached dwellings on individual lots of less than 5,000 square feet and site-specific development standards, located at 1630 -159<sup>th</sup> Avenue, southeast side, approximately 100 feet north of Marcella Street, Ashland area of unincorporated Alameda County, bearing Assessor's Parcel Number: 080-0051-001-14.

## **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 -**  
November 6 and 20, 2006.
  
2. **ZONING UNIT, ZU-2230<sup>th</sup> 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, February 21, April 3, 17, May 1, June 5, July 17, August 21 and October 16, 2006; continued to January 16, 2007).
  
3. **ZONING UNIT, ZU-2231 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, February 21, April 3 and 17, May 1, June 5, August 21 and October 16, 2006; to be continued to January 16, 2007).
  
4. **ZU-2243 & PM-9134 - WALIA** ~ Petition to rezone one site from the R-S-SU (Suburban Residence, Secondary Unit) District, to a P-D (Planned Development) District, to allow subdivision for an existing four-plex on the second parcel, located at 20325 Concord Avenue, west side, approximately 350 feet north of Medford Avenue, Cherryland area of unincorporated Alameda County, bearing Assessor's Parcel Number: 414-0036-058-00. (To be continued to December 18, 2006).
  
5. **ZONING UNIT, ZU-2240 and SITE DEVELOPMENT REVIEW, S-2078 - CHRISTENSEN** ~ Petition to reclassify one 5.73 acre parcel from the R-1-L-B-E (Single Family Residence, Limited Agriculture, 5 acre Minimum Building Site Area, 300 feet Median Lot Width, 30 feet Front Yard) District to the P-D (Planned Development) District, to allow construction of a secondary unit, located at 753 Kilkare Road, east side, approximately one mile north of Foothill Road, unincorporated Sunol area of Alameda County, bearing Assessor's Parcel Number: 096-0210-002-04. (Continued from November 6 and 20, 2006; to be continued to December 18, 2006).

6. **ZONING UNIT, ZU-2202 and TENTATIVE PARCEL MAP, PM-8560 - HOPSON** ~ Petition to reclassify two parcels totaling 1.96 acres from the R-1 (Single Family Residence) and R-1-B-E (Single Family Residence, one acre per 1976<sup>th</sup> Zoning Unit) Districts to the R-1-B-E District (allowing for a 30,000 square foot Minimum Building Site Area for parcels 2 & 3), and to allow subdivision of one site into three lots with the existing dwelling to remain, located at 22750 Valley View Drive, east side, approximately 850 feet north of Kelly Street, Hayward area of unincorporated Alameda County, bearing County Assessor's Parcel Numbers: 417-0140-028-00 and 417-0151-001-00. (Continued from April 18, 2005, February 6, April 3, May 1, June 19, July 17, August 21 and October 16, 2006; to be continued to April 16, 2007).

E. Regular Calendar

1. **EDEN PLAN DEIR** – The Eden Area General Plan Draft EIR has been released for public review. Staff and consultants will present findings and take comments from the Commission and members of the public.
2. **CONDITIONAL USE PERMIT, C-8465, SMITH / VINEYARD MEMORIAL CEMETERY** ~ Application to allow a cemetery and related uses and structures to be developed on a portion of a 110-acre site, in an A (Agricultural) District, located on North Livermore Avenue, west side, approximately ½ mile north of U.S. Highway 50, Livermore area of unincorporated Alameda County, bearing Assessor's Parcel Number: 903-0008-004-01. (Continued from July 17, September 18 and November 6, 2006).

F. Staff Comments & Correspondence

G. Chair's Report

H. Commission Announcements, Comments & Reports

I. Adjournment

**NEXT PLANNING COMMISSION HEARING  
MONDAY, DECEMBER 18, 2006**