

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.

Agenda

Planning Commission of Alameda County

Monday, March 3, 2008

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 to visit the following properties and will reconvene at 6:00 p.m. for the Regular Meeting at 224 W. Winton Avenue, Public Hearing Room, Hayward, California.

1. **TENTATIVE PARCEL MAP, PM-9408, PALOMARES CATTLE, INC.,** ~ Petition to allow subdivision of one site containing approximately 666.25 acres into six lots, located on Palomares Road, east side, approximately 3.7 miles south of Palo Verde Road, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Number: 085A-3701-008-00. **Staff Planner: Phil Sawrey-Kubicek**

2. **TENTATIVE TRACT MAP, TR-7842 -PETER LAU** ~ Petition to allow subdivision of one parcel containing approximately 40,755 square feet (0.93 acres) into five parcels in an R-S-CSU-RV (Suburban Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 4269 Heyer Avenue, south side, approximately 810 feet west of Forest Avenue, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Number: 084C-0745-001-00. **Staff Planner: Andrew Young.**

3. **VARIANCE, V-12083 – ESCOBAR** ~ Petition to allow an attached addition with a six feet front yard setback and a three feet – seven-inch rear yard setback where 20 feet is the minimum required in the front and rear yards, in a R-1 (Single Family Residence) District, located at 14747 Midland Road, west side, approximately 200 feet north of Placer Drive, San Leandro area of unincorporated Alameda County, bearing Assessor's Parcel Number: 080-0002-001-04. **Staff Planner: Andrew Young**

4. **TENTATIVE TRACT MAP, TR-7898 and SITE DEVELOPMENT REVIEW, S-2123 –BRYANT/GILBERT** ~Petition to allow construction of ten condominium units and subdivision of one site containing approximately 0.49 acres into ten parcels in the ACBD Specific Plan – RC (Ashland/Cherryland business District specific Plan – Residential/Commercial) District, located at 477 E. Lewelling Boulevard, south side, approximately 100 feet south east of Bar Avenue, San Lorenzo area of unincorporated Alameda County, bearing Assessor's Parcel Number: 413-0031-009-00. **Staff Planner: Andrew Young**

Regular Meeting

Time: 6:00 p.m.

Place: Public Hearing Room
224 W. Winton Avenue,
Hayward, California

B. Announcements by the Chair

C. Open Forum

D. Consent Calendar

1. Approval of Commission Minutes – February 4 and 19, 2008.

E. Regular Calendar

1. **PLANNING COMMISSION DETERMINATION, D-163, ECHO LANDSCAPE** ~ Planning Director-initiated Determination by the Planning Commission as to whether Echo Landscape is a permitted or conditional permitted use in the M-2 (Heavy Industrial) District, located at 2401 Grant Avenue, northwest side, approximately 250 feet west of Railroad Avenue, San Lorenzo area of unincorporated Alameda County, bearing Assessor's Parcel Number: 080G-1178-003-02.
Staff Planner: Richard Tarbell
2. **TENTATIVE TRACT MAP, TR-7898 and SITE DEVELOPMENT REVIEW, S-2123 –BRYANT/GILBERT** ~Petition to allow construction of ten condominium units and subdivision of one site containing approximately 0.49 acres into ten parcels in the ACBD Specific Plan – RC (Ashland/Cherryland business District specific Plan – Residential/Commercial) District, located at 477 E. Lewelling Boulevard, south side, approximately 100 feet south east of Bar Avenue, San Lorenzo area of unincorporated Alameda County, bearing Assessor's Parcel Number: 413-0031-009-00. (Continued from February 4, 2008). **Staff Planner: Andrew Young**
3. **ZONING UNIT, ZU-2252 and TENTATIVE PARCEL MAP, PM-9712, JAMES ANDRADE** ~ Petition to reclassify from the R-S-D-20 (Suburban Residence, 2,000 square feet Building Site Area per Dwelling Unit) District to a P-D (Planned Development) District, to allow subdivision of one site containing approximately 0.34 acres into four parcels and to permit construction of four detached single family residences and allowing site-specific development standards, located at 20540 Forest Avenue, east side, approximately 540 feet north of Vincent Court, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Number: 084C-0713-009-01. (Continued from February 4, 2008). **Staff Planner: Andrew Young**

- F. Staff Comments & Correspondence
- G. Chair's Report
- H. Commission Announcement, Comments & Reports
- I. Adjournment

**NEXT PLANNING COMMISSION HEARING
MONDAY, MARCH 17, 2008**