

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, April 6, 2009

Field Trip

Time: 12:00 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 **4:30 p.m.** for the Subcommittee Meeting followed by the Regular Meeting at **6:00 p.m.** at 224 W. Winton Avenue, Public Hearing Room, Hayward, California.

1. **FIVE YEAR PERIODIC REVIEWS, SURFACE MINING PERMITS SMP-24, SMP-32 AND SMP-33** ~ Required periodic reviews for three surface mining permits held by Leigh-Hanson Aggregates collectively for its mining operation in the Sunol Valley, on lands approximately 480 acres, owned by Lehigh-Hanson and City of San Francisco. (Public hearing set for April 20, 2009). **Staff Planner: Bruce Jensen**
2. **JIM and PAT O’LAUGHLIN, SITE DEVELOPMENT REVIEW and CONDITIONAL USE PERMIT, PLN2009-00005** ~ Petition to allow construction of two duplexes, each with one bedroom, to be used as rental units, in the SD (Sunol Downtown) District, located at 233 Bond Street, northwest corner of Main and Bond Streets, Sunol area of unincorporated Alameda County, Assessor’s Parcel Number: 096-0140-020-00. **Staff Planner: Howard Lee**
3. **GENERAL PLAN CONFORMANCE REPORT, GPC2008-00071** ~ Proposal by Redevelopment Agency to purchase a 0.91 acre site (39,750 square feet), located at 278 Hampton Road, Cherryland area of unincorporated Alameda County, bearing Assessor’s Parcel Number 413-0035-010-00, to provide for future residential development or a community center, consistent with the guidelines set forth in the Ashland and Cherryland Business District Specific Plan and the Eden Area Plan. **Staff Planner: Howard Lee**
4. **GENERAL PLAN CONFORMANCE REPORT, GPC2009-00042** ~ Proposal by Redevelopment Agency to purchase a 1.97 acre (85,813 square feet) site, located at 18651 Via Toledo, San Lorenzo area of unincorporated Alameda County, bearing Assessor’s Parcel Number 413-0083-065-00, for a future fire station or park, consistent with the guidelines set forth in the Eden Area Plan. **Staff Planner: Howard Lee**

Committee of the Whole

Time: 4:30 p.m.

Place: Public Hearing Room
224 West Winton Avenue,
Hayward California

1. **2009 HOUSING ELEMENT SUBCOMMITTEE UP-DATE**

Regular Meeting

Time: 6:00 p.m.

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

- A. Roll Call
- B. Announcements by the Chair
- C. Open Forum
- D. Consent Calendar – *No items*
- E. Regular Calendar
 - 1. **EPA TECHNICAL GRANT FOR COMMERCIAL CORRIDOR REDEVELOPMENT ~ *Informational item only.***
 - 2. **JIM and PAT O’LAUGHLIN, SITE DEVELOPMENT REVIEW and CONDITIONAL USE PERMIT, PLN2009-00005 ~** Petition to allow construction of two duplexes, each with one bedroom, to be used as rental units, in the SD (Sunol Downtown) District, located at 233 Bond Street, northwest corner of Main and Bond Streets, Sunol area of unincorporated Alameda County, Assessor’s Parcel Number: 096-0140-020-00. **Staff Planner: Howard Lee**
 - 3. **SUTTER MEDICAL CENTER REPLACEMENT HOSPITAL PROJECT ~** Petition to certify the Environmental Impact Report (SCH No. 2008052019), approve a Castro Valley General Plan Amendment (PLN2009-33), Castro Valley Central Business District Specific Plan Amendment (PLN2009-33), and Planned Development Zoning and Land Use and Development Plan (PLN2008-2259). The Sutter Medical Center, Castro Valley project (“SMCCV Project”) would develop a new acute care hospital to replace the existing hospital on the Eden Medical Center site. The new hospital would total approximately 230,000 square feet and would contain approximately 130 licensed beds in private, single-patient rooms, and an additional 34-station universal care unit. The project would also relocate an existing helistop, construct a new 80,000 sq. ft. medical

office building with physician offices, out-patient surgery, urgent care clinic and other uses, and would involve the development of related improvements and facilities such as a central utility plant, surface parking, a direct, on-site connection to the existing parking garage, driveways and loading areas, landscaped areas, and signage. The SMCCV Project will involve demolition of the existing Eden Hospital (after completion of the proposed new hospital), the Laurel Grove Hospital, several small medical office buildings (totaling approximately 19,500 sq. ft.), and an adjacent 42-unit apartment building (the Pine Cone Apartments on Stanton Avenue). The existing Eden Hospital would remain operational until completion of the new hospital, at which time it would be demolished and replaced with landscaped surface parking. The facility is located at 20103 Lake Chabot Road on County Assessor's Parcel Numbers: 084A-0279-005-10, 084A-0279-007, 084A-0279-010-00, 084A-0279-001-01, and 084A-0279-002, in the Castro Valley area of unincorporated Alameda County. **Staff Planner: Jana Beatty Weldon**

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

**NEXT PLANNING COMMISSION HEARING
MONDAY, APRIL 20, 2009**