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All meetings are electronically recorded.

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

Agenda

Planning Commission of Alameda County

Tuesday, January 21, 2003

Regular Meeting

Time: 1:30 p.m.

Place: County of Alameda Public Works Building, 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** – January 6, 2003
2. **2118TH ZONING UNIT - DEIGERT** - Petition to rezone from a PD (Planned Development, 1489th Zoning Unit permitting R-1-L-B-E) District to a PD (Planned Development, allowing all the uses of the 1489th Zoning Unit and a second unit) District, on one site containing approximately 1.22 acres, located at 5622 Jensen Road, northwest side, approximately 200 feet north of Cypress Ranch Road, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designation: 085A-0001-026-00. (Continued from December 2, 2002. To be continued, without discussion to February 3, 2003.)
3. **2139TH ZONING UNIT - AQUINO** - Petition to reclassify from the R-S-SU (Single Family Residence, Secondary Unit Permitted) District to a PD (Planned Development) District, for the purpose of constructing a 4-unit apartment building, while retaining the two existing houses, on one site containing approximately 0.47 acres, located at 199 - 196 Cherry Way, north side, approximately 400 feet east of Meekland Avenue, unincorporated Cherryland (Hayward) area of Alameda County, bearing County Assessor's designation: 429-0010-034-00. (Continued from December 16, 2002; **This application has been withdrawn by the applicant.**)
4. **2146TH ZONING UNIT - MARCHAND** - Petition to reclassify from the R-1-L-BE-CSU-RV (Single Family Residence, Limited Agricultural, five acre minimum building site area, 100 feet median lot width, 30 feet front yard, Conditional Secondary Unit, Recreational Vehicle Regulation) District, to a PD (Planned Development) District, allowing a 1280 square foot secondary unit, on one site containing approximately 11.45 acres, located at 8600 Oak Tree Lane, southwest side, approximately 340 feet southeast of Norris Canyon Road, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designation: 085-5000-001-19. (Continued from December 2, 2002; continued without discussion until February 18, 2003.)
5. **MODIFICATION OF THE 1923RD ZONING UNIT & CONDITIONAL USE PERMIT, C-8108 - LEIDER/OAK TERRACE DEVELOPMENT** - Application 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 Hayward (Fairview) area of Alameda County, bearing County Assessor's designation: 085A-6000-002-03. (Continued without discussion to February 3, 2003.)

6. **MODIFICATION OF ZONING UNIT, MZU-2130, AND CONDITIONAL USE PERMIT, C-8112 - THAKOR PATEL -** Application to amend the approved Site Development Plan to allow a new *porte-cochere*, revise the parking lot and first floor plan configuration, relocate the indoor swimming pool, and reduce the number of hotel rooms from 59 to 58, in a PD (Planned Development, 2130th Zoning Unit, allowing a 59-room hotel) District, located at 789-817 West A Street, unincorporated Happyland Area of Alameda County, designated Assessor's Parcel Number: 0432-0020-016-02. (Continued from December 2, 2002; continued without discussion to February 18, 2003.)

7. **BOARD OF ZONING ADJUSTMENT REFERRAL FOR VARIANCE, V-11564 - PRISCILLA BAYANI-** Application to allow a five foot front yard where a minimum 20 feet is required to facilitate subdivision of one parcel containing approximately 1.71 acres into four parcels (Tentative Parcel Map, PM-7945), in an R-1-B-E-CSU-RV (Single Family Residence, 10,000 square feet minimum building site area, 80 feet median lot width, Conditional Secondary Unit, Recreational Vehicle) District, located at 4937 Crow Canyon Road, east side, about 50 feet north of Cull Canyon Road, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designation: 085-5355-001-00. (Continued from November 18, 2002; continued without discussion to February 18, 2003.)

E. Regular Calendar

8. **GENERAL PLAN CONFORMANCE REPORT - PURCHASE OF SHEA HOMES PROPERTIES BY EAST BAY REGIONAL PARK DISTRICT:** Request of the East Bay Regional Park District (EBRPD) for a General Plan Conformance Report under Government Code Section 65402 for the purchase of properties from Shea Homes located near Pleasanton Ridge, approximately 1.5 miles south of Interstate 580, designated County Assessor's Parcel Numbers 941-2400-001-03, 1-04, 1-07, 1-08, 1-10, 085A-3300-002-03, 085A-3275-002-03, and 085A-3275-002-04, in the unincorporated area of Alameda County.

9. **GENERAL PLAN CONFORMANCE REPORT - PURCHASE OF WIEDEMANN PROPERTY BY EAST BAY REGIONAL PARK DISTRICT:** Request of the East Bay Regional Park District for a General Plan Conformance Report under Government Code Section 65402 for the purchase of properties from Wiedemann located east of the northern terminus of Eden Canyon Road, approximately 2.2 miles north of Interstate 580, designated County Assessor's Parcel Numbers 085A-1900-001-01 and 085A-1900-001-02, in the unincorporated Castro Valley area of Alameda County.

10. **REPORT ON PROCEDURES FOR PROCESSING AGRICULTURAL CARETAKER UNIT APPLICATIONS**

11. **2164TH ZONING UNIT AND TENTATIVE MAP, TRACT 7418 - ATWAL** - Petition to reclassify from the R-S-D-3 (Suburban Residence, 3,000 square foot m.b.s.a.) District, to the PD (Planned Development) District, to allow construction of nine townhouse condominium units on one site containing approximately 0.54 acres, located at 19505 Meekland Avenue, west side, approximately 50 feet south of Cherry Way, unincorporated Hayward area (Cherryland) of Alameda County, bearing County Assessor's designation: 429-0005-018-00.
12. **2165TH ZONING UNIT - EDEN MEDICAL CENTER** - Petition to reclassify from the R-S-D-3 and R-S-D-15 (Suburban Residence, 1,500 square feet per unit) District, to allow a temporary construction staging area enclosed by a 6-foot high fence and C-O (Administrative Office) uses, to a PD (Planned Development) District, on one site containing approximately 0.74 acres, located at 19980 Stanton Avenue, east side, approximately 100 feet north of Nordell Avenue, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designations: 084A-0165-014-01, -015-01 & -0279-001-00.

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

**NEXT PLANNING COMMISSION HEARING
MONDAY, FEBRUARY 3, 2003**

Note: Meetings will continue to be held in the Auditorium of the Alameda County Public Works Building, 399 Elmhurst Street until further notice.