

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

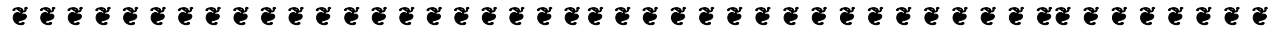
Monday, May 5, 2003

Field Trip

Time: 1:30 p.m.

Place: 224 W. Winton Avenue, Hayward, California

Note: The Planning Commissioners will adjourn to the field and will reconvene at 6:00 p.m. for the Regular Meeting at 951 Turner Court, Hayward, California.



1. **2169TH ZONING UNIT AND TENTATIVE MAP, TRACT 7370 – HOFFMAN & VAUGHN FAMILY TRUST** - Petition to reclassify from a PD (Planned Development) District allowing Commercial Uses, to a PD (Planned Development) to allow nine residential units, on one site containing approximately 128 acres, located on Villareal Drive, south side, approximately 75 feet west of Clement Drive, unincorporated Castro Valley area of Alameda County, bearing County Assessor’s Designation: 085A-6405-166-00.

2. **2174TH ZONING UNIT – CAREY** – Petition to reclassify from a PD (Planned Development [allowing R-1-L-B-E, One Acre m.b.s.a.]) District, to a PD (Planned Development) to allow a second dwelling unit, on one site containing approximately 2.22 acres, located at 12355 Foothill Road, north side, approximately 1400 feet west of Kilkare Road, unincorporated Sunol area of Alameda County, bearing County Assessor’s designation:0096-0180-011-01.

3. **2175TH ZONING UNIT – WILLETT** – Petition to reclassify from an A-B-E (Agricultural, 320 acre m.b.s.a.) District, to a PD (Planned Development) District, to allow a second dwelling unit, on one site containing approximately 21.34 acres, located at 3522 Welch Creek Road, south side, approximately 3.87 miles east of Calavaras Road, unincorporated sunol area of Alameda County, bearing County Assessor’s designation: 0096-0110-007-00.

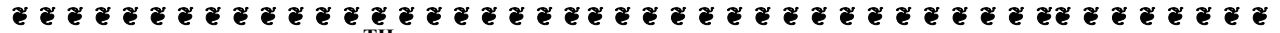
Regular Meeting

Time: 6:00 p.m.

Place: Room 160, 224 West 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** - April 7, and April 21, 2003



2. **2169TH ZONING UNIT AND TENTATIVE MAP, TRACT 7370 – HOFFMAN & VAUGHN FAMILY TRUST** - Petition to reclassify from a PD (Planned Development) District allowing Commercial Uses, to a PD (Planned Development) to allow nine residential units, on one site containing approximately 128 acres, located on Villareal Drive, south side, approximately 75 feet west of Clement Drive, unincorporated Castro Valley area of Alameda County, bearing County Assessor’s Designation: 085A-6405-166-00. (Continued from April 7, 2003; continued without discussion to May 19, 2003.)

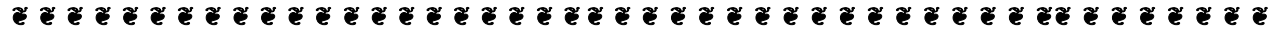
3. **2173RD ZONING UNIT AND TENTATIVE TRACT MAP, TR-7448 – LANGON** – Petition to reclassify from an R-S-D-25 (Suburban Residence, 2,500 square foot m.b.s.a.) District, to a PD (Planned Development) District, to allow 14 single family lots, on one site containing approximately 0.97 acres, located at 377 – 407 Lewelling Boulevard, south side, approximately 265 feet west of Meekland Avenue, unincorporated San Lorenzo, area of Alameda County, bearing County Assessor’s designations: 0413-0031-005-00 and –006-00. (Continued from April 21, 2003; continued without discussion to May 19, 2003.)

4. **GENERAL PLAN CONFORMANCE REPORT – DISPOSAL OF WATERSHED PROPERTY BY EAST BAY MUNICIPAL UTILITY DISTRICT:** Request by the East Bay Municipal Utility District (EBMUD) for a General Plan Conformance Report under Government Code Section 65402 for the disposal of a 7.8 acre property located near Cull Canyon Road, approximately 6,000 feet south of the northern terminus of Cull Canyon Road, designated.

E. Regular Calendar

5. **2147TH ZONING UNIT - BANDUCCI/CORBETT/BARTLETT** - Petition to reclassify from an A (Agricultural) District to an A-CA (Cultivated Agricultural) District, one site containing approximately 361.0 acres, located at 8125 Crane Ridge Road, south side, approximately 0.25 miles southeast of Greenville Road, unincorporated Livermore area of Alameda County, bearing County Assessor’s designations: 099A-2100-013-00, -014-01 and -014-02. (Continued from April 21, 2003.)

6. **2170TH ZONING UNIT – STEPHEN/KRAUSE** – Petition to reclassify from the R-1-B-E (Single Family Residence M.B.S.A. 20 Acre) District, to a PD (Planned Development) District, allowing a principle and secondary unit, one site containing approximately 27.09 acres located at 109 Castlewood Drive, west side, approximately 0.7 miles northwest of Fairway Lane, unincorporated Pleasanton area of Alameda County, bearing County Assessor’s designation: 0946-4391-028-00. (Continued from April 7, 2003.)



7. **2171ST ZONING UNIT AND TENTATIVE PARCEL MAP, PM-8180 – AYALA** – Petition to amend the Fairview Area Specific Plan by reclassifying from the R-1-L-B-E (Single Family Residence, Limited Agriculture per Fairview Specific Plan, five acre m.b.s.a.) District to the R-1-L-B-E (Single Family Residence, Limited Agriculture, allowing one residence per one acre) District, and subdivision of one site containing approximately 2.30 acres into two parcels, located at 25601 Clover Road, south side, approximately 1070 feet northwest of East Avenue, unincorporated Hayward area (Fairview) of Alameda County, bearing County Assessor’s Designation: 0425-0080-002-00. (Continued from April 7, 2003.)

8. **2174TH ZONING UNIT – CAREY** – Petition to reclassify from a PD (Planned Development [allowing R-1-L-B-E, One Acre m.b.s.a.]) District, to a PD (Planned Development) to allow a second dwelling unit, on one site containing approximately 2.22 acres, located at 12355 Foothill Road, north side, approximately 1400 feet west of Kilcare Road, unincorporated Sunol area of Alameda County, bearing County Assessor’s designation:0096-0180-011-01.

9. **2175TH ZONING UNIT – WILLETT** – Petition to reclassify from an A-B-E (Agricultural, 320 acre m.b.s.a.) District, to a PD (Planned Development) District, to allow a second dwelling unit, on one site containing approximately 21.34 acres, located at 3522 Welch Creek Road, south side, approximately 3.87 miles east of Calavaras Road, unincorporated sunol area of Alameda County, bearing County Assessor’s designation: 0096-0110-007-00.

- F. Staff Comments & Correspondence

- G. Chair’s Report

- H. Commission Announcements, Comments & Reports

- I. Adjournment

**NEXT PLANNING COMMISSION HEARING
MONDAY, MAY 19, 2003**