

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

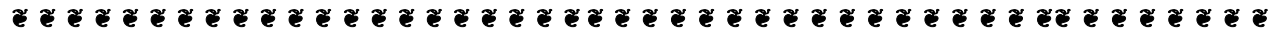
Monday, May 19, 2003

Regular Meeting

Time: 1:30 p.m.

Place: 951 Turner Court, Hayward, California

- A. Call to Order/Roll Call
- B. Announcements by the Chair
- C. Open Forum

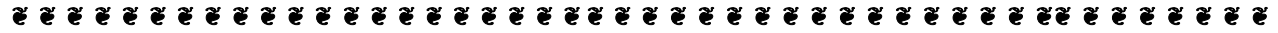


D. Consent Calendar

1. **APPROVAL OF PLANNING COMMISSION MINUTES – May 5, 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 April 21, 2003. To be continued, without discussion to a date as yet to be determined.
3. **2168TH ZONING UNIT AND TENTATIVE MAP, TRACT 7434 – MAY/PATEL** – Petition to reclassify from a PD (Planned Development) District, to a PD (Planned Development) District, allowing 16 single-family lots on one site containing approximately 1.73 acres, located at 3738 E. Castro Valley Boulevard, north side, approximately 750 feet east of Crow Canyon Road, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designation: 0085-5400-007-01. (To be continued without discussion to a date as yet to be determined.)

E. Regular Calendar

4. **PRESENTATION BY DIAMERA BACH OF THE PUBLIC WORKS AGENCY CLEAN WATER PROGRAM**
5. **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. (Continued from May 5, 2003.)
6. **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 April 7, 2003.)

7. **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 May 5, 2003.)

8. **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 May 5, 2003.)

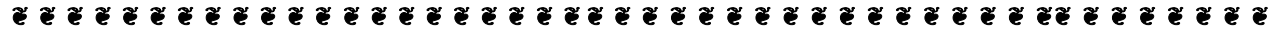
9. **2173RD ZONING UNIT AND TENTATIVE TRACT MAP, TR-7448 – LANGON** – Petition to reclassify from an R-S-D-25 (Suburban Residence, 2,500 square foot m.b.s.a.) District, to a PD (Planned Development) District, to allow 14 single family lots, on one site containing approximately 0.97 acres, located at 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 May 5, 2003.)

10. **APPEAL OF SITE DEVELOPMENT REVIEW, S-1384 BY THE APPLICANT – NAZARETH** – Appeal of an approved Site Development Review to allow construction of ten apartment units on one site containing approximately 20,908 square feet (0.48 acres), in the CVCBD-SUB-11 (Castro Valley Central Business District, Subarea 11) District, located at 21091 Wilbeam Avenue, west side, approximately 260 feet north of Norbridge Avenue, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designation: 084A-0046-005-04.

F. Staff Comments & Correspondence

G. Chair's Report

H. Commission Announcements, Comments & Reports



I. Adjournment

**NEXT PLANNING COMMISSION HEARING
MONDAY, JUNE 2, 2003**