

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

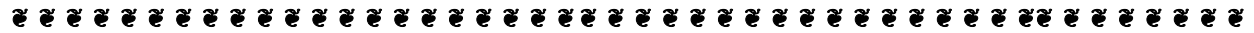
Monday, September 15, 2003

Field Trip

Time: 11:00 a.m.

Place: 224 West Winton Avenue, Room 111, Hayward
California

Note: The Planning Commissioners will adjourn to the field and will reconvene at 1:30 p.m. for the Regular Meeting at 224 W. Winton Avenue, Room 160, Hayward, California.



1. **2088TH ZONING UNIT - EVILSIZOR/LIPPITT** - Proposal to reclassify one site containing approximately 1.03 acres from a PD (Planned Development) District [2048th Zoning Unit allowing R-S-D-20 (Suburban Residence, 2,000 square feet m.b.s.a. per dwelling unit) and commercial office use in an existing single family dwelling and detached garage permanently] to a PD (Planned Development) District allowing construction of a 24 unit apartment building, located at 2033 Miramonte Avenue, northwest side, approximately 200 feet northeast of Foothill Boulevard, unincorporated San Leandro area of Alameda County, bearing County Assessor's designation: 80A-0202-012-11.

2. **2177TH ZONING UNIT – RAMIREZ** – Petition to reclassify from an R-1 (Single Family Residence) District to a PD (Planned Development) District to allow construction of an addition to a converted, detached garage as a second dwelling, on one site containing approximately 0.13 acres, located at 1178 Grove Way, north side approximately 50 feet southwest of Ocean View Drive, unincorporated Hayward area (Cherryland) of Alameda County, bearing County Assessor's designation: 0414-0081-067-00.

3. **2180TH ZONING UNIT – MAYO** – Petition to reclassify from an R-1-SU (Single Family, Secondary Unit) District, to a PD (Planned Development) District, in order to construct a single family residence over a secondary unit and garages, on one site containing approximately 0.18 Acres, located at 1523 Plaza Drive, west side, approximately 29 feet north of 156th Avenue, unincorporated San Leandro (Ashland) area of Alameda County, bearing County Assessor's designation: 0080-0033-023-00.

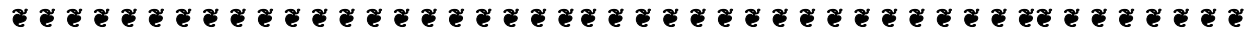
Regular Meeting

Time: 1:30 p.m.

Place: 224 W. Winton Avenue, Room 160, 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** - July 21, 2003



2. **2125TH ZONING UNIT - ANDERSON** - Petition to reclassify from a PD (Planned Development, ZU-1762) District **allowing single family residences** to the R-S-D-15 (Suburban Residence, 1,500 square feet M.B.S.A.) District in order to allow up to 50 apartment units, on one site containing approximately 2.04 acres, located on Miramonte Avenue, southeast corner, northeast of Saratoga Street, unincorporated San Leandro area of Alameda County, bearing County Assessor's designation: 80A-0199-001-05. (Continued from July 7, 2003; to be continued indefinitely.)

3. **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 August 18, 2003; continued without discussion to November 3, 2003.)

4. **2176TH ZONING UNIT – NAVARRO** – Petition to reclassify from an R-1-SU (Single Family Residence , Secondary Unit Overlay) District, to a PD (Planned Development) District, allowing a second dwelling, on one site containing approximately 0.20 acres, located at 20381 Haviland Avenue, west side, approximately 205 feet north of Cherry Way, unincorporated Hayward area (Cherryland) of Alameda County, bearing County Assessor's designation: 0429-0014-021-00. (This application has been withdrawn by the applicant.)

E. Regular Calendar

5. **HOUSING ELEMENT** - (Continued from July 21, 2003.)

6. **2178TH ZONING UNIT B SIMONS B** Petition to reclassify from an R-1-L-B-E (Single Family Residence, 5 Acre m.b.s.a.) District to a PD (Planned Development) District, to allow a second dwelling, on one site containing approximately 2.69 acres, located at 664 Happy Valley Road, north side, approximately .42 miles west of Alisal Street, unincorporated Pleasanton area of Alameda County, bearing County Assessor's designation: 0949-0007-014-04. (Continued from August 18, 2003.)

7. **2088TH ZONING UNIT - EVILSIZOR/LIPPITT** - Proposal to reclassify one site containing approximately 1.03 acres from a PD (Planned Development) District [2048th Zoning Unit allowing R-S-D-20 (Suburban Residence, 2,000 square feet m.b.s.a. per dwelling unit) and

commercial office use in an existing single family dwelling and detached garage permanently] to a PD (Planned Development) District allowing construction of a 24 unit apartment building, located at 2033 Miramonte Avenue, northwest side, approximately 200 feet northeast of Foothill Boulevard, unincorporated San Leandro area of Alameda County, bearing County Assessor's designation: 80A-0202-012-11.

8. **2177TH ZONING UNIT – RAMIREZ** – Petition to reclassify from an R-1 (Single Family Residence) District to a PD (Planned Development) District to allow construction of an addition to a converted, detached garage as a second dwelling, on one site containing approximately 0.13 acres, located at 1178 Grove Way, north side approximately 50 feet southwest of Ocean View Drive, unincorporated Hayward area (Cherryland) of Alameda County, bearing County Assessor's designation: 0414-0081-067-00. (Continued from August 18, 2003.)

9. **2180TH ZONING UNIT – MAYO** – Petition to reclassify from an R-1-SU (Single Family, Secondary Unit) District, to a PD (Planned Development) District, in order to construct a single family residence over a secondary unit and garages, on one site containing approximately 0.18 Acres, located at 1523 Plaza Drive, west side, approximately 29 feet north of 156th Avenue, unincorporated San Leandro (Ashland) area of Alameda County, bearing County Assessor's designation: 0080-0033-023-00. (Continued from August 18, 2003.)

- F. Staff Comments & Correspondence

- G. Chair's Report

- H. Commission Announcements, Comments & Reports

- I. Adjournment

**NEXT PLANNING COMMISSION HEARING
MONDAY, OCTOBER 6, 2003**