

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 7, 2007

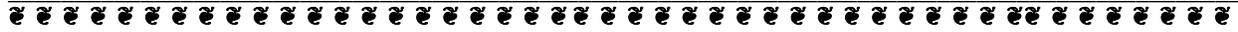
Field Trip – Cancelled

Regular Meeting

Time: 6:00 p.m.

Place: Public Hearing Room
224 W. 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 2 and 16, 2007.
 - 2. **TENTATIVE PARCEL MAP, PM-9408 – PALOMARES CATTLE COMPANY** ~ Application to subdivide one parcel containing approximately 666 acres into six lots, in an ‘A’ (Agricultural) District, located at 31253 Palomares Road, east side, approximately 3.7 miles south of Palo Verde Road, Castro Valley area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 085A-3701-008-00. (Continued from March 5, April 2 and 16; to be continued to June 4, 2007).
 - 3. **PUBLIC HEARING ON THE FINAL DRAFT EDEN AREA GENERAL PLAN AND FINAL DRAFT ENVIRONMENTAL IMPACT REPORT** ~ Staff and consultant will review these documents, outstanding issues, and proposed new policies for recommendation to the BOS for adoption. Public comments will be taken. This will be the final Planning Commission hearing on this project. (Continued from April 16, 2007; to be continued to a future date).
 - 4. **PUBLIC HEARING ON THE DRAFT CASTRO VALLEY GENERAL PLAN AND DRAFT ENVIRONMENTAL IMPACT REPORT** ~ Staff and consultant will review these documents, outstanding issues, and proposed new policies for recommendation to the BOS for adoption. Public comments will be taken. (To be continued to June 4, 2007; to be continued to a future date).
- E. Regular Calendar
 - 1. **TENTATIVE TRACT MAP, TR-7663 - GOULART** ~ Petition to merge two parcels, demolish one house, construct four townhome units and convert thirteen existing apartments into condominiums, all located on one parcel containing approximately 45,370 square feet, located at 384 and 399 Sunset Way, north side, approximately 662 feet southwest of Western Boulevard, Cherryland area of unincorporated Alameda County, bearing Assessor’s Parcel Numbers: 429-0055-016-00 and 429-0055-0017-00. (Continued from February 5 and April 16, 2007).



2. **ZONING UNIT, ZU-2241 and TENTATIVE TRACT MAP, TR-7834-PAK** ~ Petition to reclassify from the R-S-D-25 (Suburban Residence, 2,500 square feet Minimum Building Site Area per Dwelling Unit) District, to a PD (Planned Development) District, so as to allow fourteen townhouse units with attached garages on a site of 44, 568 square feet (1.02 acres) and site-specific development standards, located at 1630 – 159th Avenue, northwest side, approximately 400 feet northeast of E. 14th Street, Ashland area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 080-0040-071-00. (Continued from November 20 and December 18, 2006, February 20 and March 19, 2007).

3. **ZONING UNIT, ZU-2246 – MOLINARO/GARRE WINERY** ~ Petition to amend the General Ordinance of the County of Alameda, California, by reclassifying from the PD (Planned Development) District to another PD (Planned Development) District to allow expansion of the allowed building envelope, the property generally described as one site containing approximately 20.79 acres, located at 7986 Tesla Road, north side, corner northeast of Greenville Road, Livermore area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 099A-1602-013-02. (Continued from February 20, March 19 and April 16, 2007).

- F. Staff Comments & Correspondence

- G. Chair’s Report

- H. Commission Announcements, Comments & Reports

- I. Adjournment

**NEXT PLANNING COMMISSION HEARING
MONDAY, MAY 21, 2007**