

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

Tuesday, September 7, 2004

Field Trip

Time: 1:30 p.m.

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

Note: The Planning Commissioners will adjourn to the field and will reconvene at 6:00 p.m. for the Regular Meeting at 399 Elmhurst Street, Hayward, California.



1. **TENTATIVE PARCEL MAP, TR-7549 – DAN BRIGGS** – Application to allow conversion of eight apartment units into condominium, in a R-3 (Four Family Residence) District, located at 22242 North Sixth Street, east side, approximately 150 feet north of Knox Street, unincorporated Castro Valley area of Alameda County, bearing County Assessor’s designations: 0415-0100-12-01 and 0415-0100-126-02.
2. **MTR-7337 – AGARWAL/BALTHAZAR** – Public hearing to receive comments on a Negative Declaration prepared for a proposed modification of approved Tract Map, TR-7337, a subdivision of two properties comprising 3.66 acres into 16 lots, at 2492 and 2512 D Street, unincorporated Hayward area of Alameda County, bearing County Assessor’s designations: 0416-0200-019-00 and 0416-0200-022-01.
3. **2193rd ZONING UNIT and TENTATIVE TRACT MAP, TR-7530 – ROBERTS/UTAL** – Petition to reclassify from R-1-SU-RV and R-1-B-E-SU-RV Districts to the PD (Planned Development) District, for development of 38 single family homes, located at 4524 Crow Canyon Place, approximately 500 feet south of Crow Canyon Road, unincorporated Castro Valley area of Alameda County, bearing County Assessor’s designations: 084C-1068-001-00, 084C-1068-007 and 084C-1068-008-00.
4. **2195th ZONING UNIT – LANGON HOMES, LLC** – Petition to reclassify from the R-S-D-35 (Suburban Residence, 3,500 square foot Minimum Building Site Area/Dwelling Unit) to a PD (Planned Development) District, to facilitate subdivision of one parcel into four lots and construction of a two-story single family dwelling on each new lot, located at 759 Bartlett Avenue, north side, approximately 141 feet east of Hesperian Boulevard, unincorporated Hayward area of Alameda County, bearing County Assessor’s designation: 0412-0087-069-02.
5. **URBAN / WILDLAND INTERFACE** - Site visit and discussion of fire risks in the suburban areas of Fairview and Castro Valley and recent fire events.

Regular Meeting

Time: 6:00 p.m.

Place: Public Works Auditorium
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** – September 2, 2004 - Approval of Minutes to be continued to September 20, 2004.

E. Regular Calendar

1. **TENTATIVE PARCEL MAP, TR-7549 – DAN BRIGGS** – Application to allow conversion of eight apartment units into condominiums, in a R-3 (Four Family Residence) District, located at 22242 North Sixth Street, east side, approximately 150 feet north of Knox Street, unincorporated Castro Valley area of Alameda County, bearing County Assessor’s designations: 0415-0100-12-01 and 0415-0100-126-02.
2. **MTR-7337 – AGARWAL/BALTHAZAR** – Public hearing to receive comments on a Negative Declaration prepared for a proposed modification of approved Tract Map, TR-7337, a subdivision of two properties comprising 3.66 acres into 16 lots, at 2492 and 2512 D Street, unincorporated Hayward area of Alameda County, bearing County Assessor’s designations: 0416-0200-019-00 and 0416-0200-022-01.
3. **2193rd ZONING UNIT AND TENTATIVE TRACT MAP. TR-7530, ROBERTS/UTAL** –Pursuant to the California Environmental Quality Act, review of a Draft Environmental Impact Report for a petition to reclassify a site comprising approximately 8.25 acres from the R-1-SU-RV and R-1-B-E-SU-RV District to the PD (Planned Development) District, to allow subdivision of three parcels into 38 lots for development of single-family homes, located at 4524 Crow Canyon Place, approximately 500 feet south of Crow Canyon Road, Castro Valley area of unincorporated Alameda County, bearing Assessor’s Parcel Numbers: 084C-1068-001, 084C-1068-007, and 084C-1068-008.
4. **ORDINANCE UPDATE CONCERNING GARAGE CONVERSIONS** – Consideration of a proposal by the County Ordinance Review Committee and Planning Department Staff to update the County Zoning Ordinance to restrict conversions of residential garages into habitable and/or storage spaces unless certain on-site conditions are met. (Continued from August 2, 2004).



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

**NEXT PLANNING COMMISSION HEARING
MONDAY, SEPTEMBER 20, 2004**