

MINUTES OF MEETING
ALAMEDA COUNTY PLANNING COMMISSION
DECEMBER 3, 2007
(Approved December 17, 2007)

FIELD TRIP: *Cancelled*

The following properties were on the Field Trip:

1. **ZONING UNIT, ZU-2254 - GARNHART** ~ Petition to reclassify one site containing 18,000 square feet from the R-1 (Single Family Residential) District to a P-D (Planned Development) District, to allow seven multi-family residential units, located at 1129 and 1143 Grove Way, north of Birch Street and south of Oceanview Drive, Cherryland area of unincorporated Alameda County, with the Eden Area General Plan (Low and Medium Density Residential Land Use), bearing Assessor's Parcel Number: 428-0011-111-01. **Staff Planner: Howard Lee**
2. **ZONING UNIT, ZU-2249, EVART** Petition to rezone one site containing approximately 0.22 acre from R-1 (Single Family Residence) District to a PD (Planned Development) District, to allow a secondary unit, located at 22610 Valley View Drive, north west side, approximately .24 miles north of Kelly Street, Fairview area of unincorporated Alameda County, bearing Assessor's Parcel Number: 417-0140-021-06. **Staff Planner: Andrew Young**
3. **TENTATIVE TRACT MAP, TR-7842 - LAU** ~ Petition to subdivide one parcel containing approximately 40, 755 square feet (0.93 acres) into five parcels in an R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 4269 Heyer Avenue, south side, approximately 810 feet west of Forest Avenue, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Number: 084C-0745-001-00. **Staff Planner: Andrew Young**
4. **TENTATIVE TRACT MAP, TR-7871 - WONG** ~ Petition to allow subdivision of two existing parcels into eleven single family lots, in an R-1 (Single Family Residence, Fairview Plan) District, located on the east side of Bayview Avenue, the east side and 100 feet north of Jacobs Street, Fairview/Hayward area of unincorporated Alameda County, bearing Assessor's Parcel Numbers 417-0050-076-00 and 417-0050-099-00. **Staff Planner: Beth Greene**
5. **TENTATIVE TRACT MAP, TR-7874 - SEVILLA/LAGUNA** ~ Petition to allow subdivision of one site containing 0.51 acres into seven condominium units in a R-S-DV (Suburban Residence, Density Variable) District, located at 195 Poplar Avenue, south side, approximately 700 feet west of Princeton Street, Cherryland area of unincorporated Alameda

County, bearing Assessor's Parcel Numbers: 0429-0091-077-03 and 0429-0091-078-00. **Staff Planner: Rodrigo Orduña**

6. **CONDITIONAL USE PERMIT, C-8652 – ECHO LANDSCAPE** ~ Application to allow an outdoor storage facility for a landscape in a M-2 (Heavy Industrial) District, located at 2401 Grant Avenue, northwest side, approximately 250 feet of Railroad Avenue, San Lorenzo area of unincorporated Alameda County, bearing Assessor's Parcel Number: 080G-1178-003-02. **Staff Planner: Richard Tarbell.**
7. **TENTATIVE TRACT MAP, TR-7918** ~ Petition to allow a 40-unit residential condominium project on a lot containing approximately 0.86 acres, in Subarea-11, Landuse Group D, located at 21019 Baker Road, approximately 600 feet south of Castro Valley Boulevard and two blocks east of Lake Chabot Road, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Numbers: 084A-0016-008-02 and 084A-0016-009-02. **Staff Planner: Howard Lee**

REGULAR MEETING: 6:00 p.m.

MEMBERS PRESENT: Commissioners Ken Carbone, Vice-Chair; Mike Jacob; and Kathie Ready.

MEMBERS EXCUSED: Commissioner Glenn Kirby, Chair.

MEMBERS ABSENT: Commissioners Frank Imhof and Alane Loisel.

OTHERS PRESENT: Rodrigo Orduña, Senior Planner; Eric Chambliss, County Counsel's Office; Nilma Singh, Recording Secretary.

There were two people in the audience.

CALL TO ORDER: The Chair called the meeting to order at **6:30 p.m.**

ANNOUNCEMENTS BY THE CHAIR: *Due to the lack of a quorum, the Chair announced that the meeting has been cancelled. All items on the Regular Calendar were continued to the next Commission hearing, December 17th at 1:30 p.m.*

OPEN FORUM: Open forum is provided for any members of the public wishing to speak on an item not listed on the agenda. Each speaker is limited to three (3) minutes. *No one requested to be heard under open forum.*

CONSENT CALENDAR:

1. **APPROVAL OF PLANNING COMMISSION MINUTES –**
November 5, 2007.
2. **TENTATIVE PARCEL MAP, PM-9408 ~ PALOMARES CATTLE COMPANY** ~ Petition to allow subdivision of a site 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 June 18, September 17 and November 5, 2007; to be continued to January 22, 2007). **Staff Planner: Phil Sawrey-Kubicek.**

REGULAR CALENDAR:

1. **ZONING UNIT, ZU-2254 - GARNHART ~ *Preliminary Plan Review*** -
Petition to reclassify one site containing 18,000 square feet from the R-1 (Single Family Residential) District to a P-D (Planned Development) District, to allow seven multi-family residential units, located at 1129 and 1143 Grove Way, north of Birch Street and south of Oceanview Drive, Cherryland area of unincorporated Alameda County, with the Eden Area General Plan (Low and Medium Density Residential Land Use), bearing Assessor’s Parcel Number: 428-0011-111-01.
Staff Planner: Howard Lee

2. **TENTATIVE TRACT MAP, TR-7874 – SEVILLA/LAGUNA ~**
Petition to allow subdivision of one site containing 0.51 acres into seven condominium units in a R-S-DV (Suburban Residence, Density Variable) District, located at 195 Poplar Avenue, south side, approximately 700 feet west of Princeton Street, Cherryland area of unincorporated Alameda County, bearing Assessor’s Parcel Numbers: 0429-0091-077-03 and 0429-0091-078-00.
Staff Planner: Rodrigo Orduña

3. **INFORMATIONAL ITEM RELATING TO MOBILE OUTDOOR BUSINESSES – *Informational Item only.***
Staff Planner: Rodrigo Orduña

STAFF COMMENTS & CORRESPONDENCE: *None*

CHAIRS REPORT: *None*

COMMISSION ANNOUNCEMENT, COMMENTS AND REPORTS: *None*

CHRIS BAZAR, SECRETARY
COUNTY PLANNING COMMISSION OF ALAMEDA COUNTY