

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.

Agenda

Planning Commission of Alameda County

Monday, February 4, 2008

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 to visit the following properties and will reconvene at 6:00 p.m. for the Regular Meeting at 224 W. Winton Avenue, Public Hearing Room, Hayward, California.

1. **ZONING UNIT, ZU-2257 – FRANK ANDRADE** ~ Petition to reclassify from the R-S-SU (Suburban Residence, Secondary Unit) District to the P-D (Planned Development) District, so as to allow four dwelling units on one site containing approximately 0.37 acres located at 20815 Cambridge Avenue, west side, approximately 200 feet north of Medford Avenue, Cherryland area of Alameda County, bearing Assessor's Parcel Number: 414-0041-012-00. **Staff Planner: Jeff Bonekemper**

2. **ZONING UNIT, ZU-2252 and TENTATIVE PARCEL MAP, PM-9712 – JAMES ANDRADE** ~Petition to reclassify from the R-S-D-20 (Suburban Residence, 2,000 square feet Minimum Building Site Area per dwelling unit) District to the P-D (Planned Development) District, so as to allow subdivision of one site containing approximately 0.34 acres into four parcels of less than 3,000 net square feet and construction of four detached single family residences and allow site-specific development standards, located at 20540 Forest Avenue, east side, approximately 540 feet north of Vincent Court, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Number: 084C-0117-009-01.**Staff Planner: Andrew Young**

3. **MODIFIED ZONING UNIT, MZU-2106 and CONDITIONAL USE PERMIT, C-8706 – GEORGE MARK CHILDREN'S HOUSE** ~ Petition to allow minor modification of the 2106th Zoning Unit, to be implemented by Conditional Use Permit, C-8706, to allow construction of a 525 square-foot detached storage building for linen, housekeeping, beds and wheelchairs as well as refrigerated and frozen food storage, on one site containing approximately 71 acres, located at 2121 George Mark Lane, northeast of 155th Avenue, Fairmont area of unincorporated Alameda County, bearing Assessor's Parcel Number: 080A-0153-010-00. **Staff Planner: Jeff Bonekemper**

4. **TENTATIVE TRACT MAP, TR-7898 and SITE DEVELOPMENT REVIEW, S-2123 –BRYANT/GILBERT** ~Petition to allow construction of ten condominium units and subdivision of one site containing approximately 0.49 acres into ten parcels in the ACBD Specific Plan – RC (Ashland/Cherryland business District specific Plan – Residential/Commercial) District, located at 477 E. Lewelling Boulevard, south side, approximately 100 feet south east of Bar Avenue, San Lorenzo area of unincorporated Alameda County, bearing Assessor's Parcel Number: 413-0031-009-00. **Staff Planner: Andrew Young**

5. **DETERMINATION, D-163 – ECHO LANDSCAPE** ~Planning Director-initiated Determination by the Planning Commission as to whether Echo Landscape is a permitted or conditional permitted use in the M-2 (Heavy Industrial) District, located at 2401 Grant Avenue,

northwest side, approximately 250 feet west of Railroad Avenue, San Lorenzo area of unincorporated Alameda County, bearing Assessor's Parcel Number: 080G-1178-003-02. **Staff Planner: Richard Tarbell**

6. **MODIFIED ZONING UNIT, MZU-1537 and CONDITIONAL USE PERMIT, C-8711 - EDEN HOUSING, INC/ASHLAND VILLAGE** ~ Petition to allow modification of the 1537th Zoning Unit (to be implemented by Conditional Use Permit, C-8711) and allow construction of a new community building on one site containing approximately 7.5 acres, in the PD-ZU-1537 (Planned Development, 1537th Zoning Unit) District, located at 1300 Kentwood Lane, east side, terminus of 165th Avenue, Ashland area of unincorporated Alameda County, bearing Assessor's Parcel Number: 080B-0300-002-05. **Staff Planner: Christine Greene**

7. **TENTATIVE TRACT MAP, TR-7918 – LANGON GROUP** ~ Petition to allow a 40-unit residential condominium project on two contiguous parcels containing approximately 5,000 and 32,5000 square feet, in Subarea-11, Landuse Group D, located at 21019 Baker Road, approximately 600 feet south of Castro Valley Boulevard, 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

Time: 6:00 p.m.

Place: Public Hearing Room
224 W. Winton Avenue,
Hayward, California

- B. Announcements by the Chair

- C. Open Forum

- D. Consent Calendar
 1. Approval of Commission Minutes – January 22, 2008.

E. Regular Calendar

1. **ZONING UNIT, ZU-2257 – FRANK ANDRADE – *Preliminary Plan Review*** ~ Petition to reclassify from the R-S-SU (Suburban Residence, Secondary Unit) District to the P-D (Planned Development) District, so as to allow four dwelling units on one site containing approximately 0.37 acres located at 20815 Cambridge Avenue, west side, approximately 200 feet north of Medford Avenue, Cherryland area of Alameda County, bearing Assessor's Parcel Number: 414-0041-012-00.
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Staff Planner: Andrew Young

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

**NEXT PLANNING COMMISSION HEARING
TUESDAY, FEBRUARY 19, 2008**