

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, April 21, 2008

Field Trip

Time: 11:30 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 1:30 p.m. for the Regular Meeting at 224 W. Winton Avenue, Public Hearing Room, Hayward, California.

1. **PLANNING COMMISSION DETERMINATION, D-164 – MOSTOFI and ONSORI** ~ Planning Director-initiated Determination as to the compliance with the East County Area Plan for the reconstruction of a service station with auto-related accessory uses, in the ‘A’ (Agricultural) District, located at 10 Grantline Road, east side, corner southeast of I-580, Tracy area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 099B-7700-012-02. **Staff Planner: Jana Beatty**

2. **TENTATIVE TRACT MAP, TR-7872 and SITE DEVELOPMENT REVIEW, S-2121 - CLARE** ~ Petition to allow subdivision of one site containing approximately 1.26 acres into 25 condominiums (17 new and 8 existing), in a R-S-DV (Suburban Residence, Density Variable) District, located at 360, 370 and 372 Sunset Boulevard, north side, approximately 500 feet east of Princeton Street, Cherryland area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 429-0055-019-00, 429-0055-051-00 and 429-0055-052-00. **Staff Planner: Jeff Bonekemper**

Regular Meeting

Time: 1:30 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 ~ March 17, 2008.
- E. Regular Calendar
 1. **CONDITIONAL USE PERMIT, C-8652 – ECHO LANDSCAPE** ~ Petition to allow an outdoor storage facility for a landscape business on one parcel containing approximately 250 feet, in a 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.**

2. **PLANNING COMMISSION DETERMINATION, D-164 – MOSTOFI, ONSORI, ARDAVAN** ~ Planning Director-initiated Determination as to compliance with the East County Area Plan for the reconstruction of a service station with auto-related accessory uses, in the ‘A’ (Agricultural) District, located at 10 Grantline Road, east side, corner southeast of I-580, Tracy area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 099B-7700-012-02. **Staff Planner: Jana Beatty**
3. **TENTATIVE TRACT MAP, TR-7872 and SITE DEVELOPMENT REVIEW, S-2121 - CLARE - Preliminary Plan Review** ~ Petition to allow subdivision of one site containing approximately 1.26 acres into 25 condominiums (17 new and 8 existing), in a R-S-DV (Suburban Residence, Density Variable) District, located at 360, 370 and 372 Sunset Boulevard, north side, approximately 500 feet east of Princeton Street, Cherryland area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 429-0055-019-00, 429-0055-051-00 and 429-0055-052-00. **Staff Planner: Jeff Bonekemper**
4. **TENTATIVE PARCEL MAP, PM-9408, PALOMARES CATTLE, INC.,** ~ Petition to allow subdivision of one site containing approximately 666.25 acres into six lots, located on 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 17, 2008) **Staff Planner: Phil Sawrey-Kubicek.**
5. **STATE ASSEMBLY BILL 2939, GREEN BUILDING STANDARDS** ~ Planning Commission initiated discussion and action item regarding State Assembly Bill 2939, the Building Standards and Green Buildings bill, for consideration of a recommendation to the County Personnel / Administration / Legislation Committee of the Board of Supervisors to take a position in support of the proposed State legislation.

F. Staff Comments & Correspondence

G. Chair’s Report

H. Commission Announcement, Comments & Reports

I. Adjournment

**NEXT PLANNING COMMISSION HEARING
MONDAY, MAY 5, 2008**