

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, August 3, 2009**

#### **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. **JAMES SILVA, VARIANCE, PLN-2009-00010** ~ Petition to allow a non-permitted garage located in the front half of the property where otherwise not allowed, and within six feet of the side property line of the front half of an abutting lot, in an R-1-B-E-CSU-RV (Single Family Residence, Minimum lot size 10,000 square feet, Median lot width 70 feet, Conditional Secondary Unit, Recreational Vehicle Parking Regulations) District, located at 4235 Krolop Road, south side, approximately 96 feet west of Vineyard Road, Castro Valley area of unincorporated Alameda County, designated County Assessor's Parcel Number: 084D-1140-009-20. **Staff Planner: Carole Kajita.**
  
2. **COUNTY-INITIATED SPECIFIC PLAN AMENDMENT** ~ An amendment to the Ashland Cherryland Business District Specific Plan (ACBDSP) to change a land use designation to the future Holland Park property from the current TC (Transit Corridor) land use district, to the CF (Community Facilities) land use district, located at 16285 – 16301 East 14<sup>th</sup> Street, southwest side, approximately 460 feet northwest of Kent Avenue, Ashland area of unincorporated Alameda County, bearing Assessor's Parcel Numbers: 080C-0479-006-21 (previously listed as 080C-0479-006-03, 080C-0479-006-04, 080C-0479-006-11; and the rear portion of 080C-0479-006-13).  
**Staff Planner: Rodrigo Orduña**

## Regular Meeting

Time: 6:00 p.m.

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

- A. Roll Call
  - B. Announcements by the Chair
  - C. Open Forum
  - D. Consent Calendar
1. **APPROVAL OF COMMISSION MINUTES** ~ June 15, July 6 and 20, 2009

2. **CONDITIONAL USE PERMIT and MINOR MODIFICATION TO ZONING UNIT, ZU-1816, PLN2009-00041 - WRI GOLDEN STATE LLC/HART** ~ Petition to modify the approved Planned Development (1816<sup>th</sup> Zoning Unit ) that allowed development of 10.21 acres into a neighborhood commercial development, to include financial and personal service uses as permitted uses. These services would include bank, credit unions, title companies, nail salons, beauty shops, karate classes, indoor recreation uses and tutoring centers, located at 3891 East Castro Valley Blvd, south side, approximately 90 feet west of the intersection with Chaparral Lane, Castro Valley area of unincorporated Alameda County, Assessor's Parcel Numbers 085-6300-013-05 and 085-6301-008-06. (Continued from July 20, 2009; to be continued to August 17, 2009)  
**Staff Planner: Christine Greene**

E. Regular Calendar

1. **GENERAL PLAN CONFORMANCE REPORT, GPC-PLN2009-00072** ~ To consider a determination of General Plan Conformance request by the City and County of San Francisco (CCSF), through the San Francisco Public Utilities Commission (SFPUC), under Government Code Section 65402(b) for the proposed Sunol Valley Water Treatment Plan Expansion and Treated Water Reservoir Project, identified by County Assessor's Parcel Numbers: 096-0375-11-05, 096-375-15-00, 096-0080-06-02 and 096-0080-08-00, approximately 1,520 acres, located on Calaveras Road, south of Interstate Highway 680, Sunol area of unincorporated Alameda County. (Continued from July 6 and 20, 2009)  
**Staff Planner: Howard Lee**
2. **GENERAL PLAN CONFORMANCE REPORT, GPC-PLN2009-00076** ~ To consider a determination of General Plan Conformance request by the City and County of San Francisco (CCSF) through the San Francisco Public Utilities Commission (SEPUC), under Government Code Section 65402(b) for the proposed Irvington Tunnel Project, identified by Assessor's Parcel Numbers: 096-0001-02-07, 096-0001-02-06, 096-0001-20-3, 096-0001-20-26, 096-0001020-27, 096-0001-02-09, 096-0001-02-08, 096-0080-06-02, 096-0080-04-00, 096-0001-02-13 and 096-0080-08-00, approximately 1,500 acres, located on the west side of Calavares Road, south of I-680, Sunol area of unincorporated Alameda County. (Continued from July 6 and 20, 2009) **Staff Planner: Howard Lee**

- F. Staff Comments & Correspondence
  - 1. Discussion of Planning Commission travel/training budget
- G. Chair's Report
- H. Commission Announcement, Comments & Reports
- I. Adjournment

**NEXT PLANNING COMMISSION HEARING  
MONDAY, AUGUST 17, 2009**