

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

Monday, June 21, 2004

Regular Meeting

Time: 1:30 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

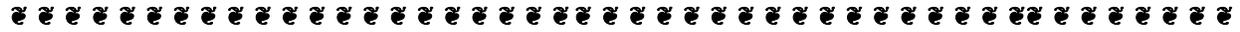
- D. Consent Calendar
 - 1. **APPROVAL OF PLANNING COMMISSION MINUTES - April 5 and June 7, 2004**

- E. Regular Calendar
 - 1. **2186th ZONING UNIT – MARC CRAWFORD** – Petition to reclassify from the R-1-SU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District to PD (Planned Development), to allow construction of 20 townhouse-type apartment units with one-car attached garages for each unit, in 7 two-unit buildings and 3 three-unit buildings, with 21 uncovered parking spaces, located at 2854 Grove Way, north side, approximately 250 feet east of Betlen Way, unincorporated Castro Valley area of Alameda County, bearing County Assessor’s designation: 0416-0060-030-02. (Continued from June 7, 2004).

 - 2. **MODIFICATION TO 1862nd ZONING UNIT, TENTATIVE TRACT MAP, TR-7155 and CONDITIONAL USE PERMIT, C-8276 – RABI GHOSH** – Request for reconsideration of the Planning Commission’s decision finding the proposed modification is not minor, related to petition to modify the 1862nd Zoning Unit by allowing reduced setbacks, modification to the lotting pattern and redesign of the dwelling units, located at 16100 Maubert Avenue, north side, approximately 280 feet west of 162nd Avenue, unincorporated San Leandro area of Alameda County, bearing County Assessor’s designation: 0080-0048-043-00 2004.

 - 3. **TENTATIVE PARCEL MAP, TR-7526 – WONG** - Petition to subdivide an 18-unit apartment building into 18 condominium units, in the CVCBD (Castro Valley Central Business District Specific Plan) District, located at 21059 Wilbeam Avenue, west side, approximately 243 feet of Kerr Street, unincorporated Castro Valley area of Alameda County, bearing County Assessor’s designation: 084A-0046-003-04.

 - 4. **TENTATIVE PARCEL MAP, TR-7528 – KAO** – Petition to convert a nine-unit apartment building to condominiums, in a R-S-D-25 (Suburban Residence, 2,500 square foot Minimum Building Site Area/Dwelling Unit) District, located at 16715 to 16787 Tiger Lane, west side corner of East Lewelling Boulevard, unincorporated San Lorenzo area of Alameda County, bearing County Assessor’s designation: 0413-0063-001-00.



- 5. **TENTATIVE PARCEL MAP, TR-7535 – LANGON** – Petition to convert an eight-unit apartment building to condominiums, in a R-S-D-3 (Suburban Residence, 2,500 square feet Minimum Building Site Area/Dwelling Unit) District, located at 16267 Ashland Avenue, west side, approximately 51 feet south of Bertero Avenue, unincorporated San Lorenzo area of Alameda County, bearing County Assessor’s designation: 080C-0473-034-02.

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

**NEXT PLANNING COMMISSION HEARING
MONDAY, JULY 6, 2004**