

Agenda

Planning Commission of Alameda County

Monday, July 19, 2004

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.

Field Trip

Time: 1:30 p.m.

Place: 224 W. Winton Avenue, Room 111, Hayward, California

The Planning Commission will adjourn to the field to visit the following properties:

1. **TENTATIVE TRACT MAP, TR-7545 – NIELSEN** – Application to subdivide one property into five parcels, in a R-1-B-E-SU-RV (Single Family Residence, 10,000 square foot Minimum Building Site Area, 80 feet Median Lot Width, Secondary Unit, Recreational Vehicle) District, located at 17456 Almond Road, northeast side 415 feet south east of Vineyard Road, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 0084D-1250-007-00.



2. **TENTATIVE TRACT MAP, TR-7543 – BALTIC PROPERTY VENTURES IV** - Application to convert a 33-unit apartment building to condominiums, in a R-1-RV (Single Family Residence, Recreational Vehicle Storage) District and a R-S-D-20 (Suburban Residence, 2,000 square feet Minimum Building Site Area/Dwelling Unit) District, located at 2503 Miramar Avenue, south side, at the corner of the intersection with Page Street, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Numbers: 080A-0197-001-05, 080A-0198-028-00, 084B-0321-001-06, and 084B-0321-002-04.

3. **MODIFICATION TO THE 1557th ZONING UNIT – ADAMS –** Application (C-N uses and auto repair business subject to Type A service station requirements), to include additional buildings and services according to a 5 year phasing plan, and **CONDITIONAL USE PERMIT, C-8275**, an application to implement the minor modification to the zoning unit, on one site containing approximately 0.30 acres, in a P-D (Planned Development, 1557th Zoning Unit) District, located at 18811 Lake Chabot Road, south side, corner east of Huber Drive, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 084B-0502-044-00.

Regular Meeting (NOTE SPECIAL TIME)

Time: 3:00 p.m.

Place: Public Works Building, 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** – Approval of the minutes is being continued to August 2, 2004.

2. **2190th ZONING UNIT - MOHLER** - Application to rezone the subject property to a PD (Planned Development with an Agriculture-Cultivated



Agriculture base zone) Zoning District, so as to maintain all the development rights and restrictions in the A-CA district, except that operation of a heliport (personal helicopter landing and take-off from a helipad) only as described herein, is Permitted, on a 122 acre property within an "A-CA" (Agricultural, Cultivated Agriculture) District, located at 7490 Mines Road, east side, 2.2 miles south of Tesla Road, unincorporated south Livermore area of Alameda County, bearing Assessor's Parcel Number: 099A-2420-004-24. (Continued from June 6, 2004; to be continued without discussion to August 16, 2004)

3. **MODIFICATION TO THE 2058TH ZONING UNIT, AND CONDITIONAL USE PERMIT, C-8267 – FAIRVIEW FIRE PROTECTION DISTRICT** – Modification to the 2058th Zoning Unit to allow transfer of Title to the Fire Station from Alameda County to the Fairview Fire Protection District, which would be implemented by Conditional Use Permit C-8267 if determined to be a minor modification, on one site containing approximately 1.15 acres, in a PD (Planned Development) District, located at 25862 Five Canyons Parkway, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 0417-0289-008-00. (This application has been withdrawn.)

E. Regular Calendar

4. **ELECTION OF OFFICERS**
5. **CHEVRON PIPELINE RELOCATION AND WATERSHED PROTECTION PROJECT** – Chevron Pipeline Company proposes to construct and operate a new pipeline segment (approximately 7.5 miles long) to be joined to an existing petroleum products pipeline in order to reduce the risk of water supply contamination at the San Antonio Reservoir in the event of a pipeline failure within the reservoir's watershed. The relocation of the existing pipeline is a condition of the Project applicant's current right-of-way lease agreement with the San Francisco Public Utilities Commission. The proposed pipeline segment is generally within an existing electrical transmission line easement and would extend for approximately 6 miles through an area north of the San Antonio Reservoir and south of Vallecitos Road (Highway 84). The proposed pipeline segment would separate from the existing pipeline at the northeastern end of the Project site within Sycamore Grove Regional Park and rejoin the existing pipeline approximately 1 mile south of Livermore and approximately 1 mile southwest of the Vallecitos Road (Highway 84)/I-680 Interchange near San Antonio Creek. The area through which the proposed pipeline segment would pass is generally characterized as grasslands and rolling hills, currently used for grazing. Once the proposed



pipeline segment has been completed within the alignment ultimately selected, the existing pipeline segment near the San Antonio Reservoir would no longer be used, and would be decommissioned in-place.
(Continued from March 15, May 3, and May 17, 2004).

6. **TRACT MAP, TR-7545 – NIELSEN** – Application to subdivide one property into five parcels, in a R-1-B-E-SU-RV (Single Family Residence, 10,000 square foot Minimum Building Site Area, 80 feet Median Lot Width, Secondary Unit, Recreational Vehicle) District, located at 17456 Almond Road, northeast side 415 feet south east of Vineyard Road, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 0084D-1250-007-00.
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6:00 P.M. SET MATTERS

(The following items will not be heard before 6:00 p.m.)

9. **SAN LORENZO VILLAGE CENTER SPECIFIC PLAN AND FINAL ENVIRONMENTAL IMPACT REPORT** - Consideration of the Final Environmental Impact Report (EIR) and Final Specific Plan for the San Lorenzo Village Center, and possible recommendation to the Board of Supervisors regarding adoption of the EIR and Specific Plan. The Plan area is approximately 29.5 acres in size, encompassing 36 parcels of land that are currently vacant or developed with a mix of non-



residential uses including general retail, restaurant, banking, public services, community facilities, etc., generally located along Hesperian Blvd. from the I-880 overcrossing on the north to Via Mercado on the south.

10. **DETERMINATION, D-156 - VARIANCE, V-11637 - SANTE FE** – Planning Director-initiated Determination by the Planning Commission as to whether the catering business located at 18310 Ricardo Avenue, southeast corner of the intersection at Hacienda Avenue, unincorporated San Lorenzo area of Alameda County, designated Assessor’s Parcel Number: 412-0065-001-00, is authorized under various provisions of the Alameda County Zoning Ordinance.

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

**NEXT PLANNING COMMISSION HEARING
MONDAY, AUGUST 2, 2004**