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 <u>prior</u> 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 7, 2004

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 and will

reconvene at 6:00 p.m. for the Regular Meeting at the Public Works Auditorium, 399 Elmhurst Street, Hayward, California.

- 1. **2186**th **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.
- 2. **MODIFICATION TO 1862nd ZONING UNIT, TENTATIVE TRACT MAP, TR-7155 and CONDITIONAL USE PERMIT, C-8276 RABI** 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.
- 3. **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 Assessor's designation number: 0413-0063-001-00.
- 4. **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 number: 080C-0473-034-02.
- 5. **TENTATIVE TRACT 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 Assessor's designation: 084A-0046-003-04.

Regular Meeting

Time: 6:00 p.m.

Place: Public Works Auditorum, 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, May 3 and May 17, 2004.
 - 2. **TENTATIVE TRACT 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 Assessor's designation: 084A-0046-003-04. (To be continued without discussion to June 21, 2004).
 - 3. MODIFICATION TO A ZONING UNIT AND CONDITIONAL USE PERMIT, C-8267 FAIRVIEW FIRE PROTECTION DISTRICT Modification to the 2058th Zoning Unit to allow transfer of Fire Station Title from Alameda County to the Fairview Fire Protection District, 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 County Assessor's designation: 0417-0289-008-00. (Continued from February 2, April 5 and May 3, 2004; to be continued without discussion to July 6, 2004).
 - 4. 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 17, 2004; to be continued without discussion to July 6, 2004).

E. Regular Calendar

- 1. **2190**th **ZONING UNIT MOHLER -** Petition to reclassify the subject property to a PD (Planned Development with an Agriculture-Cultivated Agriculture base zone) 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 one site containing approximately 122 acres within an "A-CA" (Agricultural, Cultivated Agriculture) District, located at 7490 Mines Road, east side, approximately 2.2 miles south of Tesla Road, unincorporated South Livermore area of Alameda County, bearing County Assessor's designation: 099A-2420-004-24.
- 2. **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.
- 3. **MODIFICATION TO 1862nd ZONING UNIT, TENTATIVE TRACT MAP, TR-7155 and CONDITIONAL USE PERMIT, C-8276 RABI** 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 162^{nd} Avenue, unincorporated San Leandro area of Alameda County, bearing County Assessor's designation: 0080-0048-043-00.

- 4. **TENTATIVE TRACT MAP, TR-7467 ROMBOUGH/WRIGHT** Scoping meeting pursuant to the California Environmental Quality Act for the Environmental Impact Report for the proposed subdivision project at 23096 Mansfield Drive, approximately 670 feet south of Kelly Street, unincorporated Fairview area of Alameda County, bearing Assessor's designation number: 0416-0200-005-00.
- F. Staff Comments & Correspondence
- G. Chair's Report
- H. Commission Announcements, Comments & Reports
- I. Adjournment

NEXT PLANNING COMMISSION HEARING MONDAY, JUNE 21, 2004