

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE OF PUBLIC HEARING

Proposed 85-unit multi-family housing with 2,339 sq. ft. of commercial development at the southwest corner of Kent Avenue and East 14th Street

Notice is hereby given that the Alameda County Planning Commission will hold a public hearing recommend to the Alameda County Board of Supervisors whether to adopt a Mitigated Negative Declaration and whether to approve the following project:

PROPOSAL: Proposed multi-family housing complex that includes:

- 85 dwelling units (24 three-bedroom, 32 two-bedroom, and 29 one-bedroom);
- 2,339 sq. ft. of commercial space;
- 93 on-site residential parking spaces and 6 on-site commercial parking spaces;
- four buildings, from one to four stories (up to 45 feet) tall;

ZONING AND GENERAL PLAN: The project is located in the *Ashland Cherryland Business District Specific Plan (ACBDSP)*, Transit Access (TA) land use district and R-1 (Single-Family Residence) zoning, and *Eden Area General Plan* land use designations of General Commercial with High Density Residential allowed as a secondary use, and High Density Residential with General Commercial allowed as a secondary use;

PROJECT LOCATION: The property is a 2.21-acre site (38.4 du/ac density), located at 16309, 16325, 16327, and 16331 Kent Avenue, assessors' parcel numbers: 080C-0479-023-02, -023-01, -021-00, and -022-00.

ENTITLEMENT PROCEDURE: The entitlement procedure for this project is for a rezoning to a Planned Development (PD) District, since the *ACBDSP* states that "special consideration, as PUD [planned unit development], when development includes underground or parking structure, special pedestrian amenities such as plazas or access pathways, transit facilities, or a mix of residential and commercial uses" (pg 3-28)

CEQA ENVIRONMENTAL IMPACTS: This project requires an Initial Study per the requirements of the California Environmental Quality Act (CEQA), to determine the potential effects to the environment resulting from the development. The CEQA Initial Study and a Mitigated Negative Declaration, stating that the project would not have a significant effect on the environment if certain mitigation measures are followed, have been drafted and are available for **public review and comment from December 10, 2012, through January 14, 2013.**

PLANNING COMMISSION HEARING: At the hearing, the Planning Commission will make a recommendation to the Board of Supervisors whether to approve the project and whether to adopt the CEQA Initial Study and Mitigated Negative Declaration.

If you challenge the decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Department, the Planning Commission, or Board of Supervisors, at or prior to the public hearings.

HEARING DATE / LOCATION: The Planning Commission public hearing will be:
***Monday, January 14, 2013, at 3:00 p.m.,
Public Hearing Room, 224 West Winton Avenue, Suite 160, Hayward, CA.***

TO REVIEW / COMMENT ON THE DOCUMENT: Go to: <http://acgov.org/cda/planning/landuseprojects/currentprojects.htm> or contact Rodrigo Orduña at the contact information below.

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All persons interested in the matter may appear and be heard at these meetings.

**ALBERT LOPEZ - PLANNING DIRECTOR & SECRETARY
PLANNING COMMISSION OF ALAMEDA COUNTY**