



Phil Fair <phil.fair@corcoranicon.com>

**20265 Lake Chabot Rd, Castro Valley**

1 message

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Thu, Aug 15, 2024 at 2:37 PM

Phil,

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[20265 Lake Chabot Rd, Castro Valley](#)

APN: 84A-181-44-6

General Plan

Zoning: CVCBD-CVBD-S04

Permitted uses: land use groups C2 office + D high density residential

(See document pgs 62, 76

(See PDF pgs 51, 87)

[CAstroValleyBDSPcombined.pdf \(acgov.org\)](#)

Pls feel free to contact me with any further questions regarding this property

Aubrey Rose AICP  
Planner III  
Alameda County Planning Dept  
510-670-5322

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General zoning questions for other properties

510-670-5400

[planninginfo@acgov.org](mailto:planninginfo@acgov.org)

**Type C1 Offices include but are not limited to:**

Real estate office  
Travel agency

Insurance broker or agency

**Type C2 Offices** have a fairly even and predictable flow of clients throughout a time period. Business is generally done by appointment only, but there may be some drop-in traffic.

**Type C2 Offices include but are not limited to:**

Medical  
Dental  
Law  
Accountants  
Tax service

Counselling  
Investment  
Veterinarians  
Medical labs  
Dental labs

**Type C3 Offices** are those which have virtually no public contact; customer business is generally by appointment. There is typically a set number of employees who arrive at the start of a work shift and leave at the end, and may be in and out during the day on business.

**Type C3 Offices include but are not limited to:**

Headquarters offices

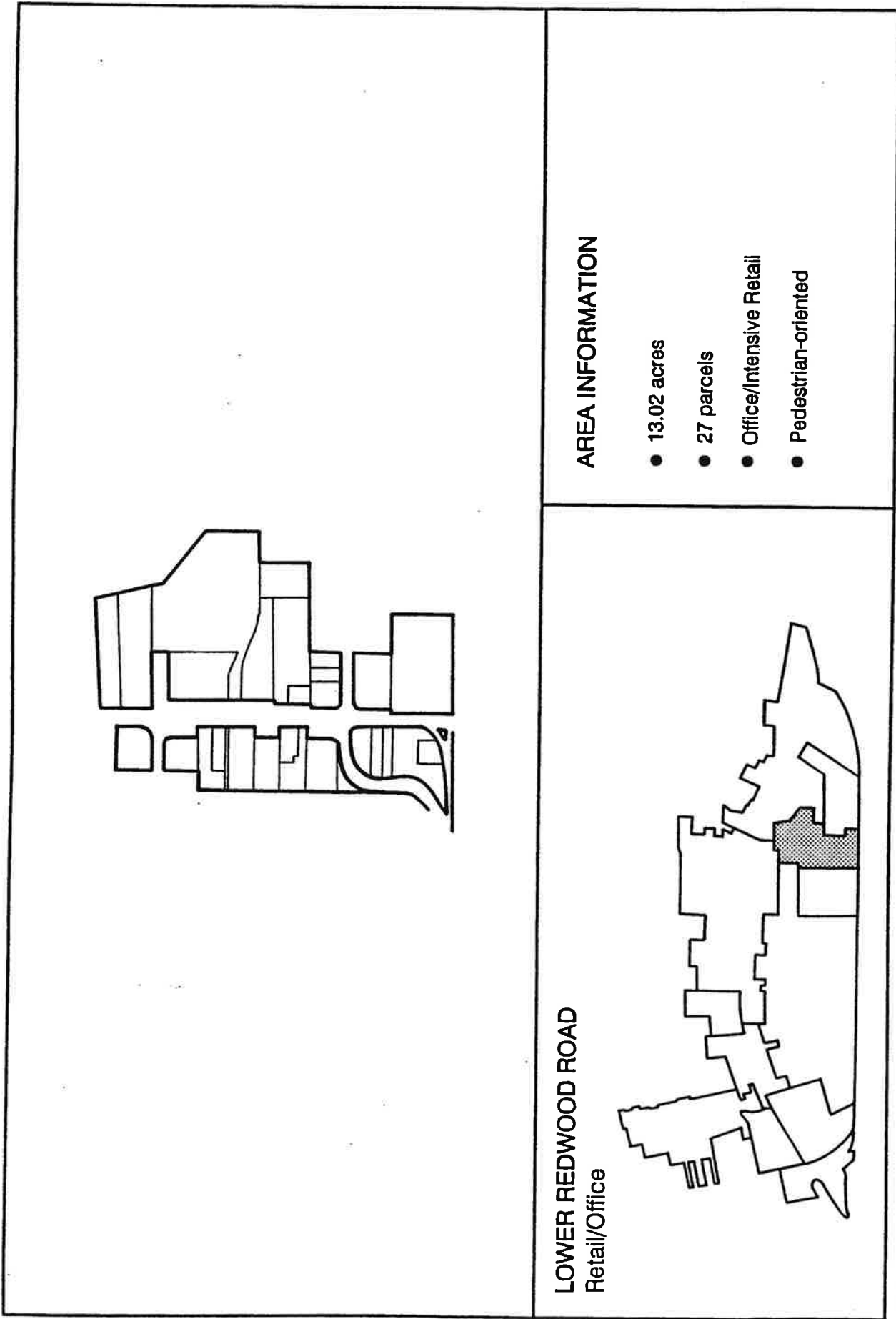
Staff support offices

Uses excluded from this group include:

Financial institutions

Type C1 Offices are included in the definition of Land Use Group A, and are governed by those regulations. Except in areas where office development is designated a primary use, where Type C2 and C3 Offices are allowed they are to be located on the upper floors or to the rear of buildings, allowing retail businesses to occupy prime sidewalk frontage.

**Land Use Group D: High Density Residential:** This classification includes high density residential development, generally in the twenty to forty unit per acre range. Higher and lower densities are permitted where there is justification. This type of development, particularly at the higher end of the range, should be located directly adjacent to the commercial core where residents are able to



**LOWER REDWOOD ROAD**  
Retail/Office

**AREA INFORMATION**

- 13.02 acres
- 27 parcels
- Office/Intensive Retail
- Pedestrian-oriented

**SUB AREA 9**

**FIGURE 16**

**CASTRO VALLEY CENTRAL BUSINESS DISTRICT SPECIFIC PLAN**  
Alameda County Planning Department, 1992

The dominant land use in the subarea is Eden Hospital. Much of the rest of the area is developed with medical offices. There is some high density residential development. There are two small retail centers which are primarily oriented to the hospital or convenience commercial. By virtue of the hospital, this is the one area of Castro Valley with regional import. Except for the portion south of Eden Hospital, 8.09 acres in nineteen parcels, the area was not included in the 1983 Specific Plan. This added area, 23.00 acres in twenty parcels, was zoned either C-O (Administrative Office) or R-S-D-15 (Suburban Residence, 1,500 square feet m.b.s.a per dwelling unit).

Many parcels in the subarea area are fully developed. However, there is additional development potential on a few parcels.

Lake Chabot Road is a major community thoroughfare. It links the community via Fairmont Avenue to San Leandro and I-580 to the northwest, and is a major route to I-580 via Castro Valley Boulevard and Strobridge Avenue to the south. It is designated an arterial, and is one of the most heavily travelled roads in the community.

Development Objectives: Development in this subarea shall be oriented toward the existing concentration of medical and related facilities or adjacent high density residential development. Businesses and services which would benefit from proximity to the medical facilities such as medical laboratories or congregate care facilities, and businesses which can draw clientele from hospital businesses are specifically encouraged. Development must reflect its location on a major community thoroughfare.

Allowed Uses: Type C2 Offices, particularly medical and dental; hospitals; and Land Use Group D (High Density Residential) uses are allowed throughout the subarea. Other commercial uses which support either the medical or residential aspect of the area are allowed and encouraged. Full Service Restaurants and Food Service Outlets, medical or dental laboratories, ambulance services, pharmacies, and flower and gift shops are specifically allowed. Residential development such as congregate care or convalescent facilities or housing for the elderly, which benefits from proximity to the medical facilities, is also specifically allowed. Except as provided above, Land Use Group A (Intensive Retail Commercial) and Land Use Group B (Low Volume, Predominantly Motor Vehicle-Oriented Retail and Service Commercial, Wholesale Commercial and Industrial) are prohibited in the subarea.

Design Policies: Development in this subarea is generally auto-oriented, and individual developments are allowed. Parking should be located to the rear of buildings to the extent possible; where this is not possible, parking should be screened from the street through landscaping. Special attention must be given to the subareas location along a major community thoroughfare.

RE: Subject: Inquiry Regarding Zoning for  
20265 Lake Chabot Road, Castro Valley, CA

This is to confirm that the property at 20265 Lake Chabot Rd (APN 84-181-44-6) is in the CV-CBD-S4/ Castro Valley-Central Business District specific plan / subarea 4 zoning district - a residential care facility would fall under the specific plan Land Use Group of D which includes residential care facilities - the process is to obtain a SDR / Site Development Review via recommendation from the Castro Valley Municipal Advisory Council (CV MAC) at a public hearing. Please feel free to contact me with any questions. Thank you ...

Sincerely,

Aubrey Rose AICP

Planner III

Alameda County Planning Dept

510-670-5322