

PLN2026-00010

Conditional Use Permit

April 15, 2026

Presented by William Chin, Planning Department

PROJECT INFORMATION

Application: To allow a multiuse rental space within an existing building

Property Owner/ Applicant: Jeff Cordtz

Location: 11853 Main Street, Sunol

APN: 096-0140-007-002

Zoning: Sunol Downtown Zoning District

General Plan: East County Area Plan, Sunol Downtown

CEQA: Categorically Exempt from the requirements of the California Environmental Quality Act; Section 15301, Class 1, Existing Facilities.

Project Description

- The proposal is to allow a multiuse rental place within an existing commercial building. There currently exists a barbershop, a wedding preparations space for the Casa Bella Event Center, and a vacant retail space (previously occupied by JJ Land). The purpose of this Conditional Use Permit is to allow the uses below to operate within the existing space without requiring each new business owner to apply for an individual Conditional Use Permit prior to operation. Below is a recommended cumulative list of uses under this Conditional Use Permit, PLN2026-00010:
 - Personal services (tailors, clothing rental, shoe repair shops)
 - Cosmetologist
 - Food or non-alcoholic beverage service not requiring a commercial kitchen
 - Retail store
 - Micro events venue with no more than 2 events a month and limited to 10 people per event
 - Business office services excluding vehicle-oriented business services
- The Galleria wedding preparations space for the Casa Bella Event Center proposes the following internal and external improvements (some of which requires Building Permits):
 - Painting all interior walls
 - Addition of 2 new light fixtures in the main room
 - Addition of mirrors and lights in bathrooms
 - Addition of furniture in bathrooms
 - Installation of interior doors
 - Decorations and furniture in the main room
 - Outdoor sign
 - Outdoor furniture and décor
- Mary's Barbershop improvements
 - Installation of 3 new light fixtures
 - Installation of a new front door

Building frontage



General Plan Conformance

- **East County Area Plan – Sunol Downtown**
 - Allows for a residential uses in addition to a variety of offices, neighborhood and retail commercial uses
 - The uses suggested under this Conditional Use Permit are consistent with the uses listed in Chapter 17.17 Sunol Downtown District of the Zoning Ordinance which typically require a Conditional Use Permit approvable by the Planning Commission.

Zoning Conformance

In addition to the findings for approval required under Alameda County Ordinance Section 17.54.130, approvals for conditional uses in the District require that the following can also be found for the use:

1. Will have no growth inducing impacts on the community;

The proposal, if approved, would not affect growth in the community or be an inducement to further growth. Any uses approved under this Conditional Use Permit will still need to conform to all Zoning and County regulations.

2. Is consistent with the septic tank standards and policies of the Alameda County environmental health department and Alameda County flood control and water conservation district zone 7;

The project has received preliminary approval from the Alameda County Environmental Health Department and proposes no expansion beyond the existing footprint of the building.

3. Will have no impacts on the existing road system;

There will be no impacts on the existing road system since the layout of parking area and existing building space will not change.

Zoning Conformance

4. Is consistent with the policies of the east county area plan as amended;
East County Area Plan does recognize certain activities within the Sunol District which allows for commercial use.

5. The design of the project is consistent with the historic, architectural, and visual context of the downtown Sunol plan area; and
The project does not propose any expansion to the building and will maintain the existing architecture.

6. Has been reviewed by the Sunol citizens advisory committee or its successor body.
If the master Conditional Use Permit is recommended approval by the Sunol Citizens Advisory Council to the Board of Supervisors and the Planning Commission subsequently approves the master CUP, uses recognized under this CUP does not need additional review by the Sunol Citizens Advisory Council. All other uses not included as part of this CUP will need to follow the Conditional Use Permit process as outlined in Chapter 17.17.

Zoning Conformance

7. of commercial uses will not mean that more than 50% of the total parcels in the District have commercial uses on them.

The project does not propose an expansion of additional commercial parcels within the District. The existing parcel has remained commercial use only within three separate tenant spaces.

Staff Recommendation

- Staff recommends that the Sunol Citizens' Advisory Council recommend approval of this Conditional Use Permit, PLN2026-00010, to allow a multiuse rental space within an existing building, based on drawings marked Exhibit "A" dated January 15, 2026, on file with the Alameda County Planning Department, to the Alameda County Board of Supervisors. Planning Department staff will convey the Sunol Citizens' Advisory Council's recommendation to the Planning Commission during their deliberations of this item. Should the Council recommend approval of this application, the enclosed Conditions of Approval should be considered.