

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

## **Revised Agenda**

### **Planning Commission of Alameda County**

### **Monday, April 5, 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. **2190<sup>th</sup> 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, 2.2 miles south of Tesla Road, unincorporated South Livermore area of Alameda County, bearing County Assessor's designation: 099A-2420-004-24.

## **Regular Meeting**

Time: 6:00 p.m.

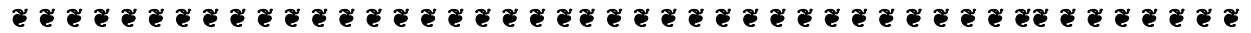
Place: Public Works Auditorium, 399 Elmhurst Street,  
Hayward, California

- A. Call to Order/Roll Call
- B. Announcements by the Chair
- C. Open Forum
- D. Consent Calendar

3. **APPROVAL OF PLANNING COMMISSION MINUTES - March 1, and 15, 2004.**

4. **MODIFICATION OF THE 1923<sup>RD</sup> ZONING UNIT AND CONDITIONAL USE PERMIT, C-8108, AND TENTATIVE MAP, TRACT 6869 – LEIDER/OAK TERRACE DEVELOPMENT –**  
Petition for modification of the 1923<sup>rd</sup> Zoning Unit, with the relocation of the access road and modification of the lotting pattern, on one site containing approximately 58.96 acres, in a PD (Planned Development) District, located at Oak Terrace, east side, approximately 0.2 miles east of Fairview Avenue, unincorporated Fairview area of Alameda County, bearing County Assessor's designation: 085A-6000-002-03. (Continued from February 2, 2004; to be continued without discussion to May 3, 2004.)

5. **MODIFICATION TO A ZONING UNIT AND CONDITIONAL USE PERMIT, C-8267 – FAIRVIEW FIRE PROTECTION DISTRICT –**  
Modification to the 2058<sup>th</sup> 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, 2004; to be continued without discussion to May 3, 2004.)

6. **MODIFICATION TO THE 2091<sup>ST</sup> ZONING UNIT AND CONDITIONAL USE PERMIT, C-8246 – IBRAHIM** – Modification to ZU-2091, to allow construction and operation of a new car wash on a parcel containing an existing gas station and drive-in business (McDonald's restaurant), on one site containing approximately 0.72 acres, in a TC (Transit Corridor) District, located at 16552 East 14<sup>th</sup> Street, northeast side corner, northeast of 166<sup>th</sup> Avenue, unincorporated Ashland area of Alameda County, bearing County Assessor's designation: 0080-0076-032-00. (Continued from March 1, 2004; to be continued without discussion indefinitely.)
  
7. **2189<sup>TH</sup> ZONING UNIT – MERCY HOUSING** – Petition to reclassify from an R-S-D-35 (Suburban Residence) and R-1 (Single Family Residence) Districts, to a PD (Planned Development) District, to allow construction of 83 one-bedroom Senior apartments and 1 two-bedroom senior apartment, with 52 parking spaces (8 for guests), on one site containing approximately 2.15 acres, located at 16438 and 16450 Kent Avenue, unincorporated Ashland area of unincorporated Alameda County, bearing County Assessor's designations: 080B-0300-023-00 and -022-01. (Continued from March 15, 2004; to be continued without discussion indefinitely.)
  
8. **PERIODIC REVIEW OF CONDITIONAL USE PERMIT, C-4158, VASCO ROAD SANITARY LANDFILL** - Review to allow continued operation of an existing landfill (Vasco Road Sanitary Landfill, VRSL) in an A (Agriculture) District, located at 4001 North Vasco Road, east side, approximately one mile north of Dalton Road, Unincorporated Livermore area, designated as Assessor's Parcel Numbers 99B-4901-2-1 and 2-3; 99B-4926-2-1, 2-2, 2-4, and 2-5. (Continued from March 1, 2004; to be continued without discussion to April 19, 2004.)

E. Regular Calendar

9. **APPROVAL OF PLANNING COMMISSION MINUTES** - March 1, and 15, 2004.
  
10. **SAN LORENZO VILLAGE SPECIFIC PLAN** – Hearing to present and take comments on the Draft Specific Plan for the San Lorenzo Village Center, an area of approximately 29.5 acres consisting of a number of contiguous, non-residential properties located on both sides of Hesperian

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Boulevard, generally extending from the I-880 overcrossing in the north to  
Via Mercado in the south.

**11. PROPOSED REVISIONS TO PARK DEDICATION  
REQUIREMENT** - Proposed revisions to provisions of Chapter 12.20 of  
the Alameda County Ordinance Code regarding dedication of land or  
payment of fees to local park agencies for provision of park and recreation  
facilities. (Continued from March 1, 2004.)

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

**NEXT PLANNING COMMISSION HEARING  
MONDAY, APRIL 19, 2004**