

*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*

## **Agenda**

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

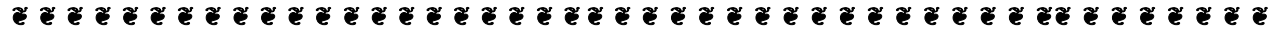
### **Monday, June 2, 2003**

#### **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 951 Turner Court, Hayward, California.



1. **2172<sup>ND</sup> ZONING UNIT – KOZAKURA/DOAN** – Petition to reclassify from a C-N (Neighborhood Business) District to a PD (Planned Development) District, to allow three single family residences on one site containing approximately 0.56 acres, located on Crow Canyon Road, west side, approximately 190 feet west of Greenridge Road, unincorporated Castro Valley area of Alameda County, bearing County Assessor’s designation: 0085-5300-013-01.
  
2. **2176<sup>TH</sup> ZONING UNIT – NAVARRO** – Petition to reclassify from an R-1-SU (Single Family Residence , Secondary Unit Overlay) District, to a PD (Planned Development) District, allowing a second dwelling, on one site containing approximately 0.20 acres, located at 20381 Haviland Avenue, west side, approximately 205 feet north of Cherry Way, unincorporated Hayward area (Cherryland) of Alameda County, bearing County Assessor’s designation: 0429-0014-021-00.
  
3. **2178<sup>TH</sup> ZONING UNIT – SIMONS** – Petition to reclassify from an R-1-B-40 (Single Family Residence, 40,000 Square Foot m.b.s.a.) District to a PD (Planned Development) District, to allow a second dwelling, on one site containing approximately 2.69 acres, located at 664 Happy Valley Road, north side, approximately .42 miles west of Alisal Street, unincorporated Pleasanton area of Alameda County, bearing County Assessor’s designation: 0949-0007-014-04.

Time: 6:00 p.m.

Place: 951 Turner Court, Hayward, California

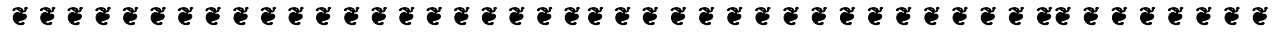
**REPORT BY RICHARD WINNIE, COUNTY COUNSEL, ON THE STATUS OF THE REDWOOD CHRISTIAN SCHOOL LITIGATION**

**Regular Meeting**

Time: Immediately following the Closed Session.

Place: 951 Turner Court, Hayward, California

- A. Call to Order/Roll Call
  
- B. Announcements by the Chair



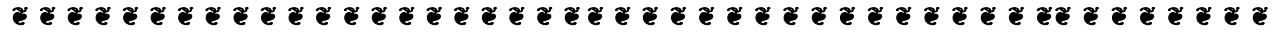
C. Open Forum

D. Consent Calendar

1. **APPROVAL OF PLANNING COMMISSION MINUTES** – May 19, 2003
2. **2176<sup>TH</sup> ZONING UNIT – NAVARRO** – Petition to reclassify from an R-1-SU (Single Family Residence , Secondary Unit Overlay) District, to a PD (Planned Development) District, allowing a second dwelling, on one site containing approximately 0.20 acres, located at 20381 Haviland Avenue, west side, approximately 205 feet north of Cherry Way, unincorporated Hayward area (Cherryland) of Alameda County, bearing County Assessor’s designation: 0429-0014-021-00. (Continued without discussion to June 16, 2003.)
3. **2178<sup>TH</sup> ZONING UNIT – SIMONS** – Petition to reclassify from an R-1-B-40 (Single Family Residence, 40,000 Square Foot m.b.s.a.) District to a PD (Planned Development) District, to allow a second dwelling, on one site containing approximately 2.69 acres, located at 664 Happy Valley Road, north side, approximately .42 miles west of Alisal Street, unincorporated Pleasanton area of Alameda County, bearing County Assessor’s designation: 0949-0007-014-04. (Continued without discussion to June 16, 2003.)

E. Regular Calendar

4. **GENERAL PLAN CONFORMANCE REPORT – DISPOSAL OF WATERSHED PROPERTY BY EAST BAY MUNICIPAL UTILITY DISTRICT:** Request by the East Bay Municipal Utility District (EBMUD) for a General Plan Conformance Report under Government Code Section 65402 for the disposal of a 7.8 acre property located near Cull Canyon Road, approximately 6,000 feet south of the northern terminus of Cull Canyon Road, designated. (Continued from May 19, 2003.)
5. **2172<sup>ND</sup> ZONING UNIT – KOZAKURA/DOAN** – Petition to reclassify from a C-N (Neighborhood Business) District to a PD (Planned Development) District, to allow three single family residences on one site containing approximately 0.56 acres, located on Crow Canyon Road, west side, approximately 190 feet west of Greenridge Road, unincorporated Castro Valley area of Alameda County, bearing County Assessor’s designation: 0085-5300-013-01.



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

**NEXT PLANNING COMMISSION HEARING  
MONDAY, JUNE 16, 2003**