

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

Tuesday, February 18, 2003

Regular Meeting

Time: 1:30 p.m.

Place: County of Alameda Public Works Building, 399 Elmhurst Street, 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** – February 3, 2003
2. **2146TH ZONING UNIT - MARCHAND** - Petition to reclassify from the R-1-L-BE-CSU-RV (Single Family Residence, Limited Agricultural, five acre minimum building site area, 100 feet median lot width, 30 feet front yard, Conditional Secondary Unit, Recreational Vehicle Regulation) District, to a PD (Planned Development) District, allowing a 1280 square foot secondary unit, on one site containing approximately 11.45 acres, located at 8600 Oak Tree Lane, southwest side, approximately 340 feet southeast of Norris Canyon Road, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designation: 085-5000-001-19. (Continued from January 21, 2003; continued without discussion until March 17, 2003.)
3. **CONDITIONAL USE PERMIT, C-8043 – MARSHALL** – Application to allow operation of a composting facility (topsoil processing center) on one site containing approximately 88.58 acres, in an A-B-E (Agricultural, 160 acre m.b.s.a.) District, located at 15885 Altamont Pass Road, south side approximately 1,500 feet west of Grant Line Road, unincorporated Livermore area of Alameda County, bearing County Assessor's designation: 099B-7750-005-00. (Continued from January 6, 2003; continued without discussion to March 3, 2002.)

E. Regular Calendar

4. **UPDATE ON THE AGRICULTURAL ADVISORY COMMITTEE MEETING, REGARDING THE NEW CARETAKER UNIT STREAMLINING PROCESS**
5. **2164TH ZONING UNIT AND TENTATIVE MAP, TRACT 7418 - ATWAL** - Petition to reclassify from the R-S-D-3 (Suburban Residence, 3,000 square foot m.b.s.a.) District, to the PD (Planned Development) District, to allow construction of nine townhouse condominium units on one site containing approximately 0.54 acres, located at 19505 Meekland Avenue, west side, approximately 50 feet south of Cherry Way, unincorporated Hayward area (Cherryland) of Alameda County, bearing County Assessor's designation: 429-0005-018-00. (Continued from January 21, 2003.)
6. **2167TH ZONING UNIT - KUMAR** - Petition to reclassify from the R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle Regulations) District, to the R-3 (Four Family Residence) District, one site containing approximately 0.26 acres, located at 19985 Wisteria Street, west side, approximately 860 feet south of

Somerset Avenue, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designation: 084A-0154-002-00.

7. **2166TH ZONING UNIT AND VESTING TENTATIVE MAP, TRACT 7426 – TOWN** – Petition to reclassify from the PD (Planned Development) District, (1408th Zoning Unit) to the PD (Planned Development) District, allowing subdivision and construction of nine single family dwelling units, on one site containing approximately 1.07 acres, located at 3129 Grove Way, southeast side, approximately 500 feet northeast of Center Street, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designations: 417-0010-014-04, -014-05, and -015-02.

THE FOLLOWING MINOR MODIFICATIONS WILL BE CONSIDERED BY THE PLANNING COMMISSION, ACTING AS THE PLANNING COMMISSION, AND THE ACCOMPANYING CONDITIONAL USES WILL BE CONSIDERED BY THE PLANNING COMMISSION, ACTING AS A BOARD OF ZONING ADJUSTMENTS.

8. **MODIFICATION OF THE 1923RD ZONING UNIT & CONDITIONAL USE PERMIT, C-8108 - LEIDER/OAK TERRACE DEVELOPMENT** - Application for modification of the 1923rd 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 Hayward (Fairview) area of Alameda County, bearing County Assessor's designation: 085A-6000-002-03. (Continued from January 21, 3, 2003.)
9. **MODIFICATION OF ZONING UNIT, MZU-2130, AND CONDITIONAL USE PERMIT, C-8112 - THAKOR PATEL** - Application to amend the approved Site Development Plan to allow a new *porte-cochere*, revise the parking lot and first floor plan configuration, relocate the indoor swimming pool, and reduce the number of hotel rooms from 59 to 58, in a PD (Planned Development, 2130th Zoning Unit, allowing a 59-room hotel) District, located at 789-817 West A Street, unincorporated Happyland Area of Alameda County, designated Assessor's Parcel Number: 0432-0020-016-02. (Continued from January 21, 2003.)

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

I. Adjournment

**NEXT PLANNING COMMISSION HEARING
MONDAY, MARCH 3, 2003**