

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

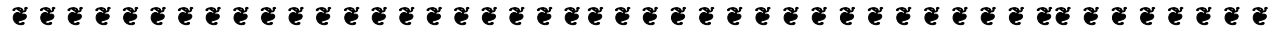
Revised Agenda Planning Commission of Alameda County Monday, March 3, 2003

Field Trip

Time: 1:30 p.m.

Place: County of Alameda Public Works Building, 399 Elmhurst Street,
Hayward, California

Note: The Planning Commissioners will adjourn to the field and will reconvene at 6:00 p.m. for the Regular Meeting in Room 160, 224 West Winton Avenue, Hayward, California.



1. **2162ND ZONING UNIT AND SITE DEVELOPMENT REVIEW, S-1809 - LEE** - Petition to reclass one site from the C-2 (General Commercial) District to a PD (Planned Development), for the purpose of constructing a two story, 3,195 square foot mixed use office and residence building on the site, which contains approximately 0.22 acres, located at 2974 Grove Way, northwest side, approximately 250 feet southwest of Center Street, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designations: 416-0070-056-00 & -057-00.

Regular Meeting

Time: 6:00 p.m.

Place: Room 160, 224 West Winton Avenue, Hayward, California

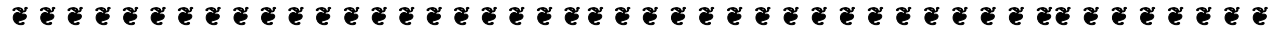
A. Call to Order/Roll Call

B. Announcements by the Chair

C. Open Forum

D. Consent Calendar

1. **APPROVAL OF PLANNING COMMISSION MINUTES** – February 18, 2003
2. **2118TH ZONING UNIT - DEIGERT** - Petition to rezone from a PD (Planned Development, 1489th Zoning Unit permitting R-1-L-B-E) District to a PD (Planned Development, allowing all the uses of the 1489th Zoning Unit and a second unit) District, on one site containing approximately 1.22 acres, located at 5622 Jensen Road, northwest side, approximately 200 feet north of Cypress Ranch Road, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designation:085A-0001-026-00. (Continued from January 23, 2003. To be continued, without discussion to March 17, 2003.)
2. **2162ND ZONING UNIT AND SITE DEVELOPMENT REVIEW, S-1809 - LEE** - Petition to reclass one site from the C-2 (General Commercial) District to a PD (Planned Development), for the purpose of constructing a two story, 3,195 square foot mixed use office and residence building on the site, which contains approximately 0.22 acres, located at 2974 Grove Way, northwest side, approximately 250 feet southwest of Center Street, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designations: 416-0070-056-00 & -057-00.



(Continued from February 3, 2003; continued without discussion to March 17, 2003.)

- 4. **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 February 18, 2003; continued without discussion to March 17, 2003.)

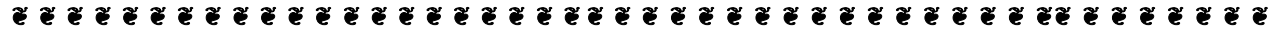
E. Regular Calendar

- 5. **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. (Continued from February 18, 2003.)

THE FOLLOWING MINOR MODIFICATION 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.

- 6. **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.)

THE REMAINDER OF THE CALENDAR WILL BE HEARD BY THE PLANNING COMMISSION ACTING AS THE PLANNING COMMISSION.



7. **PRESENTATION BY JAMES SORENSEN, PLANNING DIRECTOR ON ALTERNATIVES FOR LAND USE GOVERNANCE**

8. **DISCUSSION ON PLANS FOR THE NEW MEETING ROOM FOR THE PLANNING COMMISSION AND OTHER BOARD APPOINTED BOARD AND COMMISSION MEETINGS**

F. Staff Comments & Correspondence

G. Chair's Report

H. Commission Announcements, Comments & Reports

I. Adjournment

**NEXT PLANNING COMMISSION HEARING
MONDAY, MARCH 17, 2003**