

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

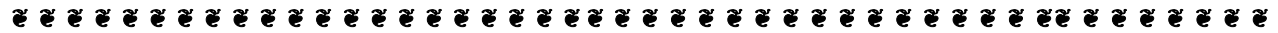
Monday, June 16, 2003

Regular Meeting

Time: 1:30 p.m.

Place: 951 Turner Court, Hayward, California

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

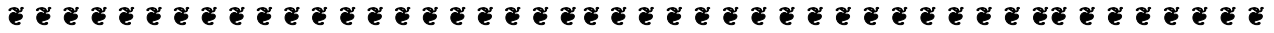


D. Consent Calendar

1. **APPROVAL OF PLANNING COMMISSION MINUTES – June 2, 2003**

E. Regular Calendar

2. **REPORT ON RECENT STATE LEGISLATION PRECLUDING DISCRETIONARY REVIEW OR HEARING ON APPLICATIONS FOR SECONDARY UNITS** – This report provides basic information on recently adopted State legislation, A.B.1866, which amended State Government Code Section 65852.2(a) to preclude discretionary review or hearing on applications for secondary units, where such review or hearing was previously permitted.
3. **2169TH ZONING UNIT AND TENTATIVE MAP, TRACT 7370 – HOFFMAN & VAUGHN FAMILY TRUST** - Petition to reclassify from a PD (Planned Development) District allowing Commercial Uses, to a PD (Planned Development) to allow nine residential units, on one site containing approximately 1.28 acres, located on Villareal Drive, south side, approximately 75 feet west of Clement Drive, unincorporated Castro Valley area of Alameda County, bearing County Assessor's Designation: 085A-6405-166-00. (Continued from May 19, 2003.)
4. **2176TH 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 from June 2, 2003.)
5. **2178TH ZONING UNIT – SIMONS** – Petition to reclassify from an R-1-L-B-E (Single Family Residence, 5 Acre 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 from June 2, 2003.)
6. **APPEAL OF PLANNING DIRECTOR DETERMINATION BY BRYAN PAYNE** to require conditional use permit application for a commercial recreational facility use (personal training studio) in a C-1



(Retail Business) District, located at 1340 Bockman Road, south side, at the southwest corner of the intersection with Via Chiquita, unincorporated San Lorenzo area of Alameda County, bearing County Assessor's designation: 0411-0069-001-02.

7. **ELECTION OF PLANNING COMMISSION OFFICERS FOR THE 2003-2004 YEAR.**

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

**NEXT PLANNING COMMISSION HEARING
MONDAY, JULY 7, 2003**