

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

## **Special Meeting Agenda Planning Commission of Alameda County and The Castro Valley Municipal Advisory Council\* Monday, July 7, 2003**

**\* The Commission will meet jointly with the Castro Valley Municipal Advisory Council for the Closed Session only.**

### **Special Meeting**

Time: 6:00 p.m.

Place: 951 Turner Court, Hayward, California

- A. Call to Order/Roll Call
- B. Closed Session

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CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Name of Case: Redwood Christian School v. County of Alameda, ALCO Superior Court Case No. C01-4282SC

C. Announcements by the Chairs

D. Open Forum

E. Consent Calendar

- 1. **APPROVAL OF PLANNING COMMISSION MINUTES** - June 16, 2003
  
- 2. **2125<sup>TH</sup> ZONING UNIT - ANDERSON** - Petition to reclassify from a PD (Planned Development, ZU-1762) District **allowing single family residences** to the R-S-D-15 (Suburban Residence, 1,500 square feet M.B.S.A.) District in order to allow up to 50 apartment units, on one site containing approximately 2.04 acres, located on Miramonte Avenue, southeast corner, northeast of Saratoga Street, unincorporated San Leandro area of Alameda County, bearing County Assessor's designation: 80A-0199-001-05. (Continued without discussion to September 15, 2003.)
  
- 3. **2177<sup>TH</sup> ZONING UNIT – RAMIREZ** – Petition to reclassify from an R-1 (Single Family Residence) District to a PD (Planned Development) District to allow construction of an addition to a converted, detached garage as a second dwelling, on one site containing approximately 0.13 acres, located at 1178 Grove Way, north side approximately 50 feet southwest of Ocean View Drive, unincorporated Hayward area (Cherryland) of Alameda County, bearing County Assessor's designation: 0414-0081-067-00. (Continued without discussion to August 4, 2003.)
  
- 4. **2178<sup>TH</sup> 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 16, 2003; to be continued to July 21, 2003.)

F. Regular Calendar

- 4. **INFORMATIONAL REPORT BY RICHARD WINNIE, COUNTY COUNSEL ON PENDING LITIGATION AND NEW BILLS REGARDING SECOND UNITS. (No public testimony will be taken,**

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and no action, except to accept the report, will be taken by the  
Commission.)

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

**NEXT PLANNING COMMISSION HEARING  
MONDAY, JULY 21, 2003**