

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, May 16, 2005

Regular Meeting

Time: 1:30 p.m.

Place: Public Works Auditorium
399 Elmhurst Street
Hayward, California

2

A. Call to Order/Roll Call

B. Announcements by the Chair

C. Open Forum

D. Consent Calendar

1. **APPROVAL OF PLANNING COMMISSION MINUTES - May 2, 2005.**
2. **TRACT MAP, TR-8361 – CRAWFORD** – Application to construct and subdivide eight condominium units with access over adjacent parcel, and subdivision of adjacent lot developed with existing duplex and new parking lot, in a R-S-D-20 (Suburban Residence, 2,000 square foot Minimum Building Site Area/Dwelling Unit) District, located at 207 Laurel Avenue, south side, approximately 520 feet west of Meekland Avenue, Hayward area of unincorporated Alameda County, bearing Assessor's designations: 0431-0016-010-01 and 0431-0016-011-00. (Continued from April 4, 2005; to be continued to June 6, 2005).
3. **LA VISTA QUARRY PERMIT EXTENSION PROJECT - SURFACE MINING PERMIT SMP-41, DUMBARTON QUARRY ASSOCIATES, INC.** - Petition to extend the period of operation at the La Vista Quarry by twenty (20) years beyond the termination date of the existing permit, to the year 2028, and modify the mining and reclamation plan to include further excavation below and into the base of the floor of the existing quarry site, including continued mining, production and sale of aggregate, recycling of construction materials, and production and sale of asphaltic concrete. The existing asphalt concrete plant would also be modernized and upgraded, and operations could be conducted up to 24 hours per day. The project site is located on the western slope of the hills east of the City of Hayward, approximately 700 feet east of the intersection of Mission Boulevard and Tennyson Road, in the unincorporated area of Alameda County. (Continued from October 4, December 6 and 20, 2004, March 7, April 4 and May 2, 2005; to be continued to July 18, 2005).
4. **CONDITIONAL USE PERMIT, C-4158, REPUBLIC SERVICES – VASCO ROAD LANDFILL - AMENDMENT** – Application to extend the term of the Conditional Use Permit for this facility ("Permit") from 2008 to December 31, 2022; and to formalize permission to continue to conduct waste diversion and materials recycling operations that have been ongoing for a number of years on the site. The Vasco Road Landfill (VRL) (formerly Vasco Road Sanitary Landfill) is an existing permitted landfill in an A (Agriculture) District, located at 4001 North Vasco Road, east side, approximately 1 mile north of Dalton Road, Unincorporated Livermore area, designated as Assessor's Parcel Numbers 99B-4901-2-3;

99B-4926-1-1, 1-2, 2- 4, and 2-5; and 902-6-2-2. (Continued from March 7 and 21, and April 18, 2005; to be continued July 18, 2005).

5. **REVIEW OF EXISTING PD DISTRICT PROCEDURES AND RECOMMENDATIONS FOR POSSIBLE MODIFICATIONS**
(To be continued to June 20, 2005).
6. **ORDINANCE UPDATES** – Review of potential updates to the Zoning Ordinance regarding: 1) fence regulations; 2) inclusion of a definition of “Restaurant”; and 3) location of freestanding canopy structures within residential districts.

ORDINANCE UPDATE FOR REASONABLE ACCOMMODATION FOR DISABLED AND SENIOR PERSONS – Consideration of a “Reasonable Accommodation” provision to the Zoning Ordinance to allow disabled and senior persons the use of residential structures to meet their individual needs (reasonable accommodation provisions for disabled persons are already required by the 2003 *Housing Element* as mandated by the State; reasonable accommodation for senior persons would be a County-initiated provision). (Continued from March 7 and April 4, 2005; to be continued to June 6, 2005).

E. Regular Calendar

1. **ZONING UNIT, ZU-2205, DONOVAN** – Application to reclassify from R-1-L-B-E (Single Family Residence, Limited Agricultural Uses) District, to a P-D (Planned Development) District, and allowing construction of a secondary unit one site approximately 2.42 acres, located at 2080 Buena Vista Avenue, east side, approximately 0.5 miles north of Tesla Road, Livermore area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 099-1250-022-00.
2. **SURFACE MINING PERMIT, SMP-16, VULCAN MATERIALS COMPANY, AMENDMENT TO RECLAMATION PLAN** – This allow Vulcan, upon completion of mining, to reclaim the lands subject to mining as finished pits suitable for use by Alameda County Flood Control and Water Conservation District, Zone 7, as water storage and conveyance lakes as part of the “Chain of Lakes” concept approved under the Specific Plan for Livermore-Amador Valley Quarry Area Reclamation (LAVQAR). The area to be reclaimed would be approximately 360 acres total area. The site ranges from approximately 250 feet to one mile west of the City of Livermore, south of Stanley Boulevard.

-
3. **SMP-16 – VULCAN MATERIALS – LANDSCAPING PLAN REVIEW** – Review of site conditions and proposed landscaping plan for screening the aggregate processing equipment and stockpile area from view along Stanley Blvd., in satisfaction of Condition of Approval 26A of the Surface Mining Permit.

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

Set Matter (This item will not be heard prior to this time)

Time: 6:00 p.m.
Place: Public Hearing Room
224 W. Winton Avenue
Hayward, California

- A. Call to Order/Roll Call
- B. Announcements by the Chair
- C. Open Forum
- D. Regular Calendar
 1. **LARGE SCALE RETAIL STORE ORDINANCE** – Consideration of a requirement that large scale retail stores obtain a Conditional Use Permit in certain zoning districts, and a limitation on large-scale retail stores from committing more than 10 percent of the sales floor area to non-taxable merchandize.
 2. **HOUSING ELEMENT IMPLEMENTATION ACTIONS** – Informational update (*not for final action*) regarding implementation amendments to the County General Plan and modifications to the Zoning Ordinance and Specific Plans necessary to comply with provisions of the Alameda County Housing Element, adopted by the County Board of Supervisors in October of 2003 and conditionally certified by the State

Department of Housing and Community Development in January of 2004.
Said modifications are as follows:

- A. Amend portions of the General Plan, and reclassify sites in the *Ashland-Cherryland Business District Specific Plan* and the *Castro Valley Central Business District Specific Plan*, and in areas currently designated for urban infill development in the Ashland, Cherryland, Hayward Acres, San Lorenzo, Fairmont, and Castro Valley communities to provide opportunity sites for higher density development.
- B. Add a definition to the Zoning Ordinance for the term “emergency homeless shelter”.
- C. Modify existing provisions to conditionally allow emergency homeless shelters within one or more of the following zoning districts: R-3, R-4, C-1, C-2, and/or similar districts within Specific Plan areas.

E. Adjournment

**NEXT PLANNING COMMISSION HEARING
MONDAY, JUNE 6, 2005**