

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, July 18, 2005

Field Trip

Time: 10:00 a.m.

Place: 224 West Winton Avenue, Room 111, Hayward
California

Note: The Planning Commissioners will adjourn to the field and will reconvene at 1:30 p.m. for the Regular Meeting at 224 W. Winton Avenue, Public Hearing Room, Hayward, California.

1. **ZONING UNIT, ZU-2202 – HOPSON** – Petition to reclassify from the R-1 (Single Family Residence) and R-1-B-E (Single Family Residence, 1 acre per 1976th Zoning Unit) to the R-1-B-E (as specified) to divide the site into four lots with the existing dwelling to remain, located at 22750 Valley View Drive, east side, approximately 850 feet north of Kelly Street, Hayward area of unincorporated Alameda County, bearing Assessor's Parcel Numbers: 0417-0140-028-00 and 0417-0151-001-00.
2. **ZONING UNIT, ZU-2203 – VALDES** – Petition to reclassify from the R-S-SU (Suburban Residence, Secondary Unit) District to a P-D (Planned Development) District, to allow construction of a new triplex and retain two existing dwellings, located at 374 Medford Avenue, north side, approximately 412 feet west of Western Boulevard, Hayward area of unincorporated Alameda County, bearing Assessor's Parcel Number: 413-0039-024-00.
3. **ZONING UNIT, ZU-2204 and AGRICULTURAL SITE DEVELOPMENT REVIEW, S-1978 – BRAUN/THOMPSON** – Petition to reclassify from the 'A' (Agricultural) District to a P-D (Planned Development) District with an Agricultural District base-zone, and allowing one secondary dwelling unit, on one site approximately 3.21 acres, located at 8855 Pleasanton-Sunol Road, west side, approximately 1.8 miles north of the intersection with Highway 84, Sunol area of unincorporated Alameda County, bearing County Assessor's Parcel Number: 0096-0320-003-00.

Regular Meeting

Time: 1:30 p.m.

Place: 224 W. Winton Avenue, Room 160, Hayward, California

- A. Call to Order/Roll Call
- B. Announcements by the Chair
- C. Election of Officers
- D. Open Forum
- E. Consent Calendar

1. **APPROVAL OF PLANNING COMMISSION MINUTES** – May 16 and June 20, 2005.

2. **ZONING UNIT, ZU-2199 and TENTATIVE TRACT MAP, TR-7584 –NEWPORT AVALON INVESTORS, LLC** – Petition to reclassify from a PD (Planned Development) District to another PD (Planned Development) District, to allow the subdivision of one site into 10 parcels, located at 255 Happy Valley road, south side, approximately 125 feet east of Pleasanton-Sunol Road, Pleasanton area of unincorporated Alameda County, bearing County Assessor’s designation: 0949-0010-001-07. (Continued from December 20, 2004, February 7 and May 2, 2005, Continue to October 10, 2005).
3. **ZONING UNIT, ZU-2202 – HOPSON** – Petition to reclassify from the R-1 (Single Family Residence) and R-1-B-E (Single Family Residence, 1 acre per 1976th Zoning Unit) to the R-1-B-E (as specified) to divide the site into four lots with the existing dwelling to remain, located at 22750 Valley View Drive, east side, approximately 850 feet north of Kelly Street, Hayward area of unincorporated Alameda County, bearing Assessor’s Parcel Numbers: 0417-0140-028-00 and 0417-0151-001-00. (Continue to August 1, 2005).
4. **ZONING UNIT, ZU-2204 and AGRICULTURAL SITE DEVELOPMENT REVIEW, S-1978 – BRAUN/THOMPSON** – Petition to reclassify from the ‘A’ (Agricultural) District to a P-D (Planned Development) District with an Agricultural District base-zone, and allowing one secondary dwelling unit, on one site approximately 3.21 acres, located at 8855 Pleasanton-Sunol Road, west side, approximately 1.8 miles north of the intersection with Highway 84, Sunol area of unincorporated Alameda County, bearing County Assessor’s Parcel Number: 0096-0320-003-00. (Continue to August 1, 2005)
5. **ZONING UNIT, ZU-2207 and TENTATIVE TRACT MAP, TR-7614, UTAL** – Petition to reclassify three parcels containing approximately 1.17 acres from the P-D (Planned Development, 1779th Zoning Unit) to a P-D (Planned Development) District, allowing subdivision into 10 parcels intended for single-family dwellings, located at 18911 and 18919 Lake Chabot Road, approximately 234 feet northeast of Keith Avenue, Castro Valley area of unincorporated Alameda County, bearing Assessor’s Parcel Numbers: 084B-0502-045, 084B-0502-055 and 084B-0502-046. (Continued from June 20, 2005; continue to August 1, 2005).
6. **ZONING UNIT, ZU-2209; TENTATIVE TRACT MAP, TR-7623; GENERAL PLAN AMENDMENT, GPA-135 – OLSON COMPANY** Petition to amend the Eden Area General Plan by redesignating from Suburban and Low Density Residential to Medium and High Density Residential, and amend the General Ordinance Code of the County of Alameda, California, by reclassifying from the C-1 (Retail Commercial) District to the PD (Planned Development) District, and to subdivide the property to develop 99 townhouse residential units and 4,500 square feet of retail, on one site made up of 3.87 acres on the northern side of

Bockman Road with a general address of 1233 Bockman Road, and 2.54 acres on the southern side of Bockman Road with a general address of 1210 and 1294 Bockman Road, San Lorenzo area of unincorporated Alameda County, Assessor's Parcel Numbers: 411-063-017-00, 411-069-001-01, 411-069-001-02; as shown on the map labeled Exhibit "A", July 1, 2005, on file with this Commission at 224 W. Winton Avenue, Suite 111, Hayward, California. (To be continued without discussion to August 1, 2005).

7. **ZONING UNIT, ZU-2210 – GIL** – Petition to reclassify from the A-CA (Agricultural, Cultivated Agricultural Overlay) District to a PD (Planned Development) District, to allow construction of a 1,200 square foot secondary dwelling unit, on one site containing five acres, located at 9293 Tesla Road, south side, approximately 0.33 miles northwest of Reuss Road, Livermore area of unincorporated Alameda County, bearing County Assessor's Parcel Number: 099A-2003-005-00. (To be continued without discussion to August 1, 2005).
8. **ZONING UNIT, ZU-2211 – ELLIS** – Petition to reclassify from the A-CA (Agricultural, Cultivated Agricultural Overlay) District to the PD (Planned Development) District, to allow construction of a 1,200 square foot secondary unit, on one site containing approximately 4.92 acres, located at 7301 Mines Road, west side, approximately 60 feet north of Del Valle Road, Livermore area of unincorporated Alameda County, bearing County Assessor's Number: 099A-2420-004-20. (To be continued without discussion to August 1, 2005).
9. **TENTATIVE TRACT MAP, TR-6864, ONE STOP DESIGN, INC.** – Petition to subdivide one parcel into five lots, located between 25129 and 25165 Second Street, south side, approximately 903 feet west of Winfeldt Road, Fairview area of unincorporated Alameda County, bearing County Assessor's designation: 0425-01450-006-00. (Continue to August 15, 2005)
10. **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, May 2 and 16, 2005; to be continued without discussion to August 15, 2005).

F. Regular Calendar

1. **ZONING UNIT, ZU-2203 – VALDES** – Petition to reclassify from the R-S-SU (Suburban Residence, Secondary Unit) District to a P-D (Planned Development) District, to allow construction of a new triplex and retain two existing dwellings, located at 374 Medford Avenue, north side, approximately 412 feet west of Western Boulevard, Hayward area of unincorporated Alameda County, bearing Assessor's Parcel Number: 413-0039-024-00.
2. **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, April 18 and May 16, 2005).
3. **VARIANCE, V-11920, ADELA & PABLO VALLADARES** – Application to: 1) construct a new single family dwelling and maintain an existing 10 foot wide driveway where 12 feet is required; and 2) a zero foot setback from the driveway to dwelling wall where 10 feet is required in a R-S-SU (Suburban Residence with a Secondary Unit) District, located at 20556 Cambridge Avenue, east side, approximately 174 feet south of Hampton Road, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 0414-0041-051-00.

G. Staff Comments & Correspondence

H. Chair's Report

I. Commission Announcements, Comments & Reports

J. Adjournment

NEXT PLANNING COMMISSION HEARING
MONDAY, AUGUST 1, 2005