

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, October 4, 2004**

#### **Field Trip**

Time: 1:30 p.m.

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

Note: The Planning Commissioners will adjourn to the field and will reconvene at 6:00 p.m. for the Regular Meeting at 399 Elmhurst Street, Hayward, California.





1. **MODIFIED TRACT MAP, MTR-7314** – Petition to modify an approved Tentative Map with the subdivision of one parcel into 19 condominiums, in a R-S-D-25 (Suburban Residence, 2,500 square foot Minimum Building Site Area) District, located at 20351-20391 Royal Avenue, southwest side, approximately 175 feet northwest of West Sunset Boulevard, unincorporated Hayward area of Alameda County, bearing County Assessor’s designation: 0432-004-008-01.
  
2. **PARCEL MAP, PM-8447 – RICH** – Application to subdivide one 76 acre parcel into two lots (Variance, V-11788 allowed two parcels, 44 acres and 32 acres, where 100 acres is the minimum) in an “A” (Agricultural) District, located at 3265 Laughlin Road, east side, approximately 1.8 miles north of I-580, unincorporated Livermore area of Alameda County, bearing County Assessor’s designation: 099B-5475-005-01.
  
3. **MODIFICATION OF ZONING UNIT, MZU-1767A and CONDITIONAL USE PERMIT, C-8325, AIDA SILVA** – Petition to allow modification of a Planned Development District to allow a shopping cart retrieval and washing operation, extend the current hours and days of operation and allow fencing up to eight feet in height, in a PD (Planned Development) District, located at 11842 Main Street, south side, approximately 300 feet west of Bond Street, unincorporated Sunol area of Alameda County, bearing County Assessor’s designation: 0096-0140-012-00.
  
4. **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.



## Regular Meeting

Time: 6:00 p.m.

Place: Public Works Auditorium  
399 Elmhurst Street, 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 -**  
September 20, 2004

2. **2196<sup>th</sup> ZONING UNIT – CIVIC PARTNERS** – Petition to reclassify from the C-1 and C-2 (Retail Commercial and General Commercial) Districts to a P-D (Planned Development) District, to allow reclassification of 30 parcels to implement the San Lorenzo Village Center Specific Plan, located at 15800 Hesperian Boulevard, east side corner of Nimitz Freeway, unincorporated San Lorenzo area of Alameda County, bearing County Assessor's designations: 412-039-001-03; 412-039-002-00; 412-039-003-00; 412-039-004-02; 412-042-112-00, -113-00; 412-031-092-00, -093-00; 412-034-002-05; 412-034-005-06; 412-034-006-06; 412-034-006-07; 412-034-008-07; 412-034-008-09; 412-034-009-06; 412-034-009-08; 412-034-010-04; 412-034-009-06; 412-034-009-08; 412-034-010-04; 412-039-011-02; 412-034-011-02; 412-034-012-00; 412-034-013-07; 412-034-013-09; 412-039-023-03; 412-039-024-03 and 412-039-026-00. (To be continued without discussion to November 1, 2004).

E. Regular Calendar

1. **MODIFIED TRACT MAP, MTR-7314** – Petition to modify an approved Tentative Map with the subdivision of one parcel comprising 1.16 acres and 19 apartments into 19 condominiums, in a R-S-D-25 (Suburban Residence, 2,500 square foot Minimum Building Site Area) District, located at 20351-20391 Royal Avenue, southwest side, approximately 175 feet northwest of West Sunset Boulevard, unincorporated Hayward area of Alameda County, bearing County Assessor's designation: 0432-004-008-01.



2. **MODIFIED TRACT MAP, MTR-7337 – AGARWAL/BALTHAZAR**  
– Petition to modify an approved Tract Map with a subdivision of two properties comprising 3.66 acres into 16 lots, at 2492 and 2512 D Street, north side, approximately 100 feet west of Madeiros Avenue, unincorporated Hayward area of Alameda County, bearing County Assessor’s designations: 0416-0200-019-00 and 0416-0200-022-01. (Continued from September 7, 2004).
  
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.

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

**NEXT PLANNING COMMISSION HEARING  
MONDAY, OCTOBER 18, 2004**