

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, December 15, 2003

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. Open Forum



D. Consent Calendar

1. **APPROVAL OF PLANNING COMMISSION MINUTES** - October 6, 20, and November 3, 2003
2. **2146TH ZONING UNIT - MARCHAND** - Petition to reclassify from the R-1-L-BE-CSU-RV (Single Family Residence, Limited Agricultural, five acre minimum building site area, 100 feet median lot width, 30 feet front yard, Conditional Secondary Unit, Recreational Vehicle Regulation) District, to a PD (Planned Development) District, allowing a 1280 square foot secondary unit, on one site containing approximately 11.45 acres, located at 8600 Oak Tree Lane, southwest side, approximately 340 feet southeast of Norris Canyon Road, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designation: 085-5000-001-19. (Continued from November 3, 2003; to be continued without discussion to January 5, 2004.)
3. **CONDITIONAL USE PERMIT, C-7777 – M. A. CENTER** – Petition to expand an existing church facility by allowing construction of a new worship/activities room, with new kitchen, and to add 1,500 square feet to the existing prayer hall, on one site containing approximately 166.17 acres, in an A (Agricultural) District, located at 10200 Crow Canyon Road, west side, approximately 1.3 miles north of Norris Canyon Road, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designation: 0085-1050-006-01. (Continued without discussion to February 2, 2004.)

E. Regular Calendar

4. **PERIODIC REVIEW OF CONDITIONAL USE PERMIT, C-4158, VASCO ROAD SANITARY LANDFILL** - Review to allow continued operation of an existing landfill (Vasco Road Sanitary Landfill, VRSL) in an A (Agriculture) District, located at 4001 North Vasco Road, east side, approximately one mile north of Dalton Road, Unincorporated Livermore area, designated as Assessor's Parcel Numbers 99B-4901-2-1 and 2-3; 99B-4926-2-1, 2-2, 2-4, and 2-5.
5. **EQUINE STREAMLINING PROJECT** - Hearing to consider amending the Zoning Ordinance of the Alameda County Ordinance Code to modify the provisions of the A (Agricultural) District (Chapter 17.06) to make 'Boarding stables and riding academies' a Permitted Use subject to Site Development Review rather than a Conditional Use and adopting an underlying policy statement.
6. **2183RD ZONING UNIT AND TENTATIVE PARCEL MAP, PM-7475 - THOMPSON** - Petition to reclassify from the R-S-D-20 (Suburban Residence with 2,000 square foot m.b.s.a.) District, to a PD (Planned

Development) District, to allow subdivision of the site for the construction of six townhouse units, on one site containing approximately 0.37 acres, located at 20119 and 20133 Forest Avenue, west side, approximately 70 feet west of Omega Avenue, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designations: 084C-0726-043-00 and -044-00.

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

**NEXT PLANNING COMMISSION HEARING
MONDAY, JANUARY 5, 2004**