

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.

**Agenda**  
**Planning Commission of Alameda County**  
***Tuesday, September 8, 2009***

**Field Trip - *Cancelled***

**Regular Meeting**

Time: 6:00 p.m.

Place: Public Hearing Room  
224 W. Winton Avenue,  
Hayward, California

- A. Roll Call
- B. Announcements by the Chair
- C. Open Forum
- D. Consent Calendar
  - 1. **APPROVAL OF COMMISSION MINUTES ~ August 17, 2009**
  - 2. **JAMES SILVA, VARIANCE, PLN-2009-00010 ~** Petition to allow a non-permitted garage located in the front half of the property where otherwise not allowed, and within six feet of the side property line of the front half of an abutting lot, in an R-1-B-E-CSU-RV (Single Family Residence, Minimum lot size 10,000 square feet, Median lot width 70 feet, Conditional Secondary Unit, Recreational Vehicle Parking Regulations) District, located at 4235 Krolop Road, south side, approximately 96 feet west of Vineyard Road, Castro Valley area of unincorporated Alameda County, designated County Assessor's Parcel Number: 084D-1140-009-20. (Continued from August 17, 2009) **Staff Planner: Carole Kajita.**
- E. Regular Calendar
  - 1. **CONDITIONAL USE PERMIT and MINOR MODIFICATION TO ZONING UNIT, ZU-1816, PLN2009-00041 - WRI GOLDEN STATE LLC/HART ~** Petition to modify the approved Planned Development (1816<sup>th</sup> Zoning Unit ) that allowed development of 10.21 acres into a neighborhood commercial development, to include financial and personal service uses as permitted uses. These services would include bank, credit unions, title companies, nail salons, beauty shops, karate classes, indoor recreation uses and tutoring centers, located at 3891 East Castro Valley Blvd, south side, approximately 90 feet west of the intersection with Chaparral Lane, Castro Valley area of unincorporated Alameda County, Assessor's Parcel Numbers 085-6300-013-05 and 085-6301-008-06. (Continued from July 20, August 3 and 17, 2009) **Staff Planner: Christine Greene**
  - 2. **PROPOSED ZONING ORDINANCE AMENDMENTS RELATING TO TENTS AND CANOPIES IN UNINCORPORATED EAST COUNTY AND RURAL AREAS. Staff Planner: Rodrigo Orduña**  
(Continued from June 15 and August 17, 2009)

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

**NEXT PLANNING COMMISSION HEARING  
MONDAY, SEPTEMBER 21, 2009**