



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY  
P L A N N I N G   D E P A R T M E N T

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**CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL**

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WILLIAM MULGREW

STAFF: MARIA PALMERI

Monday, March 22, 2021

Land Use Meeting Agenda - 6pm  
Virtual Meeting only - no public attendance

Only items on the agenda may be acted upon. Open Forum is available  
for anyone wishing to speak on an item not listed on the agenda.

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**IN OBSERVANCE OF THE SHELTER IN PLACE THIS IS A VIRTUAL MEETING  
USING THE “ZOOM WEBINAR” PLATFORM. MEMBERS OF THE PUBLIC  
WANTING TO ATTEND THIS MEETING AND SPEAK ON AN AGENDA ITEM CAN  
FIND OUT HOW TO DO SO BY REFERENCING THE COUNTY’S  
TELECONFERENCING GUIDELINES POSTED ON-LINE AT**

<http://acgov.org/cda/planning/documents/TeleconferencingGuidelinesforPublicHearings.pdf>

**AT THE NOTICED DATE AND TIME LISTED ABOVE THE ZOOM WEBINAR IS  
ACCESSIBLE AT THIS WEB ADDRESS: <https://us02web.zoom.us/j/94808181055>**

**BY PHONE ONLY: (669) 900-9128 or (346) 248-7799 WEBINAR ID# 948 0818 1055**

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**AGENDA**

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Subcommittee Updates
  - Safe Pathways to School
  - Ad Hoc Subcommittee on City Hayward/238 Parcels
- E. Public Announcements/Open Forum
- F. Approval of Minutes: February 8, 2021 - [Attachment](#)

G. Consent Calendar: There are no items.

H. Regular Calendar

1. **PLN2020-00255 CONDITIONAL USE PERMIT, MIMI ALBERT, ADVENTURE TIME-** Application to allow continued operation of a childcare facility for 70 children at 20001 Carson Lane, south side, 700-feet east of the convergence of Glenwood Drive and Carson Lane, unincorporated Castro Valley area of Alameda County, designated Assessor's number: 085A-6402-028-00. This project is Categorically Exempt from the requirements of the California Environmental Quality Act; Article 19, Section 15301, Class 1, Existing Facilities, involving negligible or no expansion of a use beyond that existing at the time of permit application. **Staff Planner:** Michael Flemming – **Action Item**  
[Attachment](#)
2. **PLN2020-00145, CONDITIONAL USE PERMIT, HAYWARD AREA RECREATION DISTRICT / MMI TITAN INC., CROWN CASTLE – JUSTIN ROBINSON** – Application to allow continued operation of an existing wireless telecommunication facility (Italian Cypress), in a R-1-SU-RV (Single Family Residential, Secondary Unit, Recreational Vehicle) District, located at 3541 Quail Avenue, south side, 50 feet, east of Lake Chabot Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084D-1305-003-02. The project is Categorically Exempt from the California Environmental Quality Act, Article 19, Section 15301, Class 1, Existing Facilities. **Staff Planner:** Christine Greene – **Action Item**  
[Attachment](#)
3. **PLN2020-00155, SITE DEVELOPMENT REVIEW AND CONDITIONAL USE PERMIT, ROLAND P. WILLIAMS/CASTRO VALLEY SANITARY DISTRICT (CVSAN)** – Site Development Review and Conditional Use Permit to allow construction and operation of administrative offices, a service, maintenance and corporation yard at 21195 Center Street, unincorporated Castro Valley, at APNs 084C-0650-001-03 and 084C-0650-002-04. The proposed project would include an approximately 20,000 sq. ft., two-story building that would provide office space and other facilities such as equipment storage, conference rooms, employee amenities, and a public counter for CVSan staff to interact with the public. The project would also include vehicle parking and maintenance facilities and a separate building to house chemical products, paint, and emergency fuel. The applicant would provide 72 parking spaces. Pursuant to CEQA guidelines the applicant, serving as the lead agency has prepared a CEQA IS/MND, approved by the agency Board of Directors.  
**Staff Planner:** Nisha Chauhan – **Action Item**  
[Attachment](#)

- I. Chair's Report
- J. Council Announcements, Comments and Reports
- K. Staff Announcements, Comments and Reports
- L. Adjourn

Next Meeting:  
Monday, April 12, 2021

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