



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

CHRIS BAZAR
AGENCY DIRECTOR

ALBERT LOPEZ
DEPARTMENT DIRECTOR



224 W. WINTON AVE. ROOM 111, HAYWARD, CA 94544 P. 510-670-5400 F. 510-785-8793
ACGOV.ORG/CDA

CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL

KENNETH CARBONE, CHAIR
CHUCK MOORE
SHANNON KILLEBREW

TOJO THOMAS
ILYA S. PROKOPOFF
AL PADRO
WILLIAM MULGREW

STAFF: MARIA PALMERI

Monday, April 12, 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.

**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

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: March 22, 2021 - [Attachment](#)

G. Consent Calendar: There are no items.

H. Regular Calendar

1. **PLN2019-00221, SITE DEVELOPMENT REVIEW - TEIXEIRA, JOE & LURDES / TEIXEIRA, PHILIP** – To allow the construction of a two-story, 7,087 square foot, single-family residence with a 3,083 square foot garage underneath, covered outdoor areas of 981 square feet, maximum height of 43 feet, and the subsequent removal of an existing 575 square foot studio residence, in the "A" (Agricultural) District, located at 6021 Grassland Drive, 0.1 mile west of Sunnyslope Avenue, Castro Valley area of unincorporated Alameda County, designated Assessor's Parcel Number: 085A-1645-015-00. This project is categorically exempt under CEQA pursuant to section 15303 (Single Family Residence within a Residential zone). **Staff Planner: Damien Curry**
Action Item
[Attachment](#)
2. **PLN2021-00010, SITE DEVELOPMENT REVIEW, MOORE RANCH INC. DBA GRACELAND EQUESTRIAN CENTER** - Application to construct a new 3,973 sq. ft. single family residence and re-designation of an existing 1,180 sq. ft. residence into an ADU, in the R-1-L-BE Zoning District, located at 10970 Crow Canyon Road, unincorporated Castro Valley, CA 94552, bearing Assessor's Parcel Number 085-2026-001-00. The project is exempt from CEQA pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures. **Staff Planner: Nisha Chauhan**
Action Item
[Attachment](#)
3. **PLN2020-00247, SITE DEVELOPMENT REVIEW, VITA REY (APPLICANT) / CHENG, JENSEN F & JADE TRS (OWNERS)** Application to allow modification of approved Exhibit B, Site Development Review, PLN2015-00178, with permanent outdoor seating to be established in the front setback area of an existing restaurant (Genghix) in the Castro Valley Central Business District Specific Plan (CVCBDSP), Sub-area 7 District, located at 20855 Redwood Rd., west side, 100 feet south of Castro Valley Blvd, unincorporated Castro Valley, designated Assessor's Parcel Number: 084C-0064-008-08. This project is Categorically Exempt from the requirements of the California Environmentally Quality Act, Article 19, Section 15301, Class 1, "Existing Facilities". **Staff Planner: Carole Kajita**
Action Item
[Attachment](#)

-
4. **PLN2020-00246, TENTATIVE PARCEL MAP SUBDIVISION (PM-11122 -**
Application to subdivide one parcel into three parcels, in the “R1-CSU-RV”
(Single Family Residence, Conditional Secondary Unit, RV parking allowed
under certain circumstances) Zoning District, located at 4364 Edwards Lane,
north side, 220 feet east of cross street Jaydine Street, Castro Valley area of
unincorporated Alameda County, bearing Assessor’s Parcel Number 084C-0696-
014-00. This project is categorically exempt under the California Environmental
Quality Act (CEQA) pursuant to Section 15315, Class 15, Minor Land Divisions.

Staff Planner: William Chin

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 26, 2021

VISIT US AT: [HTTP://www.acgov.org/unic/](http://www.acgov.org/unic/) or www.cvmac.com
Agendas, minutes and recordings are available online at <https://www.acgov.org/cda/planning/agendas.htm>
CV MAC meetings are live streamed at www.facebook.com/castrovalleymac