



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**

KENNETH CARBONE, CHAIR  
CHUCK MOORE  
SHANNON KILLEBREW

TOJO THOMAS  
ILYA S. PROKOPOFF  
AL PADRO  
WILLIAM MULGREW

STAFF: MARIA PALMERI

Monday, May 10, 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: April 26, 2021 - [Attachment](#)
- G. Consent Calendar: There are no items.

H. Regular Calendar

1. **PLN2020-00292, CONDITIONAL USE PERMIT, FIRST PRESBYTERIAN CHURCH OF HAYWARD/TINY HOMES - CHIZU BUCKALEW** – Application for the Mandatory Review of Conditional Use Permit (PLN2018-00061) for the existing six tiny homes providing innovative or unconventional housing to alleviate homelessness located within a church parking lot, in an “CC” (Community Commercial) District, located at 2490 Grove Way, north side, 200 feet, east of Redwood Road, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 416-0030-014-03. 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](#)**
  
2. **PLN2017-00206, SITE DEVELOPMENT REVIEW, ABELINO ESPINOZA / APPLE CREEK FARMS** – Application to allow the continued operation of a horse boarding facility for up to 80 horses and the continued occupancy of three agricultural caretaker dwelling units, in an “A” (Agricultural) District, located at 7324 Crow Canyon Road, west side, 0.30 miles, south of Norris Canyon road, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 085-1700-001. 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. **PLN2020-00281, CONDITIONAL USE PERMIT - CASTRO VALLEY PARENT NURSERY SCHOOL INC / THORNBERRY, ALISON** – Application to allow continued operation of a nursery school for 28 pupils, with 2 sessions per day, 5 days per week, in the "R1-CSU-RV" (Single Family Residential, Secondary Unit, Recreational Vehicle Parking) District, located at 3657 Christensen Lane, south side, 50 feet west from the southern terminus of Almond Road, Castro Valley area of unincorporated Alameda County, designated Assessor’s Parcel Number: 084B -0531-006-00. This project is categorically exempt under CEQA pursuant to section 15301 (Existing Facilities). **Staff Planner: Damien Curry-Action Item – [Attachment](#)**
  
4. **PLN2020-00295, CONDITIONAL USE PERMIT, ANDREW MOFFATT**- Application to allow the legalization and addition pet crematorium (1230 sf total), remodel of the existing single-story, 3,632 sq. ft. vet. hospital building in a C-1 (Retail Business) District, located on 2423 Grove Way, 200 feet east of Redwood Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Numbers: 416-0030-0026-04. This project is categorically exempt under CEQA pursuant to section 15301 (Existing Facilities). **Staff Planner: Sonia Urzua**  
**Per applicant’s request, item is being continued**

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

Next Meeting:  
Monday, May 24, 2021

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