



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, June 14, 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: May 24, 2021 – [Attachment](#)
- G. Consent Calendar: There are no items.

H. Regular Calendar

1. **PRELIMINARY REVIEW OF PLN2021-00064, CONDITIONAL USE PERMIT, SITE DEVELOPMENT REVIEW, REZONING, AND BOUNDARY ADJUSTMENT, FA YUN CHAN TEMPLE** – Application to allow a religious facility, with conversion of an existing residence into staff dorms and adding (3) Buddha statues & associated meditation trials, and construction of (5) new buildings and site improvements for the proposed private buddhist temple complex, in the R1-CSU-RV, C-1, and A Districts, located at 7825 Crow Canyon Road, east side, 500 feet south of Norris Canyon Road, Castro Valley area of unincorporated Alameda County, with 13 separate Assessor’s Parcel Numbers, including: 085-4060-001-09, 085-5000-001-01, 085-4060-001-26, 085-4050-001-04, and 085-4050-002-00. The status of the project with respect to CEQA requirements has yet to be determined, however a project initial study will be required. **Staff Planner: Damien Curry**  
[Attachment](#)
  
2. **PLN2021-00073, CONDITIONAL USE PERMIT, VALLEY GOSPEL HALLS/NEELU YADAV** - Application to convert an existing pre-school/day care building to a church with minimal proposed site improvements. The lot is designated under the *Castro Valley General Plan* (part of the Alameda County General Plan) as RMX (Residential Mixed Density) land use classification, and within the RMX (Residential Mixed Density) Zoning District, located at 20166 Wisteria St., east side, north of Ganic St., unincorporated Castro Valley area of Alameda County, with Assessor’s Parcel Number: 084A-0130-066-00. This project is Categorical Exempt from the requirements of the California Environmental Quality Act; Article 19, Section 15301, Class 1, Existing facilities. **Staff Planner: William Chin, Action Item**  
[Attachment](#)
  
3. **PLN2021-00034, SITE DEVELOPMENT REVIEW, SINGH/MARKEL** - Application to allow for the remodel/reuse of a previous bar into a restaurant to include outdoor seating and new ADA parking, Beer Baron Bar and Kitchen, in the *Castro Valley Central Business District Specific Plan*, Subarea 5 Zoning District, located at 20812 Baker Road, east side, 156 feet north of Castro Valley Blvd., unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084A-0017-030-09. The subject property is 4,550 square feet (0.1 acres). The project is Categorical Exempt from the requirements of the California Environmental Quality Act; Section 15301, Class 1, Existing Facilities. **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, June 28, 2021

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