

MINUTES OF MEETING
ALAMEDA COUNTY PLANNING COMMISSION
JANUARY 18, 2005
(APPROVED FEBRUARY 22, 2005)

Closed Session

Time: 1:30 p.m.

Place: 224 West Winton Avenue, Room 111
Hayward, California

- Significant exposure to litigation pursuant to Subdivision (b) of Government Code § 54956.9

REGULAR MEETING: Immediately following the Closed Session.

399 Elmhurst Street, Public Works Auditorium
Hayward, California

MEMBERS PRESENT: Commissioners Edith Looney; Compton Gault; Frank Imhof, Vice Chair; Glenn Kirby; Mike Jacob, Chair; and Richard Hancocks.

OTHERS PRESENT: Chris Bazar, Planning Director, Rodrigo Orduna, Staff Planner; and Yvonne Bea Grundy, Recording Secretary.

There were approximately 10 people in the audience.

CALL TO ORDER: The Chair called the meeting to order at 2:50 p.m.

ANNOUNCEMENTS BY THE CHAIR: There were no announcements.

OPEN FORUM: Open forum is provided for any members of the public wishing to speak on an item not listed on the agenda. Each speaker is limited to three (3) minutes. No one requested to be heard under open forum. No one requested to speak during open forum.

CONSENT CALENDAR:

1. **APPROVAL OF PLANNING COMMISSION MINUTES** - December 20, 2004 and January 3, 2005. (To be continued to February 7, 2005).
2. **TENTATIVE TRACT MAP, TR-7467 – ROMBOUGH/WRIGHT** – Petition to subdivide one parcel of approximately 3.52 acres (153,331 square feet) into 16 parcels intended for single-family dwellings, one lot with an existing single-family residence and 15 lots for new single-family residences, in an R-1 (Single-Family Residence) District, located at 23096 Mansfield Avenue, south side, approximately 670 feet south of Kelly Street, unincorporated Fairview area of Alameda County, designated

County Assessor's designation: 0416-0200-005-00. (Continued from 11/1/04; to be continued without discussion to February 7, 2005).

3. **RMC PACIFIC MATERIALS/GRANITE CONSTRUCTION COMPANY –**
To consider the matter of the asphalt batch plant recently constructed and operated by Granite Construction Company, located on the site of (and operated as accessory to) the existing Eliot Quarry operated by RMC Pacific Materials (Permittee), regulated under Alameda County Quarry Permit Q-1 and Surface Mining Permit and Reclamation Plan SMP-23. This asphalt batch plant is located on the Q-1/SMP-23 site in the Livermore-Amador Valley in unincorporated Alameda County, approximately 0.6 mile south of Stanley Boulevard, approximately 500 feet southeast of Shadow Cliffs Regional Recreation Area, and 1,800 feet northeast of the existing northwest-southeast portion of Vineyard Avenue in the City of Pleasanton. (Continued from September 2, October 18, and December 6, 2004; to be continued without discussion to February 22, 2005).
4. **TENTATIVE TRACT MAP, TR-6864, ONE STOP DESIGN, INC., -**
Petition to divide one 1.87 acre parcel into five lots, in a R-1-B-E (Single Family Residence, 6,000 square feet Minimum Building Site Area) District, located between 25129 and 25165 Second Street, south side, approximately 903 feet west of Winfeldt Road, Hayward area of unincorporated Alameda County, bearing Assessor's Parcel designation: 0425-0150-006-29. (To be continued without discussion to March 7, 2005).
5. **NILES CANYON SCENIC CORRIDOR PROTECTION PLAN -** To consider the Protection Plan for the Niles Canyon Road and Paloma Way Scenic Corridor and recommend adoption of the Plan to the Alameda County Board of Supervisors. The Niles Canyon Road and Paloma Way section of State Route 84 is a 7.1-mile long, narrow, two-lane roadway extending from the intersection of State Route 238 (Mission Boulevard) east through a portion of the City of Fremont, the City of Union City and the unincorporated portion of Alameda County to Interstate 680. (Continued from December 6, 2004; to be continued without discussion to February 22, 2005).
6. **2193rd ZONING UNIT AND TENTATIVE TRACT MAP, TR-7530, ROBERTS/UTAL –**Petition to reclassify a site comprising approximately 8.25 acres from the R-1-SU-RV and R-1-B-E-SU-RV District to the PD (Planned Development) District, to allow subdivision of three parcels into 38 lots for development of single-family homes, located at 4524 Crow Canyon Place, approximately 500 feet south of Crow Canyon Road, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Numbers: 084C-1068-001, 084C-1068-007, and 084C-1068-008. (Continued from December 6 and 20, 2004; to be continued without discussion to February 7, 2005).

Commissioner Imhof motioned to approve the Consent Calendar as submitted. Commissioner Kirby seconded the motion. Motion carried 6/0.

REGULAR CALENDAR:

1. **ZONING UNIT, ZU-2189, MERCY HOUSING** – Petition to reclassify from the R-S-D-35 (Suburban Residence) and R-1 (Single Family Residence) Districts to PD (Planned Development) District, to allow construction of 83 one-bedroom and 1 two-bedroom senior apartments with 52 parking spaces (eight for guests), located at 16438 and 16450 Kent Avenue, Ashland area of unincorporated Alameda County, bearing Assessor's designations: 080B-0300-023-00 and -022-01.

Staff Planner, Rodrigo Orduna reviewed the status of the project thus far and noted that the deadline to submit Draft EIR comments was originally January 18, 2005. Several agencies responded and submitted comments to the Draft EIR.

The proposal is to demolish the green house structures and build in their stead an 84 unit senior housing structure. Due to its dilapidated state, reinforcement or repair of the green house structures would prove to be too costly. Demolition would have significant and unavoidable impacts to the potentially designated historical resource.

The Alameda County Parks, Recreational and Historical Commission proposed that the development should be named "Kuramoto Gardens" after the Kuramoto Nursery, which was the original business which occupied the site. Also, a percentage of the development funds should be dedicated to the completion of the Ashland/Cherryland Cultural Resource Inventory List.

The applicant, Mercy Housing was represented by Randy Gerson and Consultant, Crescentia Brown. Chris Layman the Architect for the project, and Michelle Starratt, from Alameda County Redevelopment Agency were present. Randy Gerson gave the Commission an overview of Mercy Housing and the history of the project.

Mercy Housing is a non profit housing development agency. Mercy Housing owns five properties throughout Alameda County. Kent Gardens applied for and received HUD 202 funds for a total of 83 senior-citizen units. An additional \$10.3 million and additional subsidies were also received. Seniors would have 30% of their rent subsidized with HUD paying the balance.

Chris Layman, the project architect introduced himself. He stated that he has 25 years of experience, and 12 years of experience working on senior housing projects. Mr. Layman showed a power point presentation which highlighted the design features of the site:

- Large front yard with a tenant garden.
- Landscaped walkways with seating areas that connect the complex with the on-site parking.
- Convenient Parking in the front and back of the building which limits walking.

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- A prominent front entry feature for pedestrian entry.
 - Controlled entry.
 - Solid wall to on the Kent Street side to provide privacy for the neighbors.
 - Central design core that allows easy access to management offices and the residents
 - Community room.
 - Second floor common areas.
 - Third floor common areas that includes a television room and library.
 - All units have a balcony, kitchen and dining room. Units range from 83, 540 square foot single bedroom units to a 700 square foot managers unit.
 - The building is set back from Elgin Street and oriented to face South so as not to block sun light for existing structures to the north.

Randy Gerson met with the neighbors on four occasions and received support for the project.

Public testimony was opened. Mr. Richard Hall, a resident who has lived behind the proposed site for 25 years, spoke. He was in favor of the project for the following reasons:

- The property had substantially deteriorated since the nursery closed.
- Weeds on the site often reach six feet in height and are not abated until the Fire Department follows up.
- Large feral animals had been spotted on the property.

Mr. Hall said he had visited other Mercy project sites in the area and they were all first class. As a senior-citizen he may one day be in need of the services of a local facility.

Commissioner Kirby had some concerns regarding parking and requested staff to review the parking layout and flow for the project. His request was that staff some spend time at the next meeting reviewing specifics. He was in support of the mitigation proposal of the PHRC and would like the project to use the name of the former nursery business to reflect and memorialize the history of the site.

The Alameda County, Parks, Recreation and Historical Commission recommended two mitigation measures in a letter dated January 9, 2005. Mitigation Measure #1 recommended that 1/10 of 1% of total project costs be contributed to the County for the purpose of finalizing the Preliminary Cultural and Historical Inventory for the Ashland/Cherryland Area. Mitigation Measure #2 was to change the name of the project to Kurimoto Garden Senior Housing Project.

Commissioner Gault had concerns about parking as well. The Chair suggested that a parking study include stall-per-unit data. He also wanted more discussion regarding ingress and egress through the property and visitor areas. A traffic study included in the final EIR, and a report that discussed security and safety considerations in the visitor areas. Additional lighting might also be considered as well.

The Chair asked staff how mitigation measure #1 might be implemented.

Planning Director, Chris Bazar responded that in regard to historic sites a standard of

proportionality established by case law had been implemented in connection with other projects.

The Commission discussed the option of assessing the fee, supported by the fact that precedence had been established. Additional comments were that the fee was a viable method of relieving costs to the County. However, the Chair thought the Commission should explore additional options as well.

Staff Planner, Rodrigo Orduna told the Commission that the EIR included parking demand studies. The Zoning Ordinance required two parking stalls per unit and no distinction was drawn for Senior Units. However, parking studies were conducted by Alameda County Traffic Engineering and the determination was that on-site parking may be sufficient for the proposed use by senior citizens, as long as after one year of occupation, a study of on-site parking demand was submitted by the applicant to the County detailing whether existing parking is enough, or additional parking should be negotiated with adjacent property owners. Another recommendation was the possibility of introducing a pricing index to reduce demand for parking. Locate and establish if necessary long term weekday vehicle parking at off site locations like the Holly Ghost Church. Commissioner Gault said special events at the Holly Ghost Church might affect proposed off site parking and further discourse should take place regarding parking issues.

Commissioner Gault motioned to continue the application to February 22, 2005 to further discuss the Draft Environmental Report. The Chair seconded the motion. Motion carried 6/0.

STAFF COMMENTS & CORRESPONDENCE: None.

CHAIR'S REPORT: None.

COMMISSION ANNOUNCEMENTS, COMMENTS AND REPORTS:

Commissioner Hancocks asked staff if their parking passes were valid during meeting time only. Staff said they would verify the parameters of the parking passes.

Commissioner Gault announced that the Northern District California Planning Commissioners' Association meeting would be held in Konocti. He would report back with the exact dates. The California Annual Planning Commissioners Conference will be held in San Diego on October 28 and 29, 2005.

The Chair reported that he met with Chris Bazar, Alameda County Planning Director as discussed several topics. The Chair requested that Code Enforcement begin providing statistical reports to the Commission as they had in 2003. He also asked if Public Works could provide a summary of current projects, including roads and building remodels. The Chair said the reports provided valuable information which helped them make better informed decisions.

Mr. Bazar suggested that the Commission hold three special meeting throughout 2005. One meeting could focus on ROSA. The next meeting could be with the General Service Agency. The third meeting with the Chief Accounting Officer would probably be lengthy and would include a discussion of Capital Expenditures.

ADJOURNMENT: There being no further business the Chair moved to adjourn the meeting at 3:27 p.m. Commissioner Kirby seconded the motion. The motion was carried 6/0.

CHRIS BAZAR, SECRETARY
COUNTY PLANNING COMMISSION OF ALAMEDA COUNTY