

MINUTES OF MEETING
ALAMEDA COUNTY PLANNING COMMISSION
FEBRUARY 19, 2008
(Approved March 3, 2008)

REGULAR MEETING: 1:30 p.m.

MEMBERS PRESENT: Commissioners Ken Carbone, Vice-Chair; Mike Jacob; Glenn Kirby, Chair; Alane Loisel; Kathie Ready and Richard Rhodes.

MEMBERS EXCUSED: Commissioner Frank Imhof

OTHERS PRESENT: Chris Bazar, Planning Director; Rodrigo Orduña, Senior Planner; Ray Mackay, County Counsel's Office; Nilma Singh, Recording Secretary.

There were eleven people in the audience.

CALL TO ORDER: The Chair called the meeting to order at 1:40 p.m.

ANNOUNCEMENTS BY THE CHAIR:

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.*

CONSENT CALENDAR:

1. Approval of Commission Minutes – January 22, 2008 (attached) and February 4, 2008 – to be continued. *Commissioner Ready made the motion to approve the January 22nd Minutes as submitted. Commissioner Jacob seconded and the motion carried 6/0 with Commissioner Imhof absent. Approval of February 4th Minutes was continued to the next meeting, March 3, 2008.*

REGULAR CALENDAR:

1. **TENTATIVE TRACT MAP, TR-7918 – LANGON GROUP** ~ Petition to construct 40-unit residential condominiums on two continuous parcels, 5,000 square feet and 32,500 square feet, in Subarea-11, Landuse Group D, located at 21019 Baker Road, approximately 600 feet south of Castro Valley Boulevard and two blocks east of Lake Chabot Road, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Numbers: 084A-0016-008-02 and 084A-0016-009-02.

Mr. Orduña presented the staff report noting that the public comment period for the Initial Study and the Negative Declaration ends today. Traffic concerns have been raised

by some neighbors as well as the historic value of the existing building. However, staff recommends approval based on the studies/conclusions of the geotechnical and civil engineers, and the architectural historian's historical assessment of the property. The Chair thanked staff for copies of the CC&R as requested by the Commission at the last meeting.

Public testimony was called for. David Langon stated that this project has been on-going for one year. He added the following in support: the project is designed to meet the demand of future population growth within the unincorporated areas of the County; this is a smart-growth, transit-oriented project within ½ mile proximity to BART and is close to public bus service and the downtown District; the design will enhance the neighborhood and the project sets new architectural standards for development in the area; the project will help meet the housing needs of middle-class households with smaller affordable units; this is an environmentally friendly development with GreenPoint sustainable materials; and the project will provide additional revenues for school and park districts and will provide construction jobs. CVMAC has unanimously approved the project. Commissioner Carbone said that although he likes and approves the project, he asked how it will directly affect the existing and future development within surrounding parcels along Rutledge Road, and the businesses nearby and along Castro Valley Boulevard. In response, Mr. Langon explained that the project meets all setback and height requirements with no variance request; the project includes innovative architectural design and uses sustainable materials to minimize its carbon footprint. Properties along Rutledge Road will not be affected as all egress/ingress is from Baker Road. Commissioner Carbone felt that the building will tower over Rutledge Road and will be visible from surrounding properties. Mr. Langon, in rebuttal, pointed out the following: the side elevation has been broken and recessed in, with balconies for private space; there is an existing similar project three parcels up with the similar density; the south property will not be developed further and has a driveway adjacent to his property providing a buffer zone; the other side is a plumbing store in the rear with a single family home next to it, and he owns the property adjacent to this home.

The property owner at 15376 Lavern Drive, San Leandro, submitted copies of an article published in the San Leandro Times on May 3, 2001, regarding Redevelopment, Non-Partisan Budget Clarity Issues.

Public testimony was closed. *Commissioner Jacob made the motion to approve staff recommendation.* He agreed that the project is well done. The Commission will be having a discussion on Green Building in the near future. *Commissioner Loisel seconded.* The Chair asked if there is a planner trained to assist applicants in GreenPoint evaluations. Staff replied that the project planner, Howard Lee, is working towards GreenPoint certification along with some plan checkers which will allow a 'carry-on' from the project development to the construction phase. *Motion carried unanimously with Commissioner Imhof absent.*

2. **MODIFIED ZONING UNIT, MZU-1537 and CONDITIONAL USE PERMIT, C-8711 – EDEN HOUSING INC/ASHLAND VILLAGE ~**

Petition to allow modification of the 1537th Zoning Unit (to be implemented by Conditional Use Permit, C-8711) and allow construction of a new community building on one site approximately 7.5 acres, in the PD-ZU-1537 (Planned Development, 1537th Zoning Unit) District, on one site containing approximately 7.5 acres, located at 1300 Kentwood Lane, east side, terminus of 165th Avenue, Ashland area of unincorporated Alameda County, bearing Assessor's Parcel Number: 080B-0300-002-05.

Mr. Orduña presented the staff report and noted that as a Condition of Approval, staff is recommending that trees be replaced with fast growing drought-tolerant trees and is open for Commission's suggestions for alternative locations for these trees. Limiting the use of the center by the residents only can be added as a Condition of Approval also. The Chair thanked staff for organizing a second tour. Commissioner Ready expressed concerns regarding the removal of the two 30-year old trees in the rear.

Public testimony was called for. Mike Rogers, representing Eden Housing, confirmed that these two trees, which have shallow roots, will have to be removed because the proposed building cannot be relocated further in front as it will encroach into the open space requirement or will eventually put the buildings in danger. Eden Housing does not currently own the property but is in contract to purchase which expires in September, 2008. And since this is an affordable housing project, there are a number of pending funding applications. This is a problem property and will take time and funding to create a positive environment. Mr. Rogers further described the program, the need for the community building, and other similar successfully completed projects, one in Manteca and another in Concord, a grand total of 4,000 units. Commissioner Loisel noted the need to replace the old landscaping trees with bigger trees and Commissioner Rhodes asked if the playgrounds will be upgraded. Mr. Rogers replied that although they do not support tree removals, there are other wooded areas and the proposal will provide an open garden space, and both play areas will be up-graded.

Public testimony was closed. The Chair recommended larger native trees. *Commissioner Ready made the motion to approve staff recommendation. Commissioner Rhodes seconded which carried unanimously with Commissioner Imhof absent.*

STAFF COMMENTS & CORRESPONDENCE: *None.*

CHAIRS REPORT: The Chair announced the upcoming Central District Spring Conference of the Planning Commissioners Association on Saturday, April 19th at Madera Municipal Golf Course. Staff will distribute copies to all the Commissioners.

COMMISSION ANNOUNCEMENT, COMMENTS AND REPORTS: Commissioner Ready requested additional information on Green Building. Mr. Bazar replied that staff will check into the Introduction to Green Building Concept seminars for the Commissioners, perhaps APA also. Planning staff are attending classes for GreenPoint certification. The Chair added that it would be helpful to get a checklist from StopWaste or Green Building. Commissioner Jacob suggested perhaps having a

presentation/discussion at the second meeting in March and the Chair said he would check with Ms. Karen at StopWaste.

Commissioner Ready thanked staff for organizing a second site tour.

ADJOURNMENT: There being no further business, Commissioner Loisel moved to adjourn the meeting at 2:30 p.m. Commissioner Ready seconded the motion. The motion was carried 6/0, with Commissioner Imhof absent.

CHRIS BAZAR, SECRETARY
COUNTY PLANNING COMMISSION OF ALAMEDA COUNTY