

MINUTES OF MEETING
ALAMEDA COUNTY PLANNING COMMISSION
JULY 21, 2008
(Approved August 4, 2008)

REGULAR MEETING: 1:30 p.m.

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

MEMBERS EXCUSED: Commissioners Richard Rhodes

OTHERS PRESENT: Albert Lopez, Planning Director; Rodrigo Orduña Senior Planner; Brian Washington, County Counsel's Office; Marita Hawryluk and Joe Flores, Redevelopment Agency; and Nilma Singh, Recording Secretary.

There was no one in the audience.

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

ANNOUNCEMENTS BY THE CHAIR: *None*

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 ~ July 7, 2008. *Commissioner Ready made the motion to approve the July 7th Minutes as submitted and Commissioner Kirby seconded. Motion carried 4/2 with Commissioners Jacob and Loisel abstaining and Commissioner Rhodes excused.*

REGULAR CALENDAR:

1. **GENERAL PLAN CONFORMANCE REPORT, GPC-2008-01** ~ Proposed purchase of parcels by the Redevelopment Agency under Government Code Section 65402 to purchase parcels, approximately 54,565 square feet, identified by County Assessor's Parcel Numbers: 084A-0228-002-07 and 084A-0224-004-08, located at 20630 and 20642 John Drive, Castro Valley area of unincorporated Alameda County.
Staff Planner: Howard Lee

Mr. Orduña read the project description. Staff recommendation is that the Commission find the project consistent with the General Plan and that the project acquisition be considered "not a project" for CEQA purposes. Ms. Hawryluk, representing the

Redevelopment Agency, further described the project. This proposed acquisition is for future commercial development, consistent with the General Plan as well as the Castro Valley Specific Plan. The Agency will be under contract for these properties for nine months to allow a business feasibility review period. Commissioner Kirby requested clarification on the words "...land-extensive.." under Plan Conformance Analysis. Staff explained that it meant uses with an extensive footprint adding that the west end of the boulevard is more auto-oriented land-extensive uses with freeway access; and the east side is more intense pedestrian-oriented uses. Ms. Hawryluk agreed noting that this is also the intent of the Redevelopment Agency. The Chair expressed concerns of the possibility of a mixed-use or residential development of these properties which he would not support. In response, Ms. Hawryluk stated that all projects specifics will be brought before this Commission.

Commissioner Loisel made the motion in support of staff recommendation that this acquisition is consistent with the Castro Valley General Plan and Specific Plan and Commissioner Loisel seconded. Motion carried unanimously, 6/0 with Commissioner Rhodes excused.

2. **ZONING UNIT, ZU-2261 - MANCINI – Preliminary Plan Review ~** Petition to reclassify one lot, containing 1.94 acres, from the R-1-L-B-E (Single Family Residence, Limited Agriculture, 5 acre Minimum Building Site Area) District to a P-D (Planned Development) District, to allow construction of a detached three-car garage, workshop and RV storage facility with a 948 square foot guest unit above the garage area, located at 6352 Alisal Street, east side, south of Sycamore Road, Pleasanton area of unincorporated Alameda County, bearing Assessor's Parcel Number: 949-0015-005-01. **Staff Planner: Jeff Bonekemper**

Commissioner Kirby made the motion to move staff recommendation for a continuance. Commissioner Imhof requested a site visit as well as a visit to the bio-swales. Commissioner Kirby amended his motion to include a continuance to September 2nd with a site visit. Commissioner Loisel seconded. Motion carried unanimously, 6/0 with Commissioner Rhodes excused.

STAFF COMMENTS & CORRESPONDENCE: Mr. Lopez discussed the summary of BOS items for 2008 on items heard by this Commission. Commissioner Kirby suggested including the status of applications such as permits pulled to-date and actions of different agencies.

CHAIRS REPORT: *None*

COMMISSION ANNOUNCEMENT, COMMENTS AND REPORTS: Commissioner Jacob noted that the Commission had previously discussed the standardization of staff reports with perhaps a cover sheet, especially since a standard template is not being used. The cover sheet would include the recommendations of any other councils/boards, application request and staff recommendation. One option was to use sections of the staff reports which the Commission liked, such as the tables, as templates. The Chair added

that the Condo Guidelines was established to resolve one issue but the definition of PDs is still outstanding. Commissioner Ready felt that the Guidelines were only used as guidelines by staff and thought that it could be more strongly adhered to, especially in the boardletters. Commissioner Kirby agreed adding that the Commission considers the Guidelines as the minimum standards. Regarding PD definition, Commissioner Kirby felt that unit entitlement should be determined from the original zoning. A discussion ensued regarding General Plan density numbers, mixed use and development constraints. Commissioner Loisel stated that she also supported consistency in staff reports.

Commissioner Imhof requested the date for the 2008 CCPCA Conference.

ADJOURNMENT: There being no further business, Commissioner Ready moved to adjourn the meeting at 2:05 p.m. Commissioner Imhof seconded the motion. The motion was carried 6/0.

ALBERT LOPEZ, SECRETARY
COUNTY PLANNING COMMISSION OF ALAMEDA COUNTY