

MINUTES OF MEETING
ALAMEDA COUNTY PLANNING COMMISSION
JANUARY 6, 2003
(APPROVED JANUARY 6, 2003)

The meeting was held at the hour of 1:30 p.m. in the Auditorium of the Public Works Building, 399 Elmhurst Street, Hayward, CA

REGULAR MEETING: 1:30 p.m.

MEMBERS PRESENT: Commissioners Lena Tam, Chair; Compton Gault; Glenn Kirby; Audrey LePell

MEMBERS EXCUSED: Commissioner Ario Ysit

MEMBERS ABSENT: Commissioner Matt Edwards

OTHERS PRESENT: Gerald Wallace, Assistant Planning Director, Holly Janvier, Recording Secretary

There were no members of the public in the audience.

CALL TO ORDER:

The meeting was called to order by the Chair at 1:38 p.m.

ANNOUNCEMENTS BY THE CHAIR: There were 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 PLANNING COMMISSION MINUTES** - December 2 and 16, 2002.

Commissioner LePell made corrections to the minutes. Commissioner LePell moved to approve the minutes as corrected. The motion was seconded by Commissioner Kirby. The motion was carried 4/0, with Commissioner Ysit excused and Commissioner Edwards absent.

2. **CONDITIONAL USE PERMIT, C-7699 - ENGEL** - Application for the operation of a child care facility for 28 children, ages 4 to 13 years old, in an R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle Regulations) District, located at 2639 Miramar Avenue, southeast side, approximately 400 feet southwest of Stanton Avenue, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designation: 84B-0331-001-00. (Continued from October 7, 2002; to be continued without discussion to an unspecified date; at such time as a specific hearing date is set, staff will renote this matter.)

3. **CONDITIONAL USE PERMIT, C-8043 – MARSHALL** – Application to allow operation of a composting facility (topsoil processing center) on one site containing approximately 88.58 acres, in an A-B-E (Agricultural, 160 acre m.b.s.a.) District, located at 15885 Altamont Pass Road, south side approximately 1,500 feet west of Grant Line Road, unincorporated Livermore area of Alameda County, bearing County Assessor's designation: 099B-7750-005-00. (To be continued without discussion to February 18, 2003)

Commissioner Gault asked if the Engel project was being continued because of a problem and remain on the Consent Calendar. Mr. Wallace said it would not remain on the Consent Calendar, since it was continued indefinitely. Commissioner Gault said the continuance was fine with him based on Mr. Wallace's comment.

Commissioner Kirby moved to approve the remainder of the Consent Calendar as recommended by staff. The motion was seconded by Commissioner LePell and carried 4/0, with Commissioner Ysitt excused, and Commissioner Edwards absent.

STAFF COMMENTS & CORRESPONDENCE:

Mr. Wallace passed out an article from a local newspaper about possible changes being considered for the Planning Commission. He also handed out a report from the City of Dublin about RV storage. He said he had been trying to contact the City of Fremont to get information on their City's policy on RVs. Commissioner Tam suggested contacting Commissioner Edwards for help. Commissioner Kirby noted there was a storage facility in the Alvarado-Niles area that he had been trying to contact. He added that most of the existing facilities have a history. Mr. Wallace said that there had been one approved in Fremont recently.

Commissioner LePell thanked Mr. Wallace for the article. She said she had spoken with Supervisor Steele, who felt the idea expressed in the article to be too staff intensive. She asked if there was support from Castro Valley. Mr. Wallace said there was some from the people who had supported incorporation.

CHAIR'S REPORT:

COMMISSION ANNOUNCEMENTS, COMMENTS AND REPORTS:

Commissioner Gault announced that Commissioner Tam had been elected Director of the Central District, and he had been elected President Elect of the California County Planning Commissioners' Association at their recent conference. He added that the conference had not been well attended. He added that the workshop was very good, but as a whole, the conference was disappointing. He said the next one would be hosted by Napa County.

ADJOURNMENT:

There being no further business Commissioner Kirby moved to adjourn the meeting at 2:00 p.m. The motion was seconded by Commissioner Gault, and carried 4/0, with Commissioner Ysit excused, and Commissioner Edwards absent.

FIELD TRIP: Immediately following the meeting

MEMBERS PRESENT: Commissioners Lena Tam, Chair; Compton Gault; Glenn Kirby; Audrey LePell

MEMBERS EXCUSED: Ario Ysit

MEMBERS ABSENT: Commissioner Matthew Edwards

OTHERS PRESENT: Phil Sawrey-Kubicek, Senior Planner

FIELD TRIP: The meeting adjourned to the field and the following property was visited:

1. **2164TH ZONING UNIT AND TENTATIVE MAP, TRACT 7418 - ATWAL -** Petition to reclassify from the R-S-D-3 (Suburban Residence, 3,000 square foot m.b.s.a.) District, to the PD (Planned Development) District, to allow construction of nine townhouse condominium units on one site containing approximately 0.54 acres, located at 19505 Meekland Avenue, west side, approximately 50 feet south of Cherry Way, unincorporated Hayward area (Cherryland) of Alameda County, bearing County Assessor's designation: 429-0005-018-00.
2. **2165TH ZONING UNIT - EDEN MEDICAL CENTER -** Petition to reclassify from the R-S-D-3 and R-S-D-15 (Suburban Residence, 1,500 square feet per unit) District, to allow a temporary construction staging area enclosed by a 6-foot high

fence and C-O (Administrative Office) uses, to a PD (Planned Development) District, on one site containing approximately 0.74 acres, located at 19980 Stanton Avenue, east side, approximately 100 feet north of Nordell Avenue, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designations: 084A-0165-014-01, -015-01 & -0279-001-00.

3. MODIFICATION OF THE 1923RD ZONING UNIT & CONDITIONAL USE PERMIT, C-8108 - LEIDER/OAK TERRACE DEVELOPMENT -

Application for modification of the 1923rd Zoning Unit, with the relocation of the access road and modification of the lotting pattern, on one site containing approximately 58.96 acres, in a PD (Planned Development) district, located at Oak Terrace, east side, approximately 0.2 miles east of Fairview Avenue, unincorporated Hayward (Fairview) area of Alameda County, bearing County Assessor's designation: 085A-6000-002-03.

**JAMES SORENSEN - PLANNING DIRECTOR
COUNTY PLANNING COMMISSION OF ALAMEDA COUNTY**