

MINUTES OF MEETING
ALAMEDA COUNTY PLANNING COMMISSION
MAY 17, 2004
(APPROVED JUNE 7, 2004)

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

REGULAR MEETING: 1:30 p.m.

MEMBERS PRESENT: Commissioners Ario Ysit, Chair; Richard Hancock, Mike Jacob, Glenn Kirby, Lena Tam.

MEMBERS EXCUSED: Commissioners Compton Gault and Frank Imhof

OTHERS PRESENT: Chris Bazar, Planning Director; Steven Buckley, Assistant Planning Director; Bruce Jensen, Senior Planner; Eric Chambliss, Senior Deputy County Counsel; Karen Borrmann, Public Works Agency Liaison; Nilma Singh, Recording Secretary.

There were approximately fifteen people in the audience.

CALL TO ORDER:

The Chair called the meeting to order at 1:30 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.

Ms. Judy Roos, property owner at 14719 Midland Road, Killcrest Knolls, stated that at the last hearing, the Commission voted 5/2 to approve a project for 151 senior affordable units on Arbor Avenue. She pointed out that there had been no discussion on the impact on the air quality. Residents behind the freeway will have to live behind closed windows and all residents will be at risk when outside. She urged the Commission to take into consideration the known affects of living adjacent to highways with heavily traveled by trucks and the proven increase in asthma. Additional information could be obtained from rampasthma.org. Another project, San Lorenzo Village, coming before this Commission, would be adjacent to I-880 and I-238. She also urged the Commission to consider the health risks of diesel exhaust. Housing and highways were not a good combination and, as such, this application should not be approved. Ms. Roos further submitted related information. The Chair recommended that Ms. Roos submit her written statement.

CONSENT CALENDAR:

1. **APPROVAL OF PLANNING COMMISSION MINUTES** - April 5 and May 3, 2004. Approval of Minutes was continued to the next hearing.



2. **CHEVRON PIPELINE RELOCATION AND WATERSHED PROTECTION PROJECT** – Chevron Pipeline Company proposes to construct and operate a new pipeline segment (approximately 7.5 miles long) to be joined to an existing petroleum products pipeline in order to reduce the risk of water supply contamination at the San Antonio Reservoir in the event of a pipeline failure within the reservoir’s watershed. The relocation of the existing pipeline is a condition of the Project applicant’s current right-of-way lease agreement with the San Francisco Public Utilities Commission. The proposed pipeline segment is generally within an existing electrical transmission line easement and would extend for approximately 6 miles through an area north of the San Antonio Reservoir and south of Vallecitos Road (Highway 84). The proposed pipeline segment would separate from the existing pipeline at the northeastern end of the Project site within Sycamore Grove Regional Park and rejoin the existing pipeline approximately 1 mile south of Livermore and approximately 1 mile southwest of the Vallecitos Road (Highway 84)/I-680 Interchange near San Antonio Creek. The area through which the proposed pipeline segment would pass is generally characterized as grasslands and rolling hills, currently used for grazing. Once the proposed pipeline segment has been completed within the alignment ultimately selected, the existing pipeline segment near the San Antonio Reservoir would no longer be used, and would be decommissioned in-place. (Continued from March 15 and May 3, 2004; to be continued without discussion to June 7, 2004).

3. **GENERAL PLAN CONFORMANCE REPORT – PROPOSED SALE OF EAST BAY MUNICIPAL UTILITY DISTRICT’S STANTON RESERVOIR PROPERTY** – Request by the Real Estate Section of East Bay Municipal Utility District (EBMUD) for a General Plan Conformance Report under Government Code Section 65402 for the disposal of a 2.1 acre piece of property located north of Fairmont Drive and west of Lake Chabot Road, unincorporated San Leandro area of Alameda County, bearing Assessor’s designation: 084D-1400-002-05.

Commissioner Tam, after correcting the numbering for the Consent Calendar, made a motion to approve the Consent Calendar and abstained from Item #3, General Plan Conformance Report and abstained from Item No. 3 on the general plan conformance determination for EBMUD’s real estate transaction. Commissioner Kirby seconded the motion. Motion passed unanimously. Commissioners Gault and Imhof were excused.

REGULAR CALENDAR:

1. **MODIFICATION OF THE 2168TH ZONING UNIT AND TENTATIVE MAP, TRACT 7434 – CAMA LANE, LLC** – Petition for modification of the 2168th Zoning Unit, with the reconfiguration of guest parking spaces and modification of the lotting pattern, on one lot, in the PD (Planned Development) District, allowing 16 single family lots, located at 3738 East Castro Valley Boulevard, north side, approximately 750 feet east of Crow



Canyon Road, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 0085-5400-007-01.

Mr. Buckley presented the staff report. Staff has determined that this modification appears to be minor and recommend that the Commission use the Conditional Use Permit to implement the change. An EIR was prepared and a development application was recently approved using a different lotting pattern. Since the modification appears to be minor, the same EIR can be used for this modification. Commissioner Hancock noted that per the staff report, no comments have been received from the Fire Department. Staff agreed adding that staff does not see any fire issues. Commissioner Kirby asked if the proposed driveways were per Fire Department's requirements. Staff replied yes. Commissioner Tam noted receipt of a letter concerning potential traffic hazards from Crow Canyon Road. Mr. Buckley explained that it was originally addressed in the EIR and was found not to be a significant impact, and the Castro Valley Heights homeowners had been provided with CC&Rs including the requirement to provide access to this site. Commissioner Tam asked if there was a possibility of monitoring in the event it does become a problem. Mr. Buckley said he was not familiar with the specifics of the intersection, and that this was a Public Works Traffic Division issue. Commissioner Kirby indicated that the suggestion made in the letter (to provide direct access from the site to East Castro Valley Blvd.) was not an option that he would support, and supported staff that any affect to Crow Canyon Road would be minimal.

Public testimony was called for. Mr. Mathew Tippell, Project Manager for Danova Homes, explained the project and the new design which introduces houses that would be wider at the front, with a 12 feet by 15 feet front room that would be more useable than the homes in the original development plan. The same street access as was previously approved has been maintained; the on-street parking has been re-distributed and increased to seventeen spaces; and the number of homes that back up to East Castro Valley Blvd. has been reduced to three. Drawings of the homes were also available.

Public testimony was closed. Commissioner Kirby made the motion to approve the application per staff recommendation. He appreciated the design change from the wide garage, the effort to make the front room more useful and to increase the street appeal. Commissioner Tam seconded the motion. Motion passed unanimously. Commissioners Gault and Imhof were excused. Mr. Buckley requested clarification that this motion included the finding for minor modification and the approval of the Conditional Use Permit. Commissioner Kirby clarified that his motion included both actions.

2. **VARIANCE, V-11800 – CRANE** – Application to allow an existing fence in the front yard of a residence that varies in height from four feet seven inches to five feet six inches as the fence steps up a sloping street and front yard where four feet is the maximum allowed, in a R-1-RV (Single Family Residence, Recreational Vehicle) District, located at 16037 Gramercy Drive, south side, approximately 296 feet southeast of Selborne Drive, unincorporated San Leandro area of Alameda County, bearing Assessor's Parcel Number: 080A-0170-013-00. (Continued from May 3, 2004).

Mr. Buckley presented the staff report adding that the Planning Commission is hearing this application because the Board of Zoning Adjustments had a tie vote. Commissioner Tam noted Traffic Division's response regarding traffic safety. Staff explained that the Public Works comment was six months old and was related to egress and ingress from the garage because it was located close to the street, and that there was no sight distance issue related to the fence.



Public testimony was called for. The Applicant was not available and no other testimony was submitted. Commissioner Hancock felt that if the issue of privacy for front yards generally was a concern, the Ordinance would not require only a four foot high fence. This property also slopes similar to the neighboring lots. He concurred with staff's recommendation and, as such, made the motion to deny the variance. Commissioner Kirby seconded the motion, adding that he would like the motion to include that the retaining wall be referred to the Building Department for permits and inspection. Commissioner Hancock agreed and amended his motion to include the referral. Motion passed 4/1. Commissioner Tam voted no; Commissioners Gault and Imhof were excused.

3. **SITE DEVELOPMENT REVIEW, S-1908 – BIGELOW** - To consider the appeal of the Planning Director's action denying to retain a security gate on the east side of the parking area to block access to adjacent property, thereby not complying with the requirements of S-1423, located at 3315 Castro Valley Boulevard, south side, approximately 220 feet west of Wilbeam Avenue, unincorporated Castro Valley area of Alameda County, bearing Assessor's designation: 084A-0040-019-09.

Mr. Buckley presented the staff report.

Public testimony was called for. Mr. Dick Bigelow, Applicant, stated that although he has made many improvements to his property, he had been facing problems with teenagers loitering on his property, which had been reduced when the gate was closed. He has met with the Fire Marshall on several occasions both on and off the site, who has indicated that as long as the Fire Department had a key to the gate, the gate could be locked. He was working with all different agencies to improve the situation and has met with the restaurant owner and the neighboring properties and has their cooperation. Mr. Bigelow said he wanted to be a good neighbor and further distributed a copy of a plan proposing the removal of the fence between the adjacent property (Mr. Fong's) and widening the 12 foot driveway going out to Wilbeam Avenue. This proposal would help the traffic flow and create a mini shopping center with 181 parking spaces (97 compact and 84 standard spaces) for several of the local properties. The Fire Department approves this plan and also submitted a letter of support from the Chamber of Commerce. He requested additional time for implementation. He was willing to remove the gate but requested cooperation. Commissioner Tam said she appreciated the plan and consultation with others and asked if he was aware of the existence of the prior Site Development Review (SDR) that included ingress and egress conditions. Mr. Bigelow replied that he had not been aware since the SDR had been approved in 1994 and he had bought the property in 1996. Commissioner Kirby indicated that the proposed modification would require a separate application and liaison with other landowners. He suggested that Mr. Bigelow agree that he was out of compliance of this SDR and, as such, agree with staff recommendation for denial of the appeal for the present gate. Then he could work with staff and file the other application.

Public testimony was closed. Commissioner Kirby made the motion to uphold the Planning Director's decision to require that the gate remain open. Commissioner Jacob seconded the motion. Commissioner Hancock pointed out that although the Castro Valley Central Business District Specific Plan has provisions for compact parking spaces, the Zoning Ordinance does not. The Planning Director stated that staff could work with the Applicant on the proposed changes, as a separate application. Commissioner Tam also suggested that staff could work with the Applicant to develop a better plan in reference to ingress and egress. Mr. Bazar advised Mr. Bigelow to contact Brett Lucas, staff planner, who was aware of the specifics and who would contact the neighbors involved, to work out the details. Motion to deny



the appeal and uphold the Planning Director's action passed unanimously. Commissioners Gault and Imhof were excused.

4. **PERIODIC REVIEW OF CONDITIONAL USE PERMIT, C-4158, VASCO ROAD SANITARY LANDFILL** - Review to allow continued operation of an existing landfill (Vasco Road Sanitary Landfill, VRSL) in an A (Agriculture) District, located at 4001 North Vasco Road, east side, approximately one mile north of Dalton Road, Unincorporated Livermore area, designated as Assessor's Parcel Numbers 99B-4901-2-1 and 2-3; 99B-4926-2-1, 2-2, 2-4, and 2-5. (Continued from February 2, April 19 and May 3, 2004).

Mr. Jensen presented the staff report noting receipt of a three page emailed letter from Richard Ward, and amended Conditionals of Approval, some of which were based on comments from Mr. Ward, with two new conditions related to the traffic fees. He further explained the different Exhibits attached to the staff report.

Commissioner Tam complimented staff for the very well done staff report. In reference to Los Vaqueros Reservoir as stated on Page 5 of the Initial Study, Exhibit A, under Environmental Setting, she asked if there was a need to also discuss the approval of the recent expansion of the reservoir and the potential environmental setting. Mr. Jensen explained that the fundamental relationship between the landfill and the reservoir was related to whether or not any contaminants from the landfill could leach down and enter the water supply. The expansion of the reservoir was not relevant because the two watersheds were separated by a substantial ridge. Although notices were sent to Contra Costa Water District, no comments have been received to-date. Commissioner Tam asked if the Los Vaqueros issue also pertained to any proposed realignment of Vasco Road. Mr. Jensen replied that perhaps it could in Contra Costa County but not likely in Alameda County.

Public testimony was called for. Scott Gordon, representing the Landfill, stated that he wished to reserve his time to respond to any comments.

Mr. Steve Stewart, representing the City of Livermore, thanked staff for copies of all related materials. A written response had been submitted in addition to the original letter sent in December, 2003. He further read the City's letter which listed comments that the City felt should be addressed prior to a final decision. The comments were related to the imposition of Impact Fees and the Altamont Landfill Settlement Agreement, California's Integrated Waste Management Act of 1989, litter control, accidents and fires. In response, Mr. Jensen stated that the Altamont Landfill Settlement Agreement was discussed in the staff analysis. This agreement was created not out of an environmental process but by a group of participants, each of whom had a significant interest in the Altamont Landfill, and the Landfill agreed to a number of fees including the Host Community Fees and Open Space Fee. For the Vasco Road Landfill, neither an expansion nor an extension beyond 2008 was being proposed. Together with County Counsel, staff has not found a legal nexus/connection to establish these fees. Commissioner Kirby asked if, in the event an expansion is requested, the fees be applicable just to the expansion, the entire operation or to be determined at such time. Staff replied that it would be determined at that time. Since an expansion request would be based on lack of airspace in the landfill, the difference between an expansion and the entire operation would not be critical.

Mr. Richard Ward, 3884 North Vasco Road, said he had submitted a written statement with comments and requests that included modification of Condition #2; he did not support lighting at the front entrance;



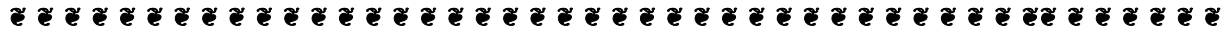
truck traffic problems on Vasco Road; clarification on the types and number of vehicles which would comprise the approved 625 vehicles a day; in reference to Condition 26, a restitution program should be established for effects on neighbors from existing landfills also; recommend that a test well be placed on the landfill property but close to his property; suggestion that coverage of waste take place at the end of the operating day; and the issue of odor. The trucks leaving the landfill were not washed and, as such, have odor and liquid dripping. He suggested steam cleaning. Mr. Ward appreciated the cooperation from the landfill representatives.

Mr. John Smith, Attorney for Waste Management of Alameda County, Inc., provided comments, stating that there had been significant changes during the 1996 Altamont Landfill permit review and certification of EIR. The process addressed the additional cultural, social, environmental and land uses impacts caused by continued disposal of waste by imposing the two additional fees, the twenty-five cents per ton fee as mitigation fees which later was increased by a dollar. This was not only for the expanded area at the Altamont Landfill. Although the footprint has not expanded, the operation/use of the facility has increased, and the landfill continues to pay the fees to the County to mitigate impacts. He noted that the City of Livermore does not pay these fees, but is willing to impose them on its own citizens through Vasco Landfill. He urged the Commission find the basis for imposing, and adopt, the additional fees of \$1.25 on all users of the facility, both in and out of the County, to mitigate the impacts of the continued use of the landfill disposal. Commissioner Tam noted that there had already been two substantial direct mitigation measures, the 290 acre property acquired by EBRPD and which the landfill had contributed for biological mitigation purposes, and the funding into the Vasco Road Improvement Fund. Mr. Smith introduced Mr. Rich Thompson, representing Waste Management, Inc.

Mr. Thompson, Environmental Director for Waste Management Western Group, said they have been in negotiation with US Fish and Wildlife, the Army Corp of Engineers, and the Dept. of Fish and Game over a 640 acre biological mitigation parcel, adjacent to the Altamont Landfill, and a buffer zone of approximately an additional 250 acres, a total of 890 acres which will be used for mitigation of wildlife. No agreement has been reached yet. In reference to traffic mitigation, the Altamont Landfill has been involved with Public Works and Alameda County Waste Management Authority and continues to pay the fees on a per-ton basis. Mr. Thompson pointed out that the settlement agreement of 2000 was associated with the CEQA process for the conditional use permit for the expansion. Commissioner Tam asked if he agreed with the findings as contained in the CEQA document for this review period that there was no significant impact. Mr. Smith replied that written comments had been submitted reflecting that there was a need to do a full EIR on this site.

Mr. Scott Gordon, in reference to Mr. Smith, stated that irrespective of any litigation settlement agreement, in order to impose fees there has to be a legal basis/nexus. In reference to City of Livermore, he pointed out that since no expansion was being proposed now nor in the future, there is no legal basis to impose the fees. He pointed out that the San Francisco City and County waste is exempt from the fee and also from the \$7.06 Measure D Fee. Mr. Gordon stated that he had worked out the specific issues with the neighbor, Mw. Ward, and complimented staff on a good job and urged the Commission to adopt the Mitigated Negative Declaration and approve the periodic review.

Public testimony was closed. Commissioner Jacob requested clarification on the language for the ban of traffic on State Route 84. Staff explained that in the original permit in 1983 Vasco Landfill, there was no ban. This language came from Altamont Landfill permit to help minimize truck-related congestion and safety issues on the portion of State Route 84 between Livermore and Sunol. Mr. Ward had suggested that perhaps this could also be applied to Vasco Road. The main problem would be the distinction



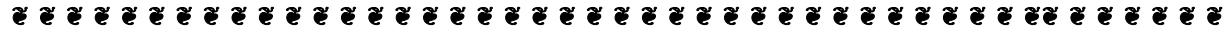
between general truck traffic and the truck traffic generated by a specific project. Although a project-specific ban could be made part of the Conditions of Approval, it would be difficult to ban the general traffic. Commissioner Jacob added that this type of ban reinforces the concept of pass-through traffic, supporting what City of Livermore is requesting, a traffic impact fee. Staff replied that the SR 84 Specific Generator Provision was originally enacted to minimize the heavy truck traffic for Pigeon Pass, between Livermore and Sunol; this kind of ban could be imposed on any facility generating the traffic. Commissioner Jacob asked if the ban could be expanded south to Stanley Boulevard. Staff noted that today, it is a different situation than when the ban was originally imposed, pointing out that Caltrans, in the future, is to introduce a proposal to widen and straighten Pigeon Pass, which would eliminate the large trucks safety issue. Commissioner Jacob felt that the City's request was reasonable. Mr. Jensen added that the project would not result in a large increase in the number of trips, though some could be based on the recycling program to be introduced shortly in the future. Commissioner Tam noted that mitigation was spelled out in the Initial Study as well as the Mitigated Negative Declaration and if the Commission was comfortable with the threshold as outlined and the mitigations associated with it, they could go forward. She made the motion to approve the Initial Study and Mitigated Neg. Dec. and to approve the continuation of the permit to 2008. Commissioner Kirby seconded the motion and requested that the three pages of staff-suggested amendments submitted to the Commission today be included to further modify the conditions. Commissioner Tam agreed and the motion carried unanimously. Commissioners Gault and Imhof were excused.

5. **REVIEW OF PD (PLANNED DEVELOPMENT) DISTRICT PROCEDURES** – Review of County use of the PD (Planned Development) District and establishment of procedures and protocols for future use.

Mr. Bazar presented the staff report. Commissioner Hancock stated that complaints from Ashland/Cherryland area were that many properties were being rezoned to Planned Development. The question was whether it was intended to displace conventional zoning. The standards have evaporated with the use of PDs. Commissioner Kirby stated that he felt that it should be done through a public process, and for large projects PD was appropriate as it allows usage of the total land which might not be possible with other regulations. He indicated his support for certain applications which indicate clearly that a PD would be beneficial and thought that the Preliminary Review procedure was a valuable tool, but should not be mandatory. Commissioner Tam agreed, but thought that perhaps the PD was being used to accommodate projects that would otherwise require multiple variances. Commissioner Jacob thanked the Planning Director for his report. He concurred with Commissioner Hancock that there were pockets of inconsistent zoning. He suggested that PD zoning was appropriate if it was consistent with overall planning goals, and that project could still be appropriate and fit into an area as PD, they would just be different from what would be developed under the basic zoning ordinance. He did not oppose using PDs for small projects and suggested that there should be an option if the developer wants this Commission to make a preliminary decision or provide a forum for community input. Commissioner Hancock added that many complaints from the Cherryland residents were not just about the right to use PDs for small parcels, but mainly what the community desired overall.

Mr. Bazar pointed out, in support of Commissioner Jacob, that Preliminary Review is optional.

Public testimony was called for. Mr. Howard Beckman, a San Lorenzo resident, said that he was dismayed with the staff report as it continues to confuse two different and separate problems. The lesser problem was the question of a process of preliminary review. His criticism was related to when rezoning decisions were made, it has nothing to do with the PD issue but any action that rezones. Rezoning was a



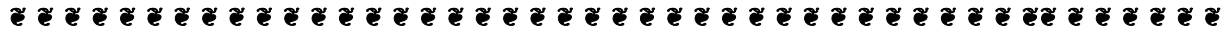
policy decision in terms of the zoning district and not an administrative or technical decision. This decision should be based on the general policies and not on other choices, such as color, landscaping or architectural treatment or what the property owner would like to do. He felt that the decision to rezone ought to be made at a very early stage and has nothing to do with Planned Development. The problem with PD is its abuse which he thought was a deep political dynamic problem in the County. He read a quote cited by most California courts on PDs: "A PD is both a method of development and a zoning classification. It normally consists of individually owned lots with common areas which are owned in common by the lot owners. As a zoning classification, it allows a single zoning district to combine a variety of uses which would otherwise not be permitted." Mr. Beckman also discussed spot zoning. There was a need to look at the history. He asked for the rationale for a heliport in the East County and indicated that this was an example of abuse. He hoped that the problem and a remedy could be clarified.

Public testimony was closed. Mr. Bazar pointed out that this was a community-induced effort. Staff was conducting an extensive review of a number of different jurisdictions in terms of an overall approach to PDs. This is an initial phase. He further explained that Mr. Beckman has expressed his concerns to him and he, in turn, has discussed the concerns with Planning staff. Staff was working on preparing reports that were more explicitly linked to the General Plan of the County. Commissioner Hancock suggested a background work to compare the outcome of the PDs to what the Zoning Ordinance would otherwise allow. He asked if PDs were being turned into a variance process. Commissioner Tam concurred with Commissioner Hancock and Mr. Beckman that there should be an assessment of the problem to find out if there has been a significant number of inconsistencies between the PDs and the Ordinance requirements. The Commission always faces a tension between property rights and community interests. Commissioner Kirby thought it would be interesting to determine, in the survey, if City and County treat this differently. The Findings for a variance is different than those for a PD. Commissioner Jacob thought that if it was decided project by project, then there should be an objective process and a cross-check system. Commissioner Hancock suggested that this matter could be referred to the Ordinance Review Committee. Mr. Bazar summarized that staff would do the analysis, look at some case study and General Plan conformity.

Mr. Bazar reminded the Commission of the Board of Supervisor's workshop on June 30th.

6. DISCUSSION OF PLANNING COMMISSION PROCEDURES

Commissioner Jacob suggested a new format for staff reports, a template, which would be more functional, adding that he will forward a copy of the staff report from other jurisdictions, if the Commission agreed. His other issue was the minutes which could be either detailed or abbreviated. He felt that it should state what the Commission states and the action taken, and less public comments. He preferred more detailed Commission comments and less public comments. The speaker's name and address was the only important information needed. The Chair asked for County Counsel's input. Mr. Chambliss replied that it would depend on what the Commission desired. Commissioner Kirby agreed with Commissioner Jacob, adding that a transcript was not needed but only a legal record of any action that the Commission takes. Names and addresses of speakers will be acknowledged, their entire testimony was not needed but they could submit written comments. He also recommended a report on the status of recommendations to the Board of Supervisors, where each action is listed in a chronological order and follow-up is provided regarding subsequent action at the Board of Supervisors. He felt that this could be an educational process for the Commission. The Chair asked if staff time was available. Mr. Bazar replied that staff could work on a systematic way to get back to them. Board letters related to the Planning Commission's actions could be provided to the Commission, and a summary of actions could be



provided in a chart. Another example would be for resolutions to be brought back to the Commission, although this could delay items that are going to the Board. Commissioner Tam agreed that the minutes should reflect more of Commission's discussion. Mr. Buckley felt that it was helpful to have full discussions and if not included in the minutes, then the Commission needed to provide more reasoning for its decisions, reflecting the consideration of public testimony. Commissioner Tam noted that there is a recording of their sessions so there would be a permanent record of public testimony. Mr. Bazar requested clarification. Commissioner Kirby felt that it was important to only mention that a speaker made a certain point. Commissioner Hancock said he had no concerns. Mr. Chambliss added that these were the Commission's minutes, so they only need reflect the actions taken, and the public could submit a letter if they wanted a permanent record of their testimony.

Mr. Bazar summarized the above which was a preference for a more detailed list of the Commission's actions, major points and a list of public comments.

Commissioner Jacob raised another issue, stating that he thought there needed to be a new staff report template, and he would provide samples from other jurisdictions. Commissioner Kirby suggested that, either before or in the recommendation, action should be analyzed for consistency with the General Plan, and the staff recommendation should always be in the same place in the report. Mr. Bazar agreed.

STAFF COMMENTS & CORRESPONDENCE: Mr. Bazar reminded the Commission of the Board of Supervisor's workshop on June 30th at the Eden Multi-Service Center regarding zoning matters.

CHAIR'S REPORT: The Chair asked which Commissioners were attending the one day conference on June 4th. It was reported that Commissioners Tam, Gault and the Chair had made reservations.

COMMISSION ANNOUNCEMENTS, COMMENTS AND REPORTS: None.

ADJOURNMENT: There being no further business, Commissioner Tam moved to adjourn the meeting at 4:40 p.m. Commissioner Kirby seconded the motion. The motion passed unanimously. Commissioners Gault and Imhof were excused.

CHRIS BAZAR, SECRETARY
COUNTY PLANNING COMMISSION OF ALAMEDA COUNTY