MINUTES OF MEETING ALAMEDA COUNTY PLANNING COMMISSION JULY 22, 2003

(APPROVED OCTOBER 6, 2003)

The meeting was held at the hour of 6:00 p.m. at 224 W. Winton Avenue, Hayward, CA

REGULAR MEETING: 6:00 p.m.

MEMBERS PRESENT: Commissioners Ario Ysit, Chair; Frank Imhof; Mike Jacob, Vice Chair; Glenn Kirby; Lena Tam

MEMBERS EXCUSED: Commissioners Compton Gault and Audrey LePell

OTHERS PRESENT: James Sorensen, Community Development Agency Director; Chris Bazar, Planning Director; Linda Gardner, Housing and Community Development Director; Diana Elrod, Consultant; Holly Janvier, Recording Secretary

There were approximately eleven people in the audience.

CALL TO ORDER:

The Chair called the meeting to order at 6:09 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.

REGULAR CALENDAR:

HOUSING ELEMENT WORKSHOP

Ms. Gardner presented the staff report. The Commissioners all felt that Mr. Sorensen, Ms. Gardner and their staffs had done a great job. Mr. Sorensen, with the use of the projector and screen, pointed out the various properties that had been selected for rezoning, and possible sites for the unincorporated County's share of the units needed to meet ABAG requirements. Public testimony was called for.

Dennis Botelho of Castro Valley stated stated that there were no grants left at this time, which required a certified Housing Element. He also spoke against homeless shelter being allowed without a Conditional Use Permit and relaxed building standards being allowed as incentive for building affordable units.

John Tallman of Castro Valley said he owned the lumberyard that was being earmarked for rezoning. He stated he had not intentions of selling his property. He questioned why his property was being targeted, where there were many other sites that were left off the inventory, many of which were vacant. He produced a list and listed many of the sites. Mr. Sorensen said they would look into the sites mentioned as other possible sites to add to the inventory.

Richard Hancocks of San Leandro suggested that instead of trying to fit rezoning a site to blend with surrounding sites, they should consider rezoning large areas to denser housing to blend in with areas that were nearby and already zoned denser.

Howard Beckman of San Lorenzo spoke against the proposed Housing Element.

Kathie Ready of San Lorenzo said that with the development of the San Lorenzo Village, it would be easy to start incorporating the residential lots that were contiguous to the commercial part of the village, and soon there would be a huge loss of single family residences.

Bob Anthon, manager of the Golden Tee miniature golf course on Castro Valley Boulevard, was concerned that the golf course was marked for rezoning. He gave a history of the long time establishment, and said the owners had no intention of selling. He stated it was the only family recreation in Castro Valley, where people of any age could go. He asked if any property could be taken by eminent domain to meet the housing needs. Mr. Sorensen said he had never heard of an instance. Public testimony was closed.

Ms. Gardner gave a run down of the next few meetings where the Housing Element would be on the agenda. She said she hoped to have the comments all incorporated, and the final Housing Element brought back to the Commission on September 15, for a vote.

The Commission thanked her and said they looked forward to the September 15, meeting.

STAFF COMMENTS & CORRESPONDENCE: There were none.

CHAIR'S REPORT: The Chair announced that the meetings of August 4, and September 1 had been canceled.

COMMISSION ANNOUNCEMENTS, COMMENTS AND REPORTS: There were none.

ADJOURNMENT:

There being no further business Commissioner Tam moved to adjourn the meeting at 8:20 p.m. Commissioner Kirby seconded the motion. The motion was carried 5/0, with Commissioners Gault and LePell excused.

CHRIS BAZAR, SECRETARY
COUNTY PLANNING COMMISSION OF ALAMEDA COUNTY