

MINUTES OF MEETING
ALAMEDA COUNTY PLANNING COMMISSION
AUGUST 15, 2005
(APPROVED SEPTEMBER 6, 2005)

REGULAR MEETING: 1:30 p.m.

MEMBERS PRESENT: Commissioners Ken Carbone; Richard Hancocks; Frank Imhof, Chair; Mike Jacob; Glenn Kirby, Vice Chair; Alane Loisel and Edith Looney.

OTHERS PRESENT: Jana Beatty; Senior Planner; Karen Borrmann, Public Works Agency Liaison; Brian Washington, County Counsel's Office; Nilma Singh, Recording Secretary.

There was one person in the audience.

CALL TO ORDER: The Chair called the meeting to order at 1:30 p.m.

ANNOUNCEMENTS BY THE CHAIR: The Chair requested staff to check on the invites for the Public Officials dinner Friday night for the new Commissioners.

He also reminded staff that the Commission had previously requested that meetings with one agenda item be cancelled.

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** - July 18 and August 1, 2005
2. **TENTATIVE TRACT MAP, TR-6864, ONE STOP DESIGN, INC.** – Petition to subdivide one parcel into five lots, located between 25129 and 25165 Second Street, south side, approximately 903 feet west of Winfeldt Road, Fairview area of unincorporated Alameda County, bearing County Assessor's designation: 0425-01450-006-00. (Continued from January 18, March 7, May 2, June 20, July 18; to be continued to September 19, 2005).
3. **LA VISTA QUARRY PERMIT EXTENSION PROJECT - SURFACE MINING PERMIT SMP-41, DUMBARTON QUARRY ASSOCIATES, INC.** - Petition to extend the period of operation at the La Vista Quarry by twenty (20) years beyond the termination date of the existing permit, to the year 2028, and modify the mining and reclamation

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plan to include further excavation below and into the base of the floor of the existing quarry site, including continued mining, production and sale of aggregate, recycling of construction materials, and production and sale of asphaltic concrete. The existing asphalt concrete plant would also be modernized and upgraded, and operations could be conducted up to 24 hours per day. The project site is located on the western slope of the hills east of the City of Hayward, approximately 700 feet east of the intersection of Mission Boulevard and Tennyson Road, in the unincorporated area of Alameda County. (Continued from October 4, December 6 and 20, 2004, March 7, April 4, May 2 and 16, and July 18, 2005; to be continued to September 19, 2005).

4. **SURFACE MINING PERMITS AND RECLAMATION PLANS SMP-38, SMP-39 and SMP-40, RHODES & JAMIESON** – Petition to make three parcels in Eastern Alameda County available for sand and gravel extraction operations, two of the parcels, SMP-38 and SMP-39 located south of Livermore Airport, SMP-38 close to the Livermore Golf Course, and SMP-39 close to Jack London Boulevard, Livermore area of unincorporated Alameda County, bearing Assessor’s Parcel Numbers: 904-0001-007-26, 99B-3661-001-04 and 99-200-002-00. (Continued from January 3, March 21 and June 20, 2005; to be continued to November 21, 2005).

5. **REVIEW OF EXISTING PD DISTRICT PROCEDURES AND RECOMMENDATIONS FOR POSSIBLE MODIFICATIONS**
(Continued from May 16 and June 20, 2005; to be continued to September 6, 2005).

6. **Motion to Reconsider Action Taken at 7/18/05 - AMENDMENT TO CONDITIONAL USE PERMIT, C-4158, REPUBLIC SERVICES – VASCO ROAD LANDFILL** - Application to extend the term of the Conditional Use Permit for this facility (“Permit”) from 2008 to December 31, 2022; and to formalize permission to continue to conduct waste diversion and materials recycling operations that have been ongoing for a number of years on the site. The Vasco Road Landfill (VRL) (formerly Vasco Road Sanitary Landfill) is an existing permitted landfill in an A (Agriculture) District, located at 4001 North Vasco Road, east side, approximately 1 mile north of Dalton Road, Unincorporated Livermore area, designated as Assessor's Parcel Numbers 99B-4901-2-3; 99B-4926-1-1, 1-2, 2- 4, and 2-5; and 902-6-2-2. (Continued from August 1, 2005; to be continued to September 6, 2005).

Commissioner Carbone requested clarification on the Consent Calendar.

In reference to the July 18th Minutes, Commissioner Kirby corrected the nominations and votes

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for the Election of Officers; requested that the three substantial areas be listed at the end of the first paragraph on page 7; Vasco Road Landfill be replaced by Republic in the second paragraph on Page 9, and would submit a list of minor corrections to the secretary. Commissioner Loisel noted the exclusion of Commissioner Carbone's name under 'Members Present'. In reference to the August 1st Minutes, Commissioner Hancocks pointed out the exclusion of his name under 'Members Present'. Commissioner Jacob made the motion to approve both July 18th and August 1st Minutes as modified above and with Commissioner Kirby's submitted corrections, and the remainder of the Consent Calendar per staff recommendations. Commissioner Kirby seconded the motion. Motion carried 6/0.

Commissioner Looney arrived a few minutes late.

REGULAR CALENDAR:

1. **TENTATIVE TRACT MAP, TR-7549 – BRIGGS** - Petition to allow conversion of eight apartments units into condominiums, in a R-3 (Four Family Residence) District, located at 22242 North Sixth Street, east side, approximately 150 feet north of Knox Street, Castro Valley area of unincorporated Alameda County, bearing County Assessor's Parcel Numbers: 0415-0100-126-01 and 415-0100-126-02. (Continued from August 1, 2005).

Ms. Jana presented the staff report adding that the applicant would like an evening meeting as it would allow his tenants to attend the meeting. Hence, he is requesting a continuance.

A discussion followed on the Condo Conversion Guidelines. Commissioner Jacob said he had procedural concerns. He noted that the Commission has not adopted standard fire and building requirements and, as such, could act based on the old guidelines or continue the application until such requirements have been included in the new guidelines. This Commission has not acted on Item 19 on Page 10. Commissioner Kirby concurred adding that although staff from both departments had submitted a check-list, no action was taken. He further discussed the private open space issue. Commissioner Hancocks said he was surprised that this project has progressed given its shortcomings, and asked staff why it was before them. Staff responded that the applicant wished to move it forward. Commissioner Carbone explained that the CVMAC's approval recommendation had been based on the acceptance of the conditions for this type of conversion as a positive project for the community and the adequate availability of public transportation and low income housing. In response to Commissioner Looney, staff confirmed that there were no other similar conversions on this street per the applicant.

Public testimony was called for. Dan Briggs, Applicant, confirmed that he was requesting a continuance as he would like several of his tenants to speak in support. He was willing to make all improvements as required. In response to Commissioner Looney, he indicated that he has owned this property since 1976.

Commissioner Loisel made the motion for a continuance and Commissioner Looney seconded. Staff requested confirmation that the Commission would like to see the draft guidelines before

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this project is scheduled for a re-hearing. Commissioner Jacob replied yes adding that once approved, the Applicant can work on the check list. Commissioner Carbone requested that a copy of the draft check list be provided to the Commission as soon as possible.

Motion for a continuance passed unanimously.

STAFF COMMENTS & CORRESPONDENCE: None.

CHAIR’S REPORT: The chair re-stated that future meetings with only one item be cancelled.

COMMISSION ANNOUNCEMENTS, COMMENTS AND REPORTS: Commissioner Loisel announced that she has submitted photographs of the current median landscaping on Stanley Boulevard.

ADJOURNMENT: There being no further business, Commissioner Kirby moved to adjourn the meeting at 2:00 p.m. Commissioner Carbone seconded the motion. The motion was carried 7/0.

CHRIS BAZAR, SECRETARY
COUNTY PLANNING COMMISSION OF ALAMEDA COUNTY