

MINUTES OF MEETING
ALAMEDA COUNTY PLANNING COMMISSION
OCTOBER 16, 2006
(APPROVED NOVEMBER 6, 2006)

REGULAR MEETING: 1:30 p.m.

MEMBERS PRESENT: Commissioners Richard Hancocks; Glenn Kirby, Chair; Alane Loisel and Kathie Ready.

MEMBERS EXCUSED: Commissioners Ken Carbone, Vice-Chair; Frank Imhof and Mike Jacob.

OTHERS PRESENT: Steven Buckley, Assistant Planning Director; Ray McKay, County Counsel's Office; Nilma Singh, Recording Secretary.

There were four people 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 PLANNING COMMISSION MINUTES** - October 2, 2006 ~ to be continued to November 6, 2006.
2. **ZONING UNIT, ZU-2230th and PARCEL MAP, PM-8910 – LAMB SURVEYING INC./CAMPBELL** ~ Petition to reclassify one parcel from R-1-L-B-E (Single Family Residence, Limited Agricultural Uses, 5 acre Minimum Building Site Area) District to a P-D (Planned Development, allowing one acre parcels) District, and to allow subdivision of one lot into four parcels, located at 1365 Hilliker Place, east side, corner south of Las Positas Road, Livermore area of unincorporated Alameda County, bearing Assessor's Parcel Number: 099-0015-026-06. (Continued from January 23, February 21, April 3, 17, May 1, June 5, July 17 and August 21, 2006; to be continued to December 4, 2006).
3. **ZONING UNIT, ZU-2231 and PARCEL MAP, PM-8909 – LAMB SURVEYING, INC./WATERMAN** ~ Petition to reclassify one parcel from R-1-L-B-E (Single Family Residence, Limited Agricultural Uses, 5 acre Minimum Building Site Area) District to P-D (Planned Development) District, and to allow subdivision of one lot into four parcels, located at 1339 Hilliker Place, east side, approximately 320 feet south of Las Positas

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Road, Livermore area of unincorporated Alameda County, bearing Assessor's Parcel Number: 099-0015-025-04. (Continued from January 23, February 21, April 3 and 17, May 1, June 5 and August 21, 2006; to be continued to December 4, 2006).

4. **ZONING UNIT, ZU-2202 and TENTATIVE PARCEL MAP, PM-8560 - HOPSON** ~ Petition to reclassify two parcels totaling 1.96 acres from the R-1 (Single Family Residence) and R-1-B-E (Single Family Residence, one acre per 1976th Zoning Unit) Districts to the R-1-B-E District (allowing for a 30,000 square foot Minimum Building Site Area for parcels 2 & 3), and to allow subdivision of one site into three lots with the existing dwelling to remain, located at 22750 Valley View Drive, east side, approximately 850 feet north of Kelly Street, Hayward area of unincorporated Alameda County, bearing County Assessor's Parcel Numbers: 417-0140-028-00 and 417-0151-001-00. (Continued from April 18, 2005, February 6, April 3, May 1, June 19, July 17 and August 21, 2006; to be continued to December 4, 2006).

5. **ZONING UNIT, ZU-2226 and TENTATIVE TRACT MAP, TR-7703, HAMPTON ROAD DEVELOPMENT COMPANY/ANDRADE TRUST/SOARES TRUST** ~ Petition to reclassify five parcels from the R-S-SU (Suburban Residence, Secondary Unit) to a P-D (Planned Development) District, so as to subdivide the properties into seven single-family lots and develop detached single family dwelling on lots 1-5 and one single family dwelling with a secondary unit on lots 6 and 7, located at 876 through 924 Hampton Road, north side, approximately 300 feet west of Mission Blvd, unincorporated Cherryland area of Alameda County, bearing County Assessor's Parcel Numbers: 414-0021-064-01, 414-0021-064-02, 414-0021-083-01, 414-0021-083-02 and 414-0021-084-00. (Continued from June 19 and September 18, 2006; to be continued to November 6, 2006).

6. **ZONING UNIT, ZU-2240 and SITE DEVELOPMENT REVIEW, S-2078 - CHRISTENSEN** ~ Petition to reclassify one 5.73 acre parcel from the R-1-L-B-E (Single Family Residence, Limited Agriculture, 5 acre Minimum Building Site Area, 300 feet Median Lot Width, 30 feet Front Yard) District to the P-D (Planned Development) District, to allow construction of a secondary unit, located at 753 Kilkare Road, east side, approximately one mile north of Foothill Road, unincorporated Sunol area of Alameda County, bearing Assessor's Parcel Number: 096-0210-002-04. (To be continued to November 6, 2006).

Commissioner Hancocks made the motion to approve the Consent Calendar as recommended by staff and Commissioner Loisel seconded. Motion carried 4/0.

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REGULAR CALENDAR:

1. **ZONING UNIT, ZU-2237 and TENTATIVE PARCEL MAP, PM-9182 – BHUKHAN** ~ Petition to reclassify one parcel approximately 0.50 acres from the “R-1” (Single Family Residence) District to a P-D (Planned Development) District, to allow four single family dwellings on parcels with a minimum net parcel size of 3,775 square feet, located at 910 Delano Street, south side, approximately 800 feet west of Kent Avenue, Ashland area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 080C-0484-029-00. (Continued from September 18, 2006).

Mr. Buckley presented the staff report adding that the Commission had design concerns at the last meeting and the public comments had been submitted regarding parking and traffic. The Applicant has submitted revised colored drawings. Staff still has concerns regarding circulation at the rear unit and, as such, staff has recommended that this unit be turned 90 degrees. Commissioner Ready pointed out that the parcel map is numbered incorrectly. Commissioner Hancock asked if the modifications were reflected in Alternative I. Staff replied yes and further explained both alternatives noting that Alternative II is the better solution. Commissioner Loisel expressed her concern regarding the reduced 12’-6” side yards.

Public testimony was called for. David Kesler, project architect, thanked staff for their help and in response to the Chair, agreed with the Commission that Alternative II was the better solution.

Steve Curry, 909 Delano Street, submitted his written comments in support of the revised plans.

Public testimony was closed. Commissioner Hancock made a motion to approve the application as recommended in Alternative II and Commissioner Loisel seconded. At the request of the Chair, Mr. Buckley explained that revised drawings will be submitted before the rezoning is heard by the BOS and revised tentative map for Planning Director’s approval. Commissioner Loisel requested clarification on compensation/affordable housing issue as reflected on page 4. Mr. Buckley explained that the PD findings discuss some options of public benefit. Motion carried 4/0.

2. **DISCUSSION OF GARAGE CONVERSION ORDINANCE** - Discussion and recommendation for revisions to Zoning Regulations, Title 17, 52.955: Limitation on and necessary findings for approval of conversion of garages to non-garage uses, to clarify the requirements regarding replacement parking and confirming development in other respects.

The Chair announced that no action will be taken today but the matter will be continued to the first meeting in November to allow completion of proper noticing. Mr. Buckley presented the staff report. Commissioner Ready pointed out that the deleted requirement was the most important one for the Ordinance Review Committee as it grossly affects the unincorporated

lowlands. Instead, she suggested rewording the requirement and the matter be re-heard by the Ordinance Review Committee noting that previously, the issue of a second-story was not discussed. A discussion followed regarding second stories, conversions, additions, replacement parking and the intent of this requirement. Commissioner Loisel felt that perhaps further clarification is needed and Commissioner Hancocks agreed. The Chair thought that a garage conversion shall be approved only if enclosed parking is provided elsewhere on the property.

Commissioner Loisel made a motion for a continuance to November 6th and Commissioner Hancocks seconded. Motion carried 4/0.

STAFF COMMENTS & CORRESPONDENCE: None.

CHAIR'S REPORT: The Chair requested an up-date on any appeals. Mr. Buckley replied that the Cedar Grove application has been appealed and will be heard by the BOS in December. The Chair announced that he will be attending the CCPCA conference in Sonoma.

COMMISSION ANNOUNCEMENTS, COMMENTS AND REPORTS: None.

ADJOURNMENT: There being no further business, Commissioner Loisel moved to adjourn the meeting at 2:20 p.m. Commissioner Ready seconded the motion. The motion was carried 4/0.

CHRIS BAZAR, SECRETARY
COUNTY PLANNING COMMISSION OF ALAMEDA COUNTY