

MINUTES OF MEETING
ALAMEDA COUNTY PLANNING COMMISSION
AUGUST 3, 2009
(Approved August 17, 2009)

FIELD TRIP:

MEMBERS PRESENT: Commissioners Glen Kirby and Richard Rhodes, Vice Chair.

MEMBERS EXCUSED: Commissioners Ken Carbone; Frank Imhof, Mike Jacob, Chair; Alane Loisel and Kathie Ready.

OTHERS PRESENT: Rodrigo Orduña

The Commission convened at 224 W. Winton Avenue, Room 111, Hayward, California, at the hour of 1:30 p.m. and adjourned to the field to visit the following properties:

1. **JAMES SILVA, VARIANCE, PLN-2009-00010** ~ Petition to allow a non-permitted garage located in the front half of the property where otherwise not allowed, and within six feet of the side property line of the front half of an abutting lot, in an R-1-B-E-CSU-RV (Single Family Residence, Minimum lot size 10,000 square feet, Median lot width 70 feet, Conditional Secondary Unit, Recreational Vehicle Parking Regulations) District, located at 4235 Krolop Road, south side, approximately 96 feet west of Vineyard Road, Castro Valley area of unincorporated Alameda County, designated County Assessor's Parcel Number: 084D-1140-009-20. **Staff Planner: Carole Kajita.**

2. **COUNTY-INITIATED SPECIFIC PLAN AMENDMENT** ~ An amendment to the Ashland Cherryland Business District Specific Plan (ACBDSP) to change a land use designation to the future Holland Park property from the current TC (Transit Corridor) land use district, to the CF (Community Facilities) land use district, located at 16285 – 16301 East 14th Street, southwest side, approximately 460 feet northwest of Kent Avenue, Ashland area of unincorporated Alameda County, bearing Assessor's Parcel Numbers: 080C-0479-006-21 (previously listed as 080C-0479-006-03, 080C-0479-006-04, 080C-0479-006-11; and the rear portion of 080C-0479-006-13).
Staff Planner: Rodrigo Orduña

REGULAR MEETING: 6:00 p.m.

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

MEMBERS EXCUSED: Commissioner Kathie Ready

OTHERS PRESENT: Albert Lopez, Planning Director; Brian Washington, County Counsel's Office; Nilma Singh, Recording Secretary.

There was no one in the audience.

CALL TO ORDER: *The Chair called the meeting to order at 6:00 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 COMMISSION MINUTES** ~ June 15, July 6 and 20, 2009

Commissioner Kirby made the motion to approve the June 15th, July 6th and 20th Minutes as submitted and Commissioner Loisel seconded. Motion carried unanimously, 6/0 with Commissioner Ready excused.

2. **CONDITIONAL USE PERMIT and MINOR MODIFICATION TO ZONING UNIT, ZU-1816, PLN2009-00041 - WRI GOLDEN STATE LLC/HART** ~ Petition to modify the approved Planned Development (1816th Zoning Unit) that allowed development of 10.21 acres into a neighborhood commercial development, to include financial and personal service uses as permitted uses. These services would include bank, credit unions, title companies, nail salons, beauty shops, karate classes, indoor recreation uses and tutoring centers, located at 3891 East Castro Valley Blvd, south side, approximately 90 feet west of the intersection with Chaparral Lane, Castro Valley area of unincorporated Alameda County, Assessor's Parcel Numbers 085-6300-013-05 and 085-6301-008-06. (Continued from July 20, 2009; to be continued to August 17, 2009)
Staff Planner: Christine Greene

Commissioner Kirby made the motion to approve the Consent Calendar as recommended and Commissioner Carbone seconded. Motion carried unanimously, 6/0 with Commissioner Ready excused.

REGULAR CALENDAR:

1. **GENERAL PLAN CONFORMANCE REPORT, GPC-PLN2009-00072** ~ To consider a determination of General Plan Conformance request by the City and County of San Francisco (CCSF), through the San Francisco Public Utilities Commission (SFPUC), under Government Code

Section 65402(b) for the proposed Sunol Valley Water Treatment Plan Expansion and Treated Water Reservoir Project, identified by County Assessor's Parcel Numbers: 096-0375-11-05, 096-375-15-00, 096-0080-06-02 and 096-0080-08-00, approximately 1,520 acres, located on Calaveras Road, south of Interstate Highway 680, Sunol area of unincorporated Alameda County. (Continued from July 6 and 20, 2009)

Staff Planner: Howard Lee

Mr. Lopez presented the staff report adding that the matter was continued from the last meeting because Public Works Agency had raised concerns during the open DEIR comment period although they are not related to General Plan conformance. A comment letter was submitted to SF Planning Department, a copy of which was attached to the staff report. There was not enough of a concern to indicate inconsistencies with the General Plan and, as such, staff is recommending approval.

No public testimony was submitted. Commissioner Kirby noted that the Commission had toured the water treatment plant on July 6th. The Chair reiterated the need of a protocol for presentations to be made to the Commission before a comment letter is submitted for such projects. *Commissioner Loisel made the motion to move staff recommendation that the project is consistent with the East County Area Plan and the Chair's comments. Commissioner Kirby seconded. Motion carried unanimously, 6/0 with Commissioner Ready excused.*

2. **GENERAL PLAN CONFORMANCE REPORT, GPC-PLN2009-00076** ~ To consider a determination of General Plan Conformance request by the City and County of San Francisco (CCSF) through the San Francisco Public Utilities Commission (SEPUC), under Government Code Section 65402(b) for the proposed Irvington Tunnel Project, identified by Assessor's Parcel Numbers: 096-0001-02-07, 096-0001-02-06, 096-0001-20-3, 096-0001-20-26, 096-0001020-27, 096-0001-02-09, 096-0001-02-08, 096-0080-06-02, 096-0080-04-00, 096-0001-02-13 and 096-0080-08-00, approximately 1,500 acres, located on the west side of Calavares Road, south of I-680, Sunol area of unincorporated Alameda County. (Continued from July 6 and 20, 2009) **Staff Planner: Howard Lee**

Mr. Lopez presented the staff report adding that there are approximately 17-18 smaller projects intersecting with the County surrounding the overall proposed project. A request has been made to SFPUC for a presentation to the Commission on the Hetch Hetchy project in the near future. He further noted the comments on spoils in the comment letter in response to Commissioner Kirby's concerns, a copy of which was included the Commission package. Commissioner Kirby re-stated his concerns regarding off-site impacts, such as traffic and infrastructure (road) impacts. Commissioner Carbone concurred. Mr. Lopez agreed adding that although not addressed in the comment letter, there will be regular contact/discussions with SFPUC in future. A discussion followed regarding the impacts on the surrounding area, possible fill of the canyon with spoils;

submission of late comments; and the least significant employee impact (Comment 3, page 5 of the comment letter).

No public testimony was submitted. Commissioner Loisel made the motion to move staff recommendation and Commissioner Imhof seconded. Motion carried unanimously, 6/0 with Commissioner Ready excused.

STAFF COMMENTS & CORRESPONDENCE: At the request of the Chair, Mr. Lopez provided an up-date on the Commission budget. Funds are available for Commission traveling and training, and conferences; recommended a discussion and/or an update of the Commission By-Laws and the Chair suggested agendaizing the matter for the next meeting; announced that the co-consultant for Altamont Wind Resource Area Conservation Plan will be providing a training on Habitat Conservation Plan and the Natural Committee's Conservation Plan for stakeholders and decision-makers on Friday, August 28, 9-12 at this location; and the ABAG training on Projections 2010 is also scheduled for the same day and time.

CHAIRS REPORT: *None.*

COMMISSION ANNOUNCEMENT, COMMENTS AND REPORTS: In response to communications during Commission field trips, Commissioner Kirby recommended a 'Disclaimer' for any initial oral communications between an applicant and staff. Commissioner Rhodes thought a formal statement would be more appropriate. A discussion followed. Mr. Lopez said that the matter could be discussed at the next weekly Planners' meeting and be incorporated with future counter training.

ADJOURNMENT: *There being no further business, Commissioner Imhof moved to adjourn the meeting at 6:40 p.m. Commissioner Carbone seconded the motion. The motion was carried 6/0.*

ALBERT LOPEZ, SECRETARY
COUNTY PLANNING COMMISSION OF ALAMEDA COUNTY