

**MINUTES OF MEETING**  
**ALAMEDA COUNTY PLANNING COMMISSION**  
**DECEMBER 1, 2008**  
**(Approved January 5, 2009)**

**FIELD TRIP:** *Cancelled*

**Green Building Committee Meeting**

**Time:** 5:00 p.m.  
**Place:** Conference Room  
224 W. Winton Avenue, Hayward

1. Discussion of the Draft Green Building Ordinance, its associated Green Building Program development and methodology, and Green Building Committee future agendas, priority setting and calendar.

**REGULAR MEETING:** 6:00 p.m.

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

**MEMBERS ABSENT:** Commissioner Alane Loisel

**OTHERS PRESENT:** Albert Lopez, Planning Director; Rodrigo Orduña, Senior Planner; Howard Lee, Planner; Marita Hawryluk, Redevelopment Agency; Joe Flores, Redevelopment Agency; Brian Washington, 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 6:00p.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** – November 3, 2008. *Commissioner Kirby made the motion to approve the November 3<sup>rd</sup> Minutes. Commissioner Ready, with a typo correction on Page 3, seconded the motion. Motion carried unanimously, 6/0.*

2. **GENERAL PLAN CONFORMANCE REPORT, PLN2008-00071** ~ To consider a determination of General Plan Conformance request by the Redevelopment Agency under Government Code Section 65402 to purchase parcel identified by County Assessor's Parcel Number 413-0035-010-00, approximately 39,750 square feet, located at 278 Hampton Road, Cherryland area of unincorporated Alameda County. *(To be continued to December 15, 2008).* **Staff Planner: Howard Lee**

Ms. Hawryluk briefly explained that the Redevelopment Agency is in the process of a purchasing agreement although no project has been identified yet.

3. **PROPOSED ZONING ORDINANCE AMENDMENTS RELATING TO TENTS & CANOPIES** ~ To consider amendments of Chapters 17.04 and 17.52 of Title 17 of the Alameda County Ordinance Zoning Ordinance. *(To be continued to January 5, 2009)* **Staff Planner: Rodrigo Orduña**

*Commissioner Jacob made the motion to approve the Consent Calendar and Commissioner Ready seconded. Motion carried unanimously, 6/0, with Commissioner Loisel absent.*

**REGULAR CALENDAR:**

- 1 **GENERAL PLAN CONFORMANCE REPORT, PLN2008-00070** ~ To consider the request of Redevelopment Agency for a General Plan Conformance Report under Government Code Section 65402 to purchase parcels identified by County Assessor's Parcel Number 084A-0040-022-00, approximately 7,200 square feet, located at 20853 Wilbeam Avenue, Castro Valley area of unincorporated Alameda County. **Staff Planner: Howard Lee**

Mr. Orduña presented the staff report. Ms. Hawryluk introduced Joe Flores, Redevelopment Specialist, and provided the background history. The Agency is interested in this block for multiple redevelopment plans, is working with the adjacent property owners, and will be presenting the Commission with a larger project sometime in the future.

*Commissioner Kirby made the motion to move staff recommendation and Commissioner Jacob seconded. Motion carried unanimously, 6/0, with Commissioner Loisel absent.*

2. **INFORMATIONAL ITEM - DISCUSSION ON MIXED-USE DEVELOPMENT** –Agenda-setting for future discussion of potential for mixed-use development along certain commercial corridors within unincorporated West County areas.

Mr. Lopez stated that this is the first of a series of discussions and noted the presence of Bill Lambert, Redevelopment Agency. Mr. Lee presented the staff report.

Commissioner Ready noted that the Ashland/Cherryland Specific Plan does not relate as it is very out-dated. Some of the future improvements outlined in the staff report will not occur perhaps due to the lack of funding availability. She expressed concern with an approved project on 159<sup>th</sup> Avenue — only a few of the units have been sold as condominiums, others are vacant; the commercial spaces are also vacant; and there is also inadequate parking for these spaces. There is a need to make neighborhoods sustainable, to make businesses available for residents to walk to and to support communities. The Chair felt that one definition for all mixed-use development types would not work and, as such, the first step would be separation -- mixed use with principally residential, mixed use with principally commercial, mixed use office and retail commercial, ...etc. Much detailed discussion is needed. His focus is the Ashland/Cherryland areas. Commissioner Rhodes noted that some neighborhoods do not have services and that he prefers the mixed use projects not be approved along the commercial corridors. A discussion followed regarding the approved project on 159<sup>th</sup> Avenue. Commissioner Jacob pointed out that this was not a bad project in concept but frustrations are based on the execution of the end product. The problem is “piece-mealing” of projects and this piece-meal approach should not be used as a baseline for discussion mixed use as a land-use concept. Another example of projects not resulting as promised is the Bockman Road project.

A secondary issue is having an ideal project but accepting the “value engineered” practical project. Commissioner Ready felt that the Redevelopment Agency could use Ashland’s Redevelopment monies to help initiate the commercial businesses, perhaps by partial rent payment and also by rehabilitating the surrounding areas. Commissioner Imhof described a successful mixed-use project in Fremont and pointed out that there needs to be a major commercial business in a mixed-use project to support the neighborhood. He also recommended a field trip to both the sites, E. 14<sup>th</sup> Street and Fremont. The Chair requested an area map of E. 14<sup>th</sup> Street for the area under discussion.

Bill Lambert, Director of Economic Development, in the Redevelopment Agency, discussed the commercial requirement for E. 14<sup>th</sup> Street and suggested eliminating this requirement. Investors usually follow public improvements as they prefer to follow investment trends other than theirs. Usually, private investment starts with residential and then commercial land uses. Most developers are not mixed-use, but specialized in either residential or commercial development. As such, a good mixed-use development would have all residential projects in one location, commercial projects in another, etc. A lively commercial corridor could include a mixed-use frontage and not necessarily vertically

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mixed uses on a single property. Retailers look for good demographics, high traffic count, visibility, and good access to the site.

Mr. Lopez noted that mixed-use is permitted on E. 14<sup>th</sup> Street and many communities prefer increased densities along a commercial corridor close to the services/commercial areas. The Chair pointed out that the E. 14<sup>th</sup> demographics should be taken into consideration – there is a need for the preservation of safety in the area. Also, having one definition of mixed-use for the entire area would be a mistake. In response, Commissioner Ready reiterated her recommendation for investments in already-established neighborhoods, adding that Redevelopment Agency's mission statement/goals states that the Agency will help bring opportunities/jobs to a neighborhood. Commissioner Rhodes stated that there is a need to have a more creative approach to keeping existing services such as Sal's Auto Repair shop in Castro Valley.

Mr. Lambert restated his earlier recommendation of eliminating the requirements for commercial development on every parcel along E. 14<sup>th</sup> Street, and to allow some mixed-frontage development, noting that every site is different and every developer is specialized. Commissioner Jacob noted that Redevelopment Agency had previously provided a presentation on economic development.

The Chair requested worksheets and aerials maps for the next meeting and also recommended a workshop with Redevelopment Agency and Planning Department staff, and the Commission. Mr. Lopez added a recommendation for field trips and citing of examples. Commissioner Ready stated that there is a need to discuss the percentage of mixed-use that should go in an area without sacrificing commercial space. A discussion followed regarding the need to keep commercial frontage with tax-creating businesses, what percentage of such existing businesses within the County are viable, the need to eliminate the requirement for commercial development on every property; and whether or not to define mixed-use by corridors and/or specific mixed use properties. In response to Mr. Lopez, Mr. Lambert confirmed that an economic analysis has been completed and provided some details. He also recommended further discussion at the workshop.

**STAFF COMMENTS & CORRESPONDENCE:** Mr. Lopez announced the following: the hearing room clock is under repair, the Commission has been issued County emails, funding for APA membership is available for the Commission, and any purchases, conferences/workshops need to be pre-approved. The Chair discussed the option of an alert or a forwarding system for County emails to personal emails. All the Commissioners requested APA membership.

**CHAIRS REPORT:** *None*

**COMMISSION ANNOUNCEMENT, COMMENTS AND REPORTS:** *None*

**ADJOURNMENT:** *There being no further business, Commissioner Jacob moved to adjourn the meeting at 7:25 p.m. Commissioner Ready seconded the motion. The motion was carried 6/0.*

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**ALBERT LOPEZ, SECRETARY**  
**COUNTY PLANNING COMMISSION OF ALAMEDA COUNTY**