

**MINUTES OF MEETING
ALAMEDA COUNTY PLANNING COMMISSION
APRIL 5, 2004
(APPROVED AUGUST 2, 2004)**

The meeting was held at the hour of 6:00 p.m. at Public Works Auditorium, 399 Elmhurst Street, Hayward, California.

FIELD TRIP: 1:30 p.m.

MEMBERS PRESENT: Commissioners Ario Ysit, Chair; Compton Gault; Richard Hancocks; Frank Imhof; Mike Jacob, Vice Chair; Glenn Kirby; Lena Tam.

OTHERS PRESENT: Rodrigo Orduna, Planner

FIELD TRIP: The meeting adjourned to the field and the following property was visited:

1. **2190th ZONING UNIT - MOHLER** - Petition to reclassify the subject property to a PD (Planned Development with an Agriculture-Cultivated Agriculture base zone) District, so as to maintain all the development rights and restrictions in the A-CA district, except that operation of a heliport (personal helicopter landing and take-off from a helipad) only as described herein, is permitted, on one site containing approximately 122 acres within an "A-CA" (Agricultural, Cultivated Agriculture) District, located at 7490 Mines Road, east side, 2.2 miles south of Tesla Road, unincorporated South Livermore area of Alameda County, bearing County Assessor's designation: 099A-2420-004-24.

REGULAR MEETING: 6:00 p.m.

MEMBERS PRESENT: Commissioners Ario Ysit, Chair; Compton Gault; Richard Hancocks; Frank Imhof; Mike Jacob, Vice Chair; Glenn Kirby; Lena Tam.

MEMBERS EXCUSED: None

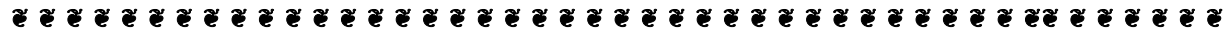
OTHERS PRESENT: Chris Bazar, Planning Director; Gerry Wallace, Contract Planner; Sandra Rivera, Assistant Planning Director; Louis Andrade, Planner III; Nilma Singh, Recording Secretary.

There were approximately forty-five people in the audience.

CALL TO ORDER:

The Chair called the meeting to order at 6:05 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 - March 1, and 15, 2004.**

Commissioner Tam said she has submitted her corrections to the Secretary. Commissioner Kirby made the motion to approve both March 1st and 15th Minutes as submitted. Commissioner Gault seconded the motion, which carried 6/1. Commissioner Jacob abstained from March 1st Minutes.

- 2. MODIFICATION OF THE 1923RD ZONING UNIT AND CONDITIONAL USE PERMIT, C-8108, AND TENTATIVE MAP, TRACT 6869 – LEIDER/OAK TERRACE DEVELOPMENT** – Petition for modification of the 1923rd Zoning Unit, with the relocation of the access road and modification of the lotting pattern, on one site containing approximately 58.96 acres, in a PD (Planned Development) District, located at Oak Terrace, east side, approximately 0.2 miles east of Fairview Avenue, unincorporated Fairview area of Alameda County, bearing County Assessor’s designation: 085A-6000-002-03. (Continued from February 2, 2004; to be continued without discussion to May 3, 2004.)
- 3. MODIFICATION TO A ZONING UNIT AND CONDITIONAL USE PERMIT, C-8267 – FAIRVIEW FIRE PROTECTION DISTRICT** – Modification to the 2058th Zoning Unit to allow transfer of Fire Station Title from Alameda County to the Fairview Fire Protection District, on one site containing approximately 1.15 acres, in a PD (Planned Development) District, located at 25862 Five Canyons Parkway, unincorporated Castro Valley area of Alameda County, bearing County Assessor’s designation: 0417-0289-008-00. (Continued from February 2, 2004; to be continued without discussion to May 3, 2004.)
- 4. MODIFICATION TO THE 2091ST ZONING UNIT AND CONDITIONAL USE PERMIT, C-8246 – IBRAHIM** – Modification to ZU-2091, to allow construction and operation of a new car wash on a parcel containing an existing gas station and drive-in business (McDonald’s restaurant), on one site containing approximately 0.72 acres, in a TC (Transit Corridor) District, located at 16552 East 14th Street, northeast side corner, northeast of 166th Avenue, unincorporated Ashland area of Alameda County, bearing County Assessor’s designation: 0080-0076-032-00. (Continued from March 1, 2004; to be continued without discussion indefinitely.)
- 5. 2189TH ZONING UNIT – MERCY HOUSING** – Petition to reclassify from an R-S-D-35 (Suburban Residence) and R-1 (Single Family Residence) Districts, to a PD (Planned Development) District, to allow construction of 83 one-bedroom Senior apartments and 1 two-bedroom senior apartment, with 52 parking spaces



(8 for guests), on one site containing approximately 2.15 acres, located at 16438 and 16450 Kent Avenue, unincorporated Ashland area of unincorporated Alameda County, bearing County Assessor's designations: 080B-0300-023-00 and -022-01. (Continued from March 15, 2004; to be continued without discussion indefinitely.)

6. **PERIODIC REVIEW OF CONDITIONAL USE PERMIT, C-4158, VASCO ROAD SANITARY LANDFILL** - Review to allow continued operation of an existing landfill (Vasco Road Sanitary Landfill, VRSL) in an A (Agriculture) District, located at 4001 North Vasco Road, east side, approximately one mile north of Dalton Road, Unincorporated Livermore area, designated as Assessor's Parcel Numbers 99B-4901-2-1 and 2-3; 99B-4926-2-1, 2-2, 2-4, and 2-5. (Continued from March 1, 2004; to be continued without discussion to April 19, 2004.)

Commissioner Kirby made the motion to approve the Consent Calendar as submitted and Commissioner Tam seconded the motion. Motion carried 7/0.

REGULAR CALENDAR:

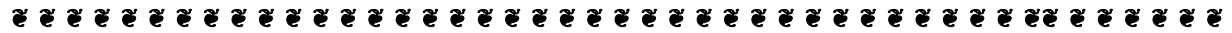
10. **SAN LORENZO VILLAGE SPECIFIC PLAN** – Hearing to present and take comments on the Draft Specific Plan for the San Lorenzo Village Center, an area of approximately 29.5 acres consisting of a number of contiguous, non-residential properties located on both sides of Hesperian Boulevard, generally extending from the I-880 overcrossing in the north to Via Mercado in the south.

Chris Bazar, Planning Director, presented the staff report adding that although the focus is on the Specific Plan, staff will provide an update on the status of the development proposal, Eileen Dalton, Redevelopment Agency, will provide an up-date on the Citizen's Advisory Committee's action at their March 31st meeting and the agreement between the County and Civic Partners, and a representative from Civic Partners is also available to provide further details on the proposal. Staff will provide a proposed revision of the Plan which is also summarized in the staff report. Most major issues were reflected in this revision. The aim was to receive as much input as possible tonight and then to present, in the form of a Draft, in May to the Association followed by a final version in June.

Mr. Bazar, with a PowerPoint presentation, discussed the following issues: the number of housing units, increased retail uses, number of owner-occupied housing, density limitations, height limits, parking requirements, open space, design reviews and Conditional Use Permits based on project sizes which were presented by Mr. Andrade, staff planner. He also summarized the other corrections/issues related to the Draft EIR as stated on Pages 8 and 9 and 10 of the staff report.

Supervisor Lai-Bitker thanked the Commissioners, community and staff. She was in attendance to listen to the Commissioners' input and community response. She hoped to move forward to adopt the Plan.

Public testimony was called for. Kathy Ready, President of San Lorenzo Village Homes Association, thanked the staff and read her written testimony outlining her concerns. She questioned why churches, lodges, non-governmental associations as indicated on Page 9 under Minor Uses should be included in the Specific Plan. Presently, per the Plan, she could not see an area where a large assembly facility could be built or where a church could fit in. She felt that the sentence, "...temporary uses such as street fairs and



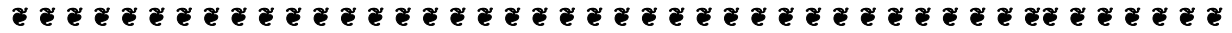
Christmas tree sales...” should be modified to reflect that they would be prohibited. Most residents do not want to see Christmas tree lots and farmers markets because of trash left behind. The Planning Department has not addressed what the community has asked for, which was being more specific in uses that would not be permitted. Since this area would be rezoned as a Planned Development area, much more restrictive language should be written as to what is allowed and what is not. Some of these uses, such as veterinary hospitals, kennels, medical marijuana clinics, firearm sales and adult entertainment, were not addressed in the Draft Plan. There was a need to be more specific in order to force the best possible development for the area and for Sub Area 6. Many would like to see the first primary use of this area as commercial only and housing as a last resort even though there was a need and they feel that there has been no effort into attracting large commercial businesses to the area which will benefit all. This area has a high traffic visibility and immediate access to the freeway. The community would like to have further discussion with the Planning Department regarding the final list of retail and institutional uses for the final version of the Plan in the immediate future.

David Cota said he was a resident of the Ashland area and works for CommPre. His main concern was the mention of bars (under retail and institutional uses) as a permitted use with restaurants on Page 38 of the Plan. Currently, bars have to apply for a Conditional Use Permit which allows community input. Self-service restaurants under 1,200 square feet are permitted. Per the Draft Plan, it would not allow community input which would result in over-concentration of alcohol bars which would increase crimes and deteriorates the life of the community. If the Draft Plan is approved as is, he felt that there should be a condition to not allow off-site sales.

Keith Barros, 16055 Via Del Sol, agreed with the above speakers that the Plan lacked specifics regarding building and land use. He quoted Mr. Cota’s example of a restaurant, less than 1,200 square feet, having a bar. There was also a need to use zoning language terms instead of general terms, for example ‘member oriented institutions’, which falls under club houses. He felt that originally the Task Force with the community should have gone over each term even though he had given a related presentation. Mr. Barros presented the Commission with a copy of a newspaper article relating to a misquoted article. The Chair advised him to submit his testimony/concerns in writing to staff.

Howard Beckman pointed out that most of the land under discussion was owned by a single owner. This Plan is a benchmark of values and vision and, as such, should result in much less, if any, controversies over specific building projects. He agreed that Site Development Reviews were more appropriate than Conditional Use Permits for some particular projects but felt that it could only be if the Planner and Board of Supervisors learn to respect the policy that is articulated by the community in the Specific Plan. The emphasis of this Plan should not be on housing but on the commercial development since it has a long-term benefit to the community including the Eden Area. There was a need to look at every opportunity of commercial development in the under-developed areas. The mixed use development is important because it would promote Hesperian Boulevard as a major transportation corridor. As such, the County has to force the City of Hayward to cooperate. The policies of this Plan should favor multiple small businesses and not national and/or regional companies.

Betty Moose, President, Friends of the Library, pointed out that the library was not included in the Plan. A community has to have a library. Their other concern was the number of housing units. They supported 250 units with more commercial uses which would, in turn, keep the money within their community. In reference to parking, two parking spaces per unit was not sufficient, as seniors do drive. Ms. Moose asked why there was no consideration of providing a park. A community has to have a park, it was necessary. Another forgotten factor was San Lorenzo Unified School District. She urged the Commission to reconsider the Plan.



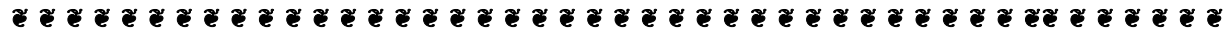
Peter Hagberg, 15864 Via Cordoba, said he was a new San Lorenzo resident and was speaking for himself. He felt that it was important to limit building size to three stories. One has to look at the history adding that the Association was one of the oldest in the nation. This is a community of primarily low buildings and single family dwellings. It would neither be historically accurate nor the desire of the community to have a downtown San Lorenzo. He did not support the 50 feet height limit. Mr. Hagberg pointed out that the design plan did not include business offices. The property values come from single family residences that are going up in values and not from the Bohannon properties that have been neglected. The redevelopment funds should be spent in a way to help the residences. He felt that townhouses would be much more compatible with the uses than high density apartment buildings.

Nancy Van Huffle, San Lorenzo Homes Association, thanked Supervisor Lai-Bitker for her support. She strongly felt that this should have been presented to the Association/community first and then to this Commission. The next meeting with the Association was scheduled for Monday, May 24, 2004. The meeting has been advertised in their newsletter and she invited the Commissioners to attend. She also agreed that there was a need for specifics in the Plan. The Association supports the commercial development which was very important to the community. Ms. Van Huffle noted the lack of a comment letter from the school district.

Wayne Blauvelt, Civic Partners representative, thanked Supervisors Lai-Bitker and Steele, the Commissioners, County staff, CAC, the Association, Bohannon Organization and all others involved in this project. He further read his written testimony. They supported staff's recommendation for the Draft Specific Plan. The Bohannon Organization and Civic Partners have participated with the County for additional land for the Library expansion. Their plan was to accommodate as many existing businesses as possible in the new renovated buildings. The main retail complex will be situated on the previous Mervyns site followed by others on Paseo Grande with unique architectural elements on all four corners of the intersection consistent with the Hesperian Boulevard beautification program. The aim was to make the intersection the historical center of San Lorenzo. He was available to answer any questions. In response to Commissioner Hancocks, he indicated that they were not aware of the future plans of all the existing businesses but it was their intent to accommodate as many as possible. In reference to commercial usage, Commissioner Tam asked if he was aware of the types of businesses that would be economically viable for this area. Mr. Blauvelt replied that they were following guidelines and the aim was to keep the small businesses. Commissioner Gault said he was concerned with the negative responses from the big retailers and asked what was going to attract other small business based on the plan. Mr. Blauvelt replied that there has been an expressed interest adding that they were accommodating Albertsons' request for a bigger store. The existing buildings will not attract new businesses but the newer buildings would. Commissioner Kirby said he was concerned with the reduced number of residential units. Mr. Blauvelt explained that the original plan showed more units because the self storage center and the Association site had been incorporated. Commissioner Gault requested an up-date on the library.

Ms. Ready added that a new façade has been applied for with the Redevelopment Agency. They were looking forward to open space and did not consider a good economical move to trade three acres of land for a 5,000 square foot building.

Public testimony was closed. Mr. Bazar indicated that although no recommendation was being made, any specific direction would be appreciated. The next meeting was scheduled at the Association on May 24th at 7:00 p.m. Numerous comments were made in reference to the need for a greater degree of specificity of land uses identified. Office buildings were allowable in the mixed use areas. Another issue was the



Lorenzo Theater. A revised plan would be presented at the next Planning Commission hearing. Commissioner Tam thanked Planning staff and Supervisor Lai-Bitker's staff. She agreed with the parking space recommendation adding that she appreciated the adaptive management element. Regarding the commercial use, she thought it was important to have retail to generate revenue for the community and the community to support the businesses. A good compromise has been made.

Commissioner Kirby, in reference to comments made that Site Development Reviews (SDR) was a better procedure, agreed adding that it needs to be very specific on what uses will be permitted in this area. He hoped that SDRs would allow enforceable conditions. Mr. Bazar explained that staff does not recommend eliminating conditional uses entirely but it would depend on size and types of uses. SDRs would be appropriate for uses over 1,000 square feet.

Commissioner Hancocks said that often forgotten is the need for jobs and places to spend money. The Plan was a good document which has the community interest but pointed out that it was not a development plan. He also agreed that more specificity was needed. It was not the intent of the community or the Planning Department to incorporate both plans.

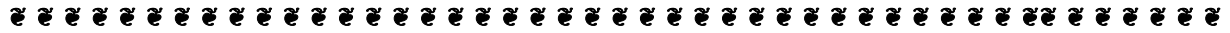
Commissioner Gault congratulated all involved. He also agreed that specificity was very important and suggested that during the continuance period, staff look at the allowed uses. Commissioner Jacobs agreed with the above Commissioners and thanked the Association for their comments. He discussed density and its impact. He voiced his concerns on the owner-occupied language, and unfounded litigation adding that condos should be the first step of home ownership, be the most affordable type of housing, and address parking requirements and traffic, which was a community concern.

The Chair agreed that seniors do drive and, as such, ample parking spaces were needed. He felt that SDR's were needed to allow community input to the types of retail. His other concerns included alcohol licenses and off-site sales, and thought a check needed to be made for the number of licenses there were in this area. Mr. Bazar added that a CUP could be required to operate a restaurant.

The next meeting was scheduled for May 24, 2004, at 7:00 p.m.

Eileen Dalton, Redevelopment Agency, provided an up-date on the progress with Civic Partners who has entered into an "exclusive right to negotiate" agreement. Last Wednesday, this was presented to the Redevelopment Citizens Advisory Committee (CAC), who has recommended unanimously to move forward. This matter will also be heard by the Board of Supervisors on April 27th. This agreement means that Redevelopment will be working solely with Civic Partners as the project developer. It has a six-month term by which a formalized Redevelopment Agreement will be prepared, which will again be presented to CAC and BOS. Civic Partners' proposal, as presented today, is financially more feasible than before and the Redevelopment Agency will be their substantial financial partner. Included in the plan was a Village Square, an open public space facing the existing library, which will be expanded. A formal Disposition and Redevelopment Agreement should be ready by October. In response to Commissioner Jacob, Ms. Dalton explained that this project will generate a substantial amount of tax increment, most of which will be invested in the Village Square. In respect to the housing share, at least 15% of the 450 units will be sold as affordable, low-income condos to meet Redevelopment requirements. Commissioner Jacob said he would like to see figures on any extra increment shares not spent on site. Commissioner Tam asked for the possibility of a library dedication fee. Ms. Dalton replied that the Library was looking at financing options.

The Chair announced a five minute recess and the hearing reconvened at 8:15



11. PROPOSED REVISIONS TO PARK DEDICATION REQUIREMENT -
Proposed revisions to provisions of Chapter 12.20 of the Alameda County Ordinance Code regarding dedication of land or payment of fees to local park agencies for provision of park and recreation facilities. (Continued from March 1, 2004.)

Planning Director, Mr. Bazar, presented the staff report outlining the previous hearings on this matter by the Commission, Castro Valley Municipal Advisory Council, San Lorenzo Homes Association and the Agricultural Advisory Commission, and their recommendations. Staff has compiled a set of questions, as outlined on Page 12, that would be critical for the resolutions for the Board of Supervisors.

Commissioner Tam asked if the City of Hayward had included any part of the unincorporated area when using the five acres per thousand population. Mr. Bazar replied no. A discussion followed regarding exemptions, fee calculations, relations to land value and compensation for the exemptions.

Public testimony was called for.

Florence Powell, 4371 Loch Lane, San Leandro, said she was concerned with the suggested fee increase. She supported all HARD programs for seniors but housing needs to be affordable as it affects the whole community. She urged the Commission to support the increase as long as affordable housing was protected for the entire community.

Gertrude Connolly, 16642 Ashland Avenue, stated that she supports HARD. However, increasing fees for low cost housing makes it impossible for many to find affordable housing.

Ronald Keeney, a resident of Oriole Avenue, San Leandro, said he supports the increase but was concerned with the waiver. There has been a decrease of affordable housing and if the fees were increased, it would have a negative affect on housing development.

Michelle Starratt, read a letter of support from Linda Mandolini, Eden Housing, who also requested waiver of the fees for affordable housing.

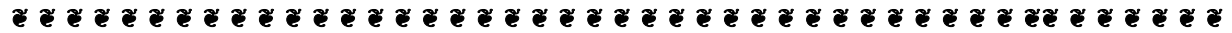
Crisand Giles, representing HBA, stated that there was a problem with the way the County calculated the fees and they did not support the increase.

Lynda Watson said she was a member of COR and has lived in the unincorporated area for twenty-five years. She understood the increase but asked that affordable housing be exempt from the increase.

Mark Crawford, 3832 Somerset Avenue, Castro Valley, said he was a private developer and that there were enough difficulties already with financing housing. He was concerned with the fee increase.

Joe Santos representing Castro Valley Youth Soccer League, said the League supports the increase. HARD serves Hayward and unincorporated areas and, as such, all these areas should be counted in.

Michelle Starratt, on behalf of Linda Gardner, Housing & Community Development, stated that they supported the exemptions for affordable housing per the Housing Element which was adopted last October.



Nancy VanHuffle, San Lorenzo Homes Association, pointed out that there was not much money to upgrade parks and that the Association was not against affordable housing. Perhaps there could be exemptions for affordable housing, such as, Mercy Housing, Eden Housing, etc. They were interested to know how other jurisdictions were handling this and would also encourage low income and senior housing. Parks were very important and critical to consider and to resolve as to who would pay.

Minane Jameson said he works for HARD and thought that the increase was fair. There were not enough parks and home buyers tend to look for parks and community centers. He also thought that the developers needed to help out.

Eric Willyerd, HARD representative, read Tina Rosselle's testimony in support. In his support, Mr. Willyerd described the work HARD does noting that the increase was fair and legally viable. If the fees had been increased yearly since 1992, it would be equivalent to the proposed increase. He requested that the fees be adopted as soon as possible, phasing in was not needed, noting that the pending projects would be at the lowest fee scale.

Lou Andrade, Cherryland resident and member of HARD Board of Directors, pointed out that the Cherryland/Ashland area was a low-income area and under-served by parks. HARD was continuously getting calls requesting additional parks/centers. These fees reflect the actual cost.

Shirley Moore, 12775 Via Rincon, San Lorenzo, said she has been using HARD facilities and appreciates the quality of life offered by HARD. She felt that it was a shame to choose between affordable housing and park facilities adding that one needed a place to live before a place to play.

Public testimony was closed. The Commission discussed each question separately as listed on Page 12 of the staff report.

#1 - Commissioner Jacob felt that exemptions should not be applied to parcels affected by Measure D. Commissioner Kirby agreed with the staff report that there was no distinctions between 100 or more acre properties; the 100 acre parcel be agricultural based; and any new parcel created should be subject to the fee; secondary units on agricultural parcels was a separate issue and could be suitable for half a fee. Commissioner Tam agreed with Commissioner Kirby. She thought that secondary units could be classified as affordable units.

#2 - Commissioner Jacob said he supported exemptions for affordable, senior or disabled housing. Commissioner Kirby said he did not, pointing out that any reduction in fees would impact the special districts for this area, for example HARD, who would have to make up for the loss in some other way. Perhaps there was another way to reduce the fees. Commissioner Tam disagreed adding that she felt it was not the districts' responsibility but the County's. She supported exemptions but with strict guidelines and rules and a 20% reduction would be significant. Commissioner Kirby indicated a compromise, supporting affordable housing without automatic exemptions and that special districts be involved with each projects. Commissioner Hancocks said he lives in the unincorporated area and has been actively involved with HARD issues. He was concerned with what the community was losing. Affordable housing was needed.

#3 - Commissioner Hancocks disagreed with leaving the smaller areas isolated. The Commission agreed.

#4 - Commissioner Kirby agreed with staff recommendation.



#5 – Mr. Wallace suggested modifying the language and Commissioner Kirby said he would support the modified language as long as HARD was involved. The Commission agreed.

#6 – Commissioner Hancocks felt that no issues of the Quimby Act were inconsistent with what the Commission was trying to accomplish. The Ordinance was not completely dependent on the Quimby Act. Commissioner Jacob felt the County ratios were low, at least for the West County.

#7 – Commissioner Jacob concurred with staff recommendation. Commissioners Kirby and Hancocks disagreed, with Commissioner Hancocks questioning the need for phasing. Commissioner Tam agreed.

#8 – The Commission agreed.

The Commission voted unanimously on 3, 4, 5 and 8.

Commissioner Kirby made a motion for the full fees to be applied to affordable housing and Commissioner Hancocks seconded. Commissioners Tam and Imhoff voted no. Commissioner Imhof added that secondary units, new houses on a 100 or more acre parcel and under Williamson Act, should be exempt. Commissioner Tam made a substitute motion that houses on 100 or more acre parcel should be exempt but not those under the Williamson Act. Commissioner Kirby suggested any new parcels created should not be subject to the fees. Commissioner Tam re-stated her motion which was to provide exemptions for 100 acre parcels and those with secondary units including caretaker units, mobile homes and to include any new homes on parcels under 100 acres. Commissioner Jacob seconded the motion. The Chair requested a roll call. Commissioners Tam, Gault and Kirby voted yes and Commissioners Hancocks, Imhof, Jacob and Ysit voted no. Motion failed.

Commissioner Imhof made a motion that all parcels under the Williamson Act and ECAP, parcels less than 20 acres, all secondary units and all caretakers units in ‘A’ District be exempt. Commissioner Hancocks seconded the motion. Commissioner Kirby recommended all new parcels under Measure D and subdivision of parcels under 20 acres. Commissioners Hancocks, Imhof, Jacob and Ysit agreed and Commissioners Gault and Tam voted no.

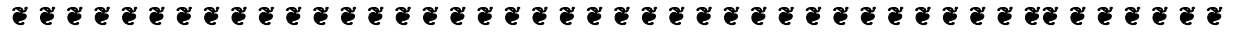
Commissioner Jacob made a motion to exempt parcels under 100 acres and all parcels outside ECAP. Commissioner Hancocks seconded the motion. Motion passed unanimously.

Commissioner Kirby made a substitute motion that all units be charged full fee with concurrence with the Park District that up to 5% of the money be set aside to offset the fees. The Chair felt that the 5% was not enough to compensate and he did not agree on fees for affordable housing. Commissioner Tam agreed. Commissioner Jacob seconded the motion but voted no on the 5%. Commissioner Hancocks said his concern was that it puts the fees as a subsidiary. The remaining Commissioners voted no, supporting staff’s recommendation.

The Chair requested a roll call for items 6 and 7.

For item 6, Commissioners Gault, Hancocks, Imhof, Kirby, Tam and Ysit voted yes and Commissioner Jacob voted no.

For item 7, Commissioners Gault, Imhof, Jacob, Tam and Ysit voted yes and Commissioners Hancocks and Kirby voted no.



STAFF COMMENTS & CORRESPONDENCE: None.

CHAIR'S REPORT: None.

COMMISSION ANNOUNCEMENTS, COMMENTS AND REPORTS: None.

ADJOURNMENT: There being no further business, the meeting adjourned at 11:00 p.m.

CHRIS BAZAR, SECRETARY
COUNTY PLANNING COMMISSION OF ALAMEDA COUNTY