

MINUTES OF MEETING
ALAMEDA COUNTY PLANNING COMMISSION
FEBRUARY 3, 2003
(APPROVED FEBRUARY 18, 2003)

The meeting was held at the hour of 1:30 p.m. in Room 160, 224 West Winton Avenue, Hayward, CA

REGULAR MEETING: 1:30 p.m.

MEMBERS PRESENT: Commissioners Lena Tam, Chair; Compton Gault; Glenn Kirby; Audrey LePell; Ario Ysit

MEMBERS ABSENT: Commissioner Matthew Edwards

OTHERS PRESENT: Phil Sawrey-Kubicek, Senior Planner; Holly Janvier, Recording Secretary

There were approximately two people in the audience.

CALL TO ORDER:

The Chair called the meeting to order at 1:35 p.m.

ANNOUNCEMENTS BY THE CHAIR: There were 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.

Ron Kriletich asked to speak. He stated that he had been homeless for 21 years, and had been living in his car. He wished to speak on the topic of the homeless. He said the homeless living in cars were awakened at night by police rapping on their windows. He said he works five days a week, but still can't make enough to afford the rents being asked for in the area.

He stated that the City of Santa Cruz was helping by providing an area that is paved for the homeless, living in cars to park at night, so they would not be bothered by the police. He proposed that Alameda County provide a piece of land, that could be paved over, and possibly have a small building for restrooms, showers, and possibly a sitting area. He called it a Rec Room.

Commissioner Gault asked where in Santa Cruz the homeless area was located. Mr. Krilitech said it was within the City limits. Commissioner Gault said there were rules about sleeping in cars, so wasn't sure where an area like this could be located.

Commissioner Tam said that the Commission would take his suggestion under advisement. She noted that they were looking at the Housing Element and Recreational Vehicle storage issues. She said they would keep Mr. Krilitech informed as to when these issues returned to the agenda, in order to give him an opportunity to speak again.

Commissioner LePell asked if Mr. Krilitech could get homeless coalition groups to send representatives when the Housing Element came back to address his suggestion. Commissioner Ysitt added that this issue was not brought up before when the Commission had heard the Housing Element.

CONSENT CALENDAR:

1. **APPROVAL OF PLANNING COMMISSION MINUTES** – January 21, 2003.

Compton moved to approve the minutes as submitted. Commissioner Kirby seconded the motion. The motion carried 5/0, with Commissioner Edwards absent.

2. **2162ND ZONING UNIT AND SITE DEVELOPMENT REVIEW, S-1809 - LEE** - Petition to reclass one site from the C-2 (General Commercial) District to a PD (Planned Development), for the purpose of constructing a two story, 3,195 square foot mixed use office and residence building on the site, which contains approximately 0.22 acres, located at 2974 Grove Way, northwest side, approximately 250 feet southwest of Center Street, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designations: 416-0070-056-00 & -057-00. (Continued without discussion to March 3, 2003.)

Commissioner Kirby moved to approve the remainder of the Consent Calendar per staff recommendation. Commissioner LePell seconded the motion. The motion passed 5/0, with Commissioner Edwards absent.

REGULAR CALENDAR:

3. **ELECTION OF A PLANNING COMMISSION VICE CHAIR FOR THE REMAINDER OF THE 2002 - 2003 YEAR.**

Commissioner LePell moved to nominated Commissioner Ysit to fill out the remainder of the fiscal year as Vice Chair of the Planning Commission. Commissioner Gault seconded the motion. The motion passed 5/0, with Commissioner Edwards absent. Commissioner Ysit accepted the office of Vice Chair for the remainder of the fiscal year.

STAFF COMMENTS & CORRESPONDENCE: There was none.

CHAIR'S REPORT: There was none.

COMMISSION ANNOUNCEMENTS, COMMENTS AND REPORTS:

Commissioner Gault asked if any of the Commissioners were planning to attend the American Planning Association Conference in Denver. He said the agenda looked interesting in light of the San Lorenzo Village area. He felt new ideas could be discussed.

Commissioner LePell mentioned a recent news article dealing with additives in water. The Legislature was going to check on the additives for safety. The article further stated that these additives were polluting the water. Commissioner Tam said this had come about because some of the Santa Clara County well water was polluted with Perchlorate contaminates. She added that Alameda County customers relying on ground water may have concerns, but East Bay Municipal Utility District water has less of a problem.

Commissioner Kirby said he would like to hear more about how contamination occurs. Commissioner Gault said he would like to discuss State and County water issues facing them. He asked for some kind of report. Commissioner Tam said she would ask East Bay Municipal Utility District to send a representative to come and speak to the Commission. Commissioner LePell added that it would be worthwhile to invite the public.

Commissioner LePell asked staff for information of the selling of land at the Dublin-Pleasanton BART site.

ADJOURNMENT:

There being no further business Commissioner LePell moved to adjourn the meeting at 2:05 p.m. The motion was seconded by Commissioner Kirby, and carried 5/0, with Commissioner Edwards absent.

FIELD TRIP: Immediately following the Regular Meeting

MEMBERS PRESENT: Commissioners Lena Tam, Chair; Compton Gault; Earl Hamlin, Vice Chair; Glenn Kirby; Audrey LePell; Ario Ysit

MEMBERS ABSENT: Commissioner Matthew Edwards

OTHERS PRESENT: Ronald Gee, Senior Planner

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

1. **2146TH ZONING UNIT - MARCHAND** - Petition to reclassify from the R-1-L-BE-CSU-RV (Single Family Residence, Limited Agricultural, five acre minimum building site area, 100 feet median lot width, 30 feet front yard, Conditional Secondary Unit, Recreational Vehicle Regulation) District, to a PD (Planned Development) District, allowing a 1280 square foot secondary unit, on one site containing approximately 11.45 acres, located at 8600 Oak Tree Lane, southwest side, approximately 340 feet southeast of Norris Canyon Road, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designation: 085-5000-001-19.
2. **2167TH ZONING UNIT - KUMAR** - Petition to reclassify from the R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle Regulations) District, to the R-3 (Four Family Residence) District, one site containing approximately 0.26 acres, located at 19985 Wisteria Street, west side, approximately 860 feet south of Somerset Avenue, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designation: 084A-0154-002-00.

JAMES SORENSEN - PLANNING DIRECTOR
COUNTY PLANNING COMMISSION OF ALAMEDA COUNTY