

MINUTES OF MEETING
ALAMEDA COUNTY PLANNING COMMISSION
APRIL 7, 2003
(APPROVED MAY 5, 2003)

The meeting was held at the hour of 6:00 p.m. in Room 160, 224 W. Winton Avenue, Hayward, California

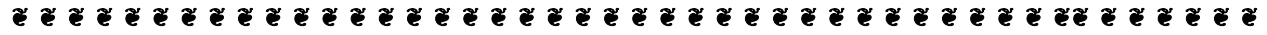
FIELD TRIP: 1:30 p.m.

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

OTHERS PRESENT: Brett Lucas, Planner II

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

1. **2147TH ZONING UNIT - BANDUCCI/CORBETT/BARTLETT -** Petition to reclassify from an A (Agricultural) District to an A-CA (Cultivated Agricultural) District, one site containing approximately 361.0 acres, located at 8125 Crane Ridge Road, south side, approximately 0.25 miles southeast of Greenville Road, unincorporated Livermore area of Alameda County, bearing County Assessor's designations: 099A-2100-013-00, -014-01 and -014-02.
2. **2170TH ZONING UNIT – STEPHEN/KRAUSE –** Petition to reclassify from the R-1-B-E (Single Family Residence M.B.S.A. 20 Acre) District, to a PD (Planned Development) District, allowing a principle and secondary unit, one site containing approximately 27.09 acres located at 109 Castlewood Drive, west side, approximately 0.7 miles northwest of Fairway Lane, unincorporated Pleasanton area of Alameda County, bearing County Assessor's designation: 0946-4391-028-00.
3. **2171ST ZONING UNIT AND TENTATIVE PARCEL MAP, PM-8180 – AYALA –** Petition to amend the Fairview Area Specific Plan by reclassifying from the R-1-L-B-E (Single Family Residence, Limited Agriculture per Fairview Specific Plan, five acre m.b.s.a.) District to the R-1-L-B-E (Single Family Residence, Limited Agriculture, allowing one residence per one acre) District, and subdivision of one site containing approximately 2.30 acres into two parcels, located at 25601 Clover Road, south side, approximately 1070 feet northwest of East Avenue, unincorporated Hayward area (Fairview) of Alameda County, bearing County Assessor's Designation: 0425-0080-002-00.
4. **2173RD ZONING UNIT AND TENTATIVE TRACT MAP, TR-7448 – LANGON –** Petition to reclassify from an R-S-D-25 (Suburban



Residence, 2,500 square foot m.b.s.a.) District, to a PD (Planned Development) District, to allow 14 single family lots, on one site containing approximately 0.97 acres, located at 377 – 407 Lewelling Boulevard, south side, approximately 265 feet west of Meekland Avenue, unincorporated San Lorenzo, area of Alameda County, bearing County Assessor’s designations: 0413-0031-005-00 and –006-00.

REGULAR MEETING: 6:00 p.m.

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

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

There was one person in the audience.

CALL TO ORDER:

The meeting was called to order by the Chair at 6:01 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.

No one requested to be heard under open forum.

CONSENT CALENDAR:

1. **APPROVAL OF PLANNING COMMISSION MINUTES** – March 3, 2003

Commissioner LePell and Commissioner Gault made corrections to the minutes. Commissioner LePell moved to approve the minutes as corrected. Commissioner Ysit seconded the motion. The motion was carried 5/0, with Commissioner Kirby not having yet arrived.

2. **2118TH ZONING UNIT - DEIGERT** - Petition to rezone from a PD (Planned Development, 1489th Zoning Unit permitting R-1-L-B-E) District



to a PD (Planned Development, allowing all the uses of the 1489th Zoning Unit and a second unit) District, on one site containing approximately 1.22 acres, located at 5622 Jensen Road, northwest side, approximately 200 feet north of Cypress Ranch Road, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designation:085A-0001-026-00. (Continued from March 17, 2003. To be continued, without discussion to April 21, 2003.)

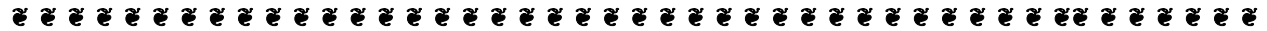
3. **2146TH ZONING UNIT - MARCHAND** - Petition to reclassify from the R-1-L-BE-CSU-RV (Single Family Residence, Limited Agricultural, five acre minimum building site area, 100 feet median lot width, 30 feet front yard, Conditional Secondary Unit, Recreational Vehicle Regulation) District, to a PD (Planned 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. (Continued from March 17, 2003; continued without discussion until May 19, 2003.)

4. **2169TH ZONING UNIT AND TENTATIVE MAP, TRACT 7370 – HOFFMAN & VAUGHN FAMILY TRUST** - Petition to reclassify from a PD (Planned Development) District allowing Commercial Uses, to a PD (Planned Development) to allow nine residential units, on one site containing approximately 128 acres, located on Villareal Drive, south side, approximately 75 feet west of Clement Drive, unincorporated Castro Valley area of Alameda County, bearing County Assessor's Designation: 085A-6405-166-00. (Continued without discussion to May 5, 2003.)

Compton moved to approve the remainder of the Consent Calendar per staff recommendation. Commissioner LePell seconded the motion. The motion was carried 5/0, with Commissioner Kirby not having yet arrived.

REGULAR CALENDAR:

5. **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 from March 17, 2003.)



Mr. Sawrey-Kubicek stated that the application had been withdrawn by the applicant. He was unsure of the reason.

6. **2170TH ZONING UNIT – STEPHEN/KRAUSE** – Petition to reclassify from the R-1-B-E (Single Family Residence M.B.S.A. 20 Acre) District, to a PD (Planned Development) District, allowing a principle and secondary unit, one site containing approximately 27.09 acres located at 109 Castlewood Drive, west side, approximately 0.7 miles northwest of Fairway Lane, unincorporated Pleasanton area of Alameda County, bearing County Assessor’s designation: 0946-4391-028-00.

Mr. Sawrey-Kubicek stated that the Castlewood Property Owners’ Association had asked for a continuance of this project in order to allow them sufficient time to respond to the referral. Staff recommended continuance to May 5, 2003.

Commissioner Gault moved to continue the project to May 5, 2003, in order to allow the Castlewood Home Owners’ Association time to respond to the referral. Commissioner LePell seconded the motion. The motion was carried 5/0, with Commissioner Kirby not having yet arrived.

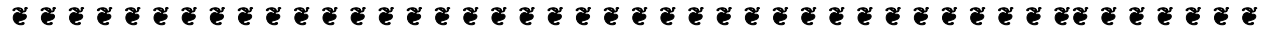
Commissioner Kirby arrived at the meeting.

7. **2171ST ZONING UNIT AND TENTATIVE PARCEL MAP, PM-8180 – AYALA** – Petition to amend the Fairview Area Specific Plan by reclassifying from the R-1-L-B-E (Single Family Residence, Limited Agriculture per Fairview Specific Plan, five acre m.b.s.a.) District to the R-1-L-B-E (Single Family Residence, Limited Agriculture, allowing one residence per one acre) District, and subdivision of one site containing approximately 2.30 acres into two parcels, located at 25601 Clover Road, south side, approximately 1070 feet northwest of East Avenue, unincorporated Hayward area (Fairview) of Alameda County, bearing County Assessor’s Designation: 0425-0080-002-00.

Mr. Sawrey-Kubicek stated that the staff planner had asked that this item be continued to May 5, 2003, to research the project further. Commissioner LePell said she would like the issue of water addressed. Mr. Sawrey-Kubicek said it would be addressed.

Commissioner Gault moved to continue the project to May 5, 2003. Mike seconded the motion. The motion was carried 6/0.

STAFF COMMENTS & CORRESPONDENCE: There were none.



CHAIR'S REPORT: There was none.

COMMISSION ANNOUNCEMENTS, COMMENTS AND REPORTS:

Commissioner LePell mentioned an article in the newspaper regarding proposed Building Inspection fee increases.

Commissioner LePell asked about the possibility of other Commission members who might be interested in attending the upcoming conference on water related issues.

Commissioner LePell said she was preparing a report on the riparian habitat, 100-foot setback. She said she had received part of the Ordinance from the Public Works Agency. She added that she would like to present a report on this topic at the April 21, 2003 Commission meeting.

Commissioner Kirby asked if Commissioner LePell would expect an action or whether this would be for information only. Commissioner Tam asked if the Commission would like to hear this as an action item. Commissioner Kirby said these setbacks had been an area of concern on projects with streams, and he was interested in exploring a policy.

Commissioner Gault said he was interested in hearing from various agencies their opinion of setbacks. He said he wanted all the facts on the table, and would support trying to get everyone on the same track. Commissioner LePell said Planning, Clean Water and Public Works Agency should all be involved. Commissioner Ysitt added Environmental Health to the list.

Commissioner Kirby suggested they could be the lead agency getting everyone together. Commissioner Jacob said that perhaps they should set this up after the ABAG conference on the 28th. Commissioner Gault said if others don't want to participate, this would give the Commission a way to go to the Board of Supervisors to show that they haven't received any cooperation from other agencies.

Commissioner LePell asked whether the Eden Area General Plan would be brought to the Commission soon. Mr. Sawrey-Kubicek said there would be a report on the next agenda.

ADJOURNMENT:

There being no further business Commissioner Kirby moved to adjourn the meeting at 6:16 p.m. Commissioner Gault seconded the motion. The motion was carried 6/0.