

MINUTES OF MEETING
ALAMEDA COUNTY PLANNING COMMISSION
APRIL 21, 2003
(APPROVED MAY 5, 2003)

The meeting was held at the hour of 1:30 p.m. at 951 Turner Court, Hayward, CA

REGULAR MEETING: 1:30 p.m.

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

MEMBERS EXCUSED: Commissioner Compton Gault

OTHERS PRESENT: Chris Bazar, Assistant Planning Director, Phil Sawrey-Kubicek, Senior Planner, Cindy Horvath, Senior Transportation Planner; Karen Borrmann, Public Works Agency Liaison; Holly Janvier, Recording Secretary

There were approximately two people in the audience.

CALL TO ORDER:

The meeting was called to order by the Vice-Chair 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.

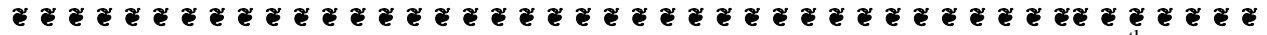
No one requested to be heard under open forum.

CONSENT CALENDAR:

1. **APPROVAL OF PLANNING COMMISSION MINUTES** - April 7, 2003

Approval of the minutes were continued to the next meeting, as they were not ready.

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 April 7, 2003. To be continued, without discussion to May 19, 2003.)

- 3. **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. (Continued without discussion to May 5, 2003.)

Commissioner Kirby 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 Tam not having yet arrived.

REGULAR CALENDAR:

- 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.

Mr. Sawrey-Kubicek said that the staff planner asked that the project be continued until the next meeting. Commissioner Kirby moved to continue the project to May 5, 2003. Commissioner LePell seconded the motion. The motion was carried 5/0, with Commissioner Tam not having yet arrived.

5. EDEN AREA GENERAL PLAN UPDATE

Mr. Bazar gave a summary of the progress the Eden Area Plan. He stated that in the existing Plan was approved in 1983, with a minor update later. Areas included in this plan are Hillcrest Knolls, Fairview (by reference), El Portal Ridge, Ashland and Cherryland. El Portal Ridge was considered previously in the Castro Valley General Plan, but felt the residents of El Portal Ridge

felt unincorporated areas the size of the Eden Area and Castro Valley would not be there in 20 years. He added that announcing meetings wasn't really coordination. He felt the San Lorenzo Plan went beyond a village plan. Public testimony was closed.

6. UPDATE BY COMMISSIONER LEPELL ON WATERCOURSE ORDINANCE

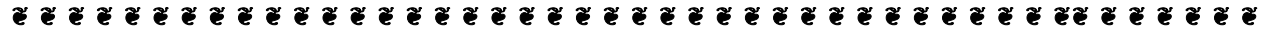
Commissioner LePell thanked Mr. Bazar and Ms. Asche for the documents she was sent. Her intent was for studying setbacks from creeks and streams. She said she was looking for specific language on setbacks. She called Don LaBelle, Public Works Director, and he expressed interest in working with her on this project. He had offered to make his staff available. Commissioner LePell said each department would like to make a short presentation on setbacks. Mr. LaBelle's ideas had not been put into writing. She pointed out documents she had received.

Mr. Bazar said the ROSA document incorporates a lot of information from other sources on water into one document. It is a resource as well as a planning document. Commissioner Kirby asked if these documents would be enforceable. Mr. Bazar said that would take implementation. Commissioner Kirby said Commissioner LePell was looking for a document for people to refer to, to give them guidance.

Commissioner LePell said the Clean Water Department staff had a different vision on conserving water. They would like to send it back to the water table before going to the bay. From her research, the Public Works Agency Director made decisions on setbacks. Commissioner Kirby appreciated the work Commissioner LePell has done. He said it looked like there is parallel work being done in the ROSA Documents. He felt that when the goals and policies were made, they could be implemented. He felt they needed to make sure all the data was put into the ROSA documents. He hoped for a more clearly stated goal, and how to get there. Commissioner LePell said she appreciated the tables sent by Ron Torres of Environmental Health this morning, which were distributed to the Commission that afternoon.

Commissioner Tam asked for a briefing on the ROSA Plan. She found letting streams meander in a natural form, left setback discretion to the Public Works Agency Director. Mr. Bazar felt setting up a presentation from Clean Water would be helpful. He said Planning was addressing horse boarding facilities and manure maintenance near watercourses. Commissioner Ysitt asked for a letter to go to Environmental Health and the Ag Advisory Committee regarding what they were trying to consider important. He felt they should be able to make comments.

Commissioner LePell felt if the ROSA Document could be the umbrella, it could serve to tighten things up, and added that they may want to hold off till the Rosa Document was adopted. Commissioner Jacob said he felt if they were too specific, they could have a boomerang effect, and in leu of that, if Public Works and Planning could both look at projects, it would be helpful. He felt people from flood control should come in and speak also. Commissioner LePell suggested inviting the Castro Valley Municipal Advisory Council also. Commissioner Kirby felt a stream on a site should trigger looking at something special. Public testimony was called for.



Howard Beckman said there was a talented knowledgeable group, called Friends of San Lorenzo Creek. He added there was concern about what gets built around creeks. He said Public Works refers to the creek as a flood control channel. He said it may be, but it is still a creek and would like it referred to as such. He felt the creeks needed to be protected.

Mr. Bazar suggested a workshop to address changes. He said he would see what he could set up. Commissioner Jacob said they should keep cost in mind when creating riparian areas. Mr. Beckman said this was not an issue that doesn't respect any political boundaries. He said there needed to be policy cooperation at the highest issue.

STAFF COMMENTS & CORRESPONDENCE: There were none.

CHAIR'S REPORT: There was none.

COMMISSION ANNOUNCEMENTS, COMMENTS AND REPORTS:

Commissioner LePell said she would be attending a water conference on Thursday.

Commissioner Jacob said he would be in San Diego May 19, 2003.

ADJOURNMENT:

There being no further business Commissioner LePell moved to adjourn the meeting at 3:00 p.m. Commissioner Kirby seconded the motion. The motion was carried 6/0.

**JAMES SORENSEN - PLANNING DIRECTOR
COUNTY PLANNING COMMISSION OF ALAMEDA COUNTY**