

**CITY OF UNION CITY
MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING
OF APRIL 19, 2007, 7:00 P.M.
IN THE COUNCIL CHAMBERS OF CITY HALL
34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA**

I. ROLL CALL: Commissioners Anderson, Lew, Singh, Sweeney and Chairperson Sison

STAFF: Mark Leonard (Director, Economic and Community Development); Carmela Campbell (Senior Planner); Avalon Evans (Assistant Planner); Farooq Azim (Principal Civil Engineer); John Bakker (City Attorney); Kris Fitzgerald (Administrative Assistant).

II. APPROVAL OF MINUTES: The regular Planning Commission Minutes of April 5, 2007 were approved as submitted.

III. ORAL COMMUNICATIONS: None.

IV. WRITTEN COMMUNICATIONS: None.

V. PUBLIC HEARINGS:

A. CONTINUED HEARINGS: None.

B. NEW HEARINGS:

- 1. SYLVIA BURTON, 30935 & 30891 VALLEJO STREET, Tentative Tract Map, TTM 7902 and Site Development Review SD-02-07;** the applicant is requesting approval of a Tentative Tract Map TTM7902 to reconfigure several underlying lots that together measure .99 acres located at 30935 & 30891 Vallejo St. (APN's: 483-0010-015-03, 483-0010-015-04, 483-0010-016, 483-0010-023 and 483-0010-024-002) into five (5) parcels measuring between 7,327 square feet and 10,101 square feet. The applicant is also requesting Site Development Review approval for development of four (4) new single-family residences on proposed Parcels 2, 3, 4 and 5 as well as a new detached garage on proposed Parcel 1 which is currently developed with an existing single-family residence. A Mitigated Negative Declaration has been prepared for this project.

Carmela Campbell, Senior Planner, presented the staff report.

Commissioner Singh asked how Fire Department will handle a fire in the guest parking lot.

Ms. Campbell replied that there is a fire hydrant located in the middle of the property and the fire trucks will stop there and back out when leaving. Ms. Campbell stated that the applicant worked with the Fire Department to provide mitigations in lieu of having a turn around.

Commissioner Singh noted that the staff report stated that the project will generate 550 pounds of carbon monoxide a day and feels that it is a lot.

Ms. Campbell replied that 550 pounds is the minimum threshold before the Bay Area Air Quality Management District would require additional analysis of a project and this project will not generate anywhere close to the level.

Commissioner Singh noted that he spoke some neighbors and they are concerned about the dust from the project.

Ms. Campbell replied that it is also a concern for the City and there is a mitigation measure to control fugitive dust.

Commissioner Singh stated that they will have to do a good job controlling the dust so as not to impact the neighbors.

Ms. Campbell replied that the way to control the dust is to keep the site wet to keep the dust from blowing off.

Commissioner Singh noted that at the intersection of Vallejo and Smith there are some really tall bushes that make it difficult to see oncoming traffic.

Ms. Campbell stated that it would be referred to Public Works.

Commissioner Anderson asked if the Negative Declaration is supposed to be a draft.

Ms. Campbell replied that it is a draft until it has been adopted.

Commissioner Anderson referred to the private road and stated that he feels it should align with Tay Avenue.

Ms. Campbell stated that it does align but it will not be open to through traffic.

Commissioner Anderson pointed out that Tay Avenue is 36 feet curb to curb and asked what is the minimum standard street width for a minor street in Union City.

Farooq Azim, Principle Civil Engineer, replied that the minimum is 46 feet with right of way and 26 feet for curb to curb.

Commissioner Anderson stated that the zoning ordinance has 36 feet curb to curb.

Mark Leonard, Director, Economic and Community Development, stated that is the standard that has been applied in residential areas. Mr. Leonard stated that it would be five feet on either side of the curb for a total of 46 feet.

Commissioner Anderson asked whether a Variance is required because this new street is only 26 feet wide.

Mr. Leonard stated that because it is not dedicated as a public street it will be a private street.

Commissioner Anderson asked why the standard is not applied.

Mr. Azim replied that the street will be 26 feet wide with three feet of curb and would be the same as if this had been a public street.

Commissioner Anderson stated that a public street would be 36 feet and this is only 26 feet.

Ms. Campbell asked which part of the code Commissioner Anderson is referring to.

Commissioner Anderson stated that it is Section 17.68.020 of the Municipal Code.

Ms. Campbell noted that Public Works made an exception because this will be a private road.

Commissioner Anderson asked if that can be done without a Variance.

Mr. Leonard replied that it could.

John Bakker, City Attorney, stated that the standard as in the ordinance only applies to public streets.

Commissioner Anderson stated that it doesn't state public or private in the code.

Mr. Bakker stated that it has been interpreted to be for public streets by the staff.

Commissioner Anderson asked if this is a major subdivision.

Mr. Leonard replied that it is.

Commissioner Anderson asked if parking will be allowed on the street.

Ms. Campbell replied that there is no on-street parking allowed.

Commissioner Anderson asked if there will be two-way traffic on the street.

Ms. Campbell replied that two-way traffic is allowed.

Commissioner Anderson stated that he is concerned that the street is only 26 feet wide.

Ms. Campbell stated that they worked with the Fire Department to make sure that there was adequate room for their equipment.

Mr. Leonard asked what his concern about the road is.

Commissioner Anderson stated his concerns that the road does not meet public standard and it does not align properly with Tay Avenue. Commissioner Anderson stated that he feels the new street should be a continuation of Tay Avenue when named but it does not have to. Commissioner Anderson stated that just because the new road is private should not allow it to be exempt from the minimum zoning standards.

Commissioner Anderson noted that in the staff report architectural asphalt shingles would be required but did not see a corresponding condition of approval.

Commissioner Sweeney replied that condition #8 has the requirement for architectural asphalt shingles.

Commissioner Anderson asked if in the future that staff reports could refer to conditions when stating requirements in the report.

Commissioner Anderson asked which condition would apply to focusing the lighting down

Ms. Campbell replied that it is in condition #24.

Commissioner Anderson asked if the Associated Mitigation Monitoring and Reporting Program is new and if it is a part of the Mitigated Negative Declaration.

Ms. Campbell replied that when an Initial Study determines that a project will potentially result in significant impacts unless mitigation measures are incorporated it requires preparation of a Mitigated Negative Declaration as well as a Mitigation Monitoring and Reporting Program which prescribes how the mitigations will be implemented and monitored and who will be doing the monitoring.

Commissioner Anderson asked if the commission has to approve the monitoring program.

Ms. Campbell replied that the commission should recommend adoption of both documents.

Commissioner Anderson asked if the monitoring program contains mitigation measure 1.1.

Ms. Campbell replied it is not but it will be added.

Commissioner Anderson referred to condition #14 and asked who should perform this condition and should it be the applicant.

Commissioner Anderson referred to condition #25 and asked to add “submitted to” before “reviewed by”

Commissioner Anderson referred to condition #64 and stated that the condition refers to condition #51 and it should refer to condition #55.

Commissioner Anderson asked if the motion should be an approval for the Negative Declaration and recommendation for the rest of it.

Ms. Campbell replied that the motion should be a recommendation for all components.

Chairperson Sison clarified that Commissioner Anderson wanted both conditions #25 and #26 to have “the applicant shall submit” added.

Commissioner Anderson agreed.

Commissioner Lew asked for clarification of guest parking.

Ms. Campbell replied that it would be for anyone visiting the residences on the private road that cannot be accommodated in the driveway for the residence.

Commissioner Lew asked if the residents are prohibited from parking there.

Ms. Campbell replied presumably yes.

Commissioner Lew asked how that would be enforced.

Ms. Campbell replied that the private maintenance agreement would be responsible for enforcement of the “no parking” as well as the guest parking.

Chairperson Sison asked if Commissioner Lew is more worried about overnight parking.

Commissioner Lew stated her concern is that since the residents don't have street parking they will probably want to use the guest parking.

Commissioner Lew stated that we can't enforce parking in the garages or the driveways and since there is no street parking it could be a problem for the residents. Commissioner Lew thinks that the guest parking will not be enforceable. Commissioner Lew recommends not calling it guest parking and looking for more parking.

Ms. Campbell stated that the two residences that front onto Vallejo Street will have street parking.

Commissioner Lew asked why there is no requirement for red curbs where the new street joins Vallejo Street.

Mr. Azim replied that it not always required unless there is a view obstruction. Mr. Azim stated that a "No Street Parking" sign might be used in lieu of the red painted curb.

Commissioner Lew stated her concerns about no on-street parking. Commissioner Lew asked why he did not think red painted curbs were needed on Vallejo Street where the driveway is.

Mr. Azim replied that he does not see a problem at this time but if it becomes a problem in the future then the curbs could be painted then.

Commissioner Lew asked who is requiring the red curb painting on the private street.

Mr. Azim replied that he believes it was the Fire Department who required it.

Ms. Campbell replied that is correct.

Commissioner Lew stated that painting all curbs in the new development red would not be very attractive. Commissioner Lew suggested using signs instead of painting.

Ms. Campbell replied that the issue could be reviewed with the Fire Department prior to the project going to City Council.

Commissioner Lew noted that in other private road projects not all the curbs are painted red.

Commissioner Lew referred to page 3 fourth line of project analysis and asked if there are going to be CC&R's.

Ms. Campbell replied that there will be a private maintenance agreement in lieu of the CC&R's which will cover the road and the common areas.

Commissioner Lew referred to condition #5 and noted that the sentence is incomplete.

Ms. Campbell replied that the last word should be "construction".

Commissioner Lew referred to condition #14 and asked where the wall will be on the property.

Ms. Campbell pointed out where the wall will be on the map.

Commissioner Lew asked if the wall will be solid.

Mr. Leonard stated that it will be a wall similar to one on Union City Boulevard south of Old Alvarado of the Bouquet Canyon design.

Commissioner Lew stated that it is a very attractive wall but asked if there could be an opening for pedestrian access through the commercial property to Union City Boulevard.

Mr. Leonard suggested asking the applicant if they would be willing to have that break in the wall. Mr. Leonard stated that there are two concerns to having the break in the wall; one would be security and the other would be noise.

Ms. Campbell stated that the Police Department would have concerns with security as well.

Commissioner Lew stated that she thought it would be nice for the residents to be able to get to Union City Boulevard without having to walk down to Vallejo Street and then down Smith Street.

Chairperson Sison noted that having a break in the wall at that point might encourage jaywalking across Union City Boulevard because there is no pedestrian cross walk there.

Commissioner Lew referred to condition #17 and asked where the common areas will be.

Ms. Campbell pointed out the areas on the map.

Commissioner Lew asked if the property lines were drawn so that there is a difference between the common areas and private property.

Ms. Campbell replied that the property lines are drawn to the centerline of the street, however, a private access easement will be recorded over the area and then the private maintenance agreement will mention the sidewalks.

Commissioner Lew asked why there is not a condition that no two adjacent garage doors will be the same.

Ms. Campbell stated that they designed the garages to be different and provide extra articulation for the homes.

Commissioner Lew pointed out that all the windows on the garage doors are the same.

Ms. Campbell replied that the commission could ask for changes.

Commissioner Lew noted that in condition #21 there should be a dollar sign before the cost figure.

Commissioner Lew asked if the new homeowners will be exempt from the Capital Facilities Fee.

Ms. Campbell replied that if one of the homes is occupied by a property owner then it would be exempt.

Commissioner Lew asked why the existing residence is boarded up.

Ms. Campbell deferred to the applicant but stated it was probably due to looting.

Commissioner Lew referred to condition #27 and asked to clarify that it is the "Joyce Brune House".

Commissioner Lew referred to condition #46 and stated that gas fireplaces are exempt.

Commissioner Lew referred to condition #48 and asked if there will be a fire sprinkler system in each residence.

Ms. Campbell replied that there will be.

Commissioner Lew asked to change the condition to show that.

Commissioner Lew referred to condition #49 and stated it should be plural also. Commissioner Lew asked if there is one fee for reviewing all of the plans or a separate fee for each plan.

Ms. Campbell replied that there will be a building permit plan check and fire plan check fee for each building.

Commissioner Lew stated that condition #49 should be rewritten so that it clear.

Commissioner Lew referred to page 18, finding #5 and should read "Title 18".

Commissioner Sweeney stated that she agrees with Commissioner Anderson that the name Tay should be carried to the new street, perhaps as Tay Court. Commissioner Sweeney stated her concerns about the guest parking. Commissioner Sweeney noted that these are very large homes and only three guest parking spaces is not enough. Commissioner Sweeney asked where the homeowners are going to put their trashcans on trash day.

Ms. Campbell replied that they will probably place them adjacent to the curb.

Commissioner Sweeney noted that they will be in the no parking area and this will reduce the street width to about 22 to 23 feet. Commissioner Sweeney asked if the Fire Department had signed off on having the trash cans in the street.

Ms. Campbell replied that the issue was not brought up.

Commissioner Sweeney asked that the Fire Department review this prior to going to City Council.

Commissioner Sweeney noted that there are five houses and one house is painted blue, the other proposed houses have only a two color paint scheme and there are two Plan B houses right across from each other just reversed with the only discernable difference being the garage door and a minor vent.

Ms. Campbell referred that to the applicant.

Commissioner Sweeney asked why the two Plan B houses face each other.

Commissioner Sweeney asked where the Aptos Blue Sequoia tree is located.

Ms. Campbell pointed it out on the map.

Commissioner Sweeney asked what would be the mitigation for the removal of this tree.

Ms. Campbell replied that the City Arborist stated that the required Arborist report would base the replacement on the size and health of the tree being taken out.

Commissioner Sweeney asked if that would be in addition to the required street trees and other landscape.

Ms. Campbell replied that it would.

Commissioner Sweeney asked where the trees would be planted.

Ms. Campbell stated that typically they would be planted on site but we could require them to be planted off-site.

Commissioner Sweeney stated her concerns that the City will enforce the Tree Preservation Ordinance in a meaningful way. Commissioner Sweeney stated that a few 15 gallon street trees will not make up for removing a tree of this size.

Commissioner Sweeney stated her concerns about the preservation of the Joyce Brune House. Commissioner Sweeney referred to conditions #26 and #27 and does not feel that they address the recommendations suggested in the Jones & Stokes report in a meaningful way.

Mr. Leonard stated that the approval of this development should be tied to upgrading the house.

Commissioner Sweeney referred to condition #18 and asked to have the garage doors exactly as they are in the elevations in Exhibit A.

Chairperson Sison asked if there should be signs that “the road is private” and that there is “no outlet”.

Chairperson Sison asked why a commercial fire sprinkler is being required in the house on lot #5.

Ms. Campbell replied that it is because the fire truck cannot turn around in the street, so when responding to a fire they will stop in the middle of the street where the fire hydrant is and it might take them a little longer to get to the last lot.

Chairperson Sison stated that he thought it might be more accessible from the Union City Boulevard side.

Ms. Campbell replied that with a solid wall there it would be more difficult to access from Union City Boulevard.

Commissioner Singh asked for clarification that the fire truck would have to back out.

Ms. Campbell replied that is correct.

Chairperson Sison opened the public hearing.

Sylvia Burton, the applicant, spoke about the Joyce Brune house and their intentions to restore the house as best as possible. Ms. Burton stated that they plan spend several thousand dollars to replace the foundation, new plumbing and new electrical to bring it up to code, while still maintaining the architectural significance. Ms. Burton stated that it is boarded up right now because they have had problems with trespassers.

Commissioner Sweeney asked what could be done to make these houses look less similar.

Luke Bolinger and John Gutknecht, architects, stated that there are only four new homes with three unique designs with only one repeat and there are some similarities in the roof framing types to make them look like they belong together. Mr. Bolinger stated that there are two complete paint schemes with three colors in one and four colors in the other.

Commissioner Sweeney stated that it looks like they have done the minimum to differentiate the houses. Commissioner Sweeney stated that even though there are three different floor plans, the two identical houses sit right across the street from each other and the only difference is the paint. Commissioner Sweeney stated that she would not vote to approve the application as it is now.

Commissioner Anderson stated that he would not approve this application because of the large size of the homes and the street is only 26 feet wide with no street parking.

Mr. Gutknecht stated that the parking requirements are determined by the City and have been met for this project. Mr. Gutknecht stated that each home has two covered parking spaces and two apron parking spaces so there is a minimum of four parking spaces per home, except for the home with the three car garage which would have six parking spaces. Mr. Gutknecht pointed out that there are only three homes that have no direct access to on-street parking and then there is the three additional guest parking spaces in the back.

Commissioner Anderson stated that if one of the homes has a large party, there is no close on-street parking for the guests, they would have to park on Smith and walk in. Commissioner Anderson stated that he is concerned with the limited amount of parking available.

Mr. Gutknecht stated that he thinks it would not be a big problem as not everyone would have a party on the same evening.

Commissioner Singh asked what has been done to add green designs to the homes.

Mr. Gutknecht replied that these homes have been designed to have solar panels and to have other green designs.

Commissioner Singh stated that when he visited the property he did not think there was not a lot of parking and he is concerned with having the guest parking in the back and the ability of the fire trucks to get to the fire.

Chairperson Sison clarified that the fire hydrant will be on the new street halfway between Vallejo and the end of the property and the fire truck will not go all the way to the end of the street.

Commissioner Sweeney stated that the reason the Fire Department requires a 26 foot width is so that two fire trucks can pass each other on the street. Commissioner Sweeney stated that for this project the fire truck will not drive all the way to the end of the street, instead it will back up to get out.

Mr. Gutknecht stated that they worked with the Fire Department to try several different road schemes and they finally ended up with this particular scheme.

Matt Taylor, 30947 Vallejo St., thanked the applicant for working with the neighbors. Mr. Taylor asked what would happen with the wall that is between his property and their property. Mr. Taylor asked where the fire hydrant will be located.

Ms. Campbell stated that the fire hydrant is already there and it will be upgraded.

Timothy Swenson 2455 Medallion Dr, former President, Union City Museum, stated that the house should be called the Joyce Scribner Brune house. Mr. Swenson stated that the property borders on the historic Alameda creek right of way. Mr. Swenson stated that the reason that the home is not covered by the Landmark Historic Preservation overlay zone is because the City requires approval by the home owner approval and most homeowners do not want to do it. Mr. Swenson stated that this is one of the oldest homes in Union City and they are very keen on preserving it. Mr. Swenson stated that he is worried that the old garage is being demolished for no good reason.

Lupe St. Dennis, 30298 Vallejo St., asked if the new homes will be higher than the existing two-story homes in the neighborhood.

Ms. Campbell replied that the new homes will be between 24 feet 6 inches to about 28 feet. Ms. Campbell stated that the height limit is 30 feet.

Ms. St. Dennis stated her objections to the cookie cutter look of the homes but acknowledged the efforts of the developer. Ms. St. Dennis stated her objections to the private road but does want the name Tay to continue. Ms. St. Dennis stated her observations about trees removal and demolition of historic structures in Union City and applauded efforts of the developer to preserve the Joyce Scribner Brune home.

Commissioner Anderson asked what is going in the triangular lot to the west of the project.

Ms. Campbell replied that it is zoned Specialty Commercial and there are no current plans at this time.

Commissioner Sweeney asked how we can make sure that the historic house is preserved.

Mr. Leonard suggested that the renovation of the historic home to building permits for one or more of the new lots. Mr. Leonard suggested adding a condition that reads "Prior to issuance of the 4th building permit that the historical home be renovated and fixed for occupancy".

Commissioner Sweeney asked if that would be instead of condition #26 and/or #27 or in addition to those conditions.

Mr. Leonard replied in lieu of condition #27.

Commissioner Sweeney stated that she would support that.

Commissioner Sweeney stated that she is still concerned about the paint scheme in condition #8.

Mr. Leonard stated that we could add a condition that the applicant shall use 5 different paint schemes with a 3 color palette.

Commissioner Lew stated that she is opposed to the application because of the private driveway, red painted curbs, the limited parking and the inability to restrict the guest parking to guests only. Commissioner Lew stated that she feels that this project is inconsistent with General Plan Land Use policy Lu a3.3, which states that "new residential development in Old Alvarado is to be designed to be consistent with the scale and style of the existing homes in the immediate area of the development". Commissioner Lew does not feel that this development is consistent with the criteria. Commissioner Lew would like to see some one-story homes or on a smaller scale. Commissioner Lew stated that she feels that this project does not meet the goals of either preserving the historical character of Old Alvarado and

sustainable development. Commissioner Lew stated that this project is completely contrary to high density in-fill developments. Commissioner Lew stated that the City is discouraging the use of cul-de-sacs and this project not only has one; it is also a private roadway and that is inconsistent with the goal of being pedestrian friendly. Commissioner Lew stated that she will vote against it.

Commissioner Sweeney stated that she will reluctantly support this application. Commissioner Sweeney stated that she understands that it takes resources to preserve the historic home.

Commissioner Singh stated that he will support the project even though he is not comfortable with the private roadway.

Commissioner Anderson stated that he is opposed to this application.

Chairperson Sison stated that he would support the application even though the private road is a problem.

Mr. Leonard reviewed the changes to conditions:

- Change condition #5 add the word “construction” to the end.
- Add a new condition to carry the street name Tay to make it Tay Court.
- Change condition #14 shall read “The applicant shall construct an eight foot, pre-cast bouquet canyon wall along the property lines. . . .”
- Change condition #18 to require the windows on the garages shall be as shown on the exhibit A.
- Change condition #21 to put dollar sign in front of the cost.
- Change condition #25 to read “Prior to issuance of building permits for the detached garage, designs shall be submitted to and reviewed by. . . .”
- Add a new condition to add a new sign to indicate no through traffic.
- Change condition #26 to read “Prior to issuance of building permits for any additions, demolitions or any exterior renovations of the Joyce Scribner Brune house, the applicant shall prepare a historical report using a historic resource professional. The report shall be submitted to the City with an evaluation of the proposed changes to ensure that these changes will not cause a substantial adverse change in the significance of the existing residence.
- Change condition #27 to read on the second line “A written assurance that the Joyce Scribner Brune house”
- Add a new condition that requires the use of 5 different paint schemes with a minimum 3 color palate per scheme.
- Change condition #46 to read “gas fireplaces are exempt”.
- Change condition #48 to add “The applicant shall install an automatic domestic fire sprinkler system in each residence for the residences on lots 2 – 4 and shall install. . . .”
- Change condition #49 to pluralize system and add “fee will be collected for each plan prior to the review of these plans”.
- Change condition #64 to refer to condition #55.
- Add a new condition “The applicant shall restore the historical home to an occupiable standard before issuance of the building permits for the 4th new home.

Commissioner Anderson stated that in the recommendations the title of the Site Development Review is not correct.

Commissioner Sweeney asked to change condition #73 to make sure that the tree replanting to mitigate removal of trees is in addition to street trees and other trees normally required.

Commissioner Lew referred to condition #21 and asked what the correct cost is.

Ms. Campbell stated that it is \$12,231.00.

Commissioner Sweeney made a motion to recommend approval to the City Council of Tentative Tract Map TTM 7902, Site Development Review SD-02-07, with the amended conditions of approval and recommend adoption of the Mitigated Negative Declaration as adequate, making findings 1 – 6 (with a correction to finding 5 to read Title 18), and adopt a resolution confirming this action.

Commissioner Lew seconded.

AYES	3 (Singh, Sison, Sweeney)
NOES	2 (Anderson, Lew)
ABSTAIN	0
ABSENT	0

Commissioner Sweeney called a recess.

Chairperson Sison reconvened the meeting.

VI. SUPPLEMENTAL STAFF REPORTS:

A. CONTINUED REPORTS: None.

B. NEW REPORTS:

- 1. FIRE STATION NUMBER 3, 33942 Seventh Street;** the City will be constructing a LEED certified fire station on Seventh Street to replace the existing fire station number 3 located on 10th Street. This is an informational session to present the fire station design.

Avalon Evans, Assistant Planner, presented the staff report.

Commissioner Sweeney asked what kind of doors are proposed for the apparatus bays.

Ms. Evans stated that they are not roll-up door instead they fold into the building.

Commissioner Sweeney asked if this building is going to be sized adequately for the development in the station district area, for example for equipment for high-rises.

Ms. Evans replied that the station was designed with the station district development in mind.

Commissioner Sweeney stated that it looks like there is no room for future expansion. Commissioner Sweeney asked if there could be a second story added in the future.

Ms. Evans replied that she does not believe there could.

Commissioner Sweeney stated that this design would only house enough personnel for two trucks at three personnel per truck plus the Battalion Chief. Commissioner Sweeney stated that there was an idea to have our own ambulance service and there is no space in this design for that.

Mintze Cheng, Director Public Works, stated that first they looked at replacement of the existing station and then build-out of in-fill development. Ms. Cheng stated that we cannot depend on Fire Station #3 to provide everything and this is a limited site with limited funding. Ms. Cheng stated that this is as much as we can reasonably afford at this time.

Commissioner Sweeney stated that if additional resources are going to be required for the higher density in the Station District, why aren't we waiting until we know more certainly what will be required and then build for that. Commissioner Sweeney stated that this building will be around for decades and once it is in place, we will limit the City in their response capabilities and therefore in what we can permit to be built.

Commissioner Anderson asked what will happen to old Fire Station #3.

Ms. Evans replied that she believes that it will be sold to help finance the new station.

Commissioner Anderson asked if it could be kept as an additional fire station.

Mr. Leonard replied that building is outdated in terms of size and the new equipment cannot fit into the garage.

Commissioner Singh asked if the wall will be good enough to absorb the sound when the trucks go in and out.

Commissioner Sweeney stated that behind the wall there is a park.

Commissioner Singh stated that he is worried about the neighbors with the noise.

Commissioner Sweeney stated that anywhere you put a station there will be noise.

Ms. Cheng stated that the engines leave by the front doors and the back doors will be closed which will deaden some noise and when the engines come back they don't have the sirens on.

Commissioner Singh asked how fast the doors open.

Charlie Sikes, Glass Architects, stated that the doors have to open in 13 seconds by the Fire Code.

Commissioner Lew asked if the utility boxes in front of the building on 7th Street will be screened.

Mr. Sikes stated that those boxes are flush with the grade, they are not aboveground.

Commissioner Lew asked what they are going to do about the PG&E J box that is located in the middle of the proposed driveway.

Mr. Sikes stated that it will be replaced and moved.

Commissioner Lew asked who will monitor the well cap.

Mr. Sikes replied that it is being monitored by the City.

Ms. Cheng stated that it will be monitored by Public Works.

Commissioner Lew asked where the vanities are for the men's bathrooms.

Mr. Sikes replied that all the bathrooms are unisex and there are vanities in every bathroom.

Mr. Sikes stated that there are two disabled access bathrooms that don't have vanities.

Commissioner Lew asked if the east property line was the best place to put the recycling and waste bins.

Mr. Sikes stated that they didn't want the trash enclosure too close to the building to keep the odors away from the building.

Commissioner Lew asked if there will be a composting bin.

Mr. Sikes replied not at this time.

Commissioner Lew suggested that they consider adding one as there will be a lot of food cooked at this site.

Commissioner Lew asked if the station will be LEED certified.

Mr. Sikes replied that it will be certified at the highest level they can get with City Council approval.

Commissioner Sweeney stated that people using Shorty Garcia Park, park their vehicles on 7th Street and there are a lot of areas with red curbs painted that are unnecessary and would it be possible to clean up those red zones so that there will be more parking available.

Ms. Cheng stated that they will look into it.

VII. REDEVELOPMENT AND ECONOMIC DEVELOPMENT REPORTS: None.

VIII. COMMISSION MATTERS:

- A. Proposed change to Planning Commission By-laws to implement attendance requirements.

Commissioner Sweeney made a motion to adopt the amendment the changes to the By-laws.

Commissioner Anderson seconded the motion.

AYES	5 (Anderson, Lew, Singh, Sison, Sweeney)
NOES	0
ABSENT	0
ABSTAIN	0

- B. Follow-up on Planning Commission referrals to the City Council.

- C. Upcoming applications for the Regular Planning Commission meeting of May 3, 2007.

IX. GOOD OF THE ORDER: None.

X. ADJOURNMENT: 9:20 p.m.

APPROVED:

REY SISON, CHAIRPERSON

ATTEST:

MARK LEONARD, SECRETARY