

**SAN LEANDRO  
PLANNING COMMISSION**

**Lecture Hall  
Community Library Center  
300 Estudillo Avenue  
San Leandro, CA 94577**

**MINUTE NO. 95-22**

**NOVEMBER 9, 1995**

The meeting of the San Leandro Planning Commission was called to order at 7:06 p.m. in the Lecture Hall of the Library, 300 Estudillo Avenue, San Leandro, California.

7:06 p.m. - CALL TO ORDER AND PLEDGE OF ALLEGIANCE

**Roll Call:**

**Present:** Chair Reed, Vice-Chair Collier  
Commissioners Berger, Chin, Dlugosh, Ness, Ravenstad.

**Absent:** None.

**Staff:** Secretary Emslie, Mattas, Livermore and Recording Secretary, Hinton.

Staff explained to the Planning Commission and public that the scheduling mishap was that the public was noticed for a 7:00 p.m. meeting and the Planning Commission was told 7:30 p.m.

**MINUTES:** The Minutes of the Regular Meeting of the Planning Commission and Joint Work Session with the Board of Zoning Adjustments of October 26, 1995, were approved as submitted.

**It was MSC (Berger/Ness) (7 ayes)**

**CORRESPONDENCE:** Passed out copies of demographic information that was recently prepared by the Economic Development Division.

**ORAL CORRESPONDENCE:** None.

**PUBLIC COMMENTS:** Lou Filipovich. Jeff Houston. (public comments on page 2).

**WORK SESSION:**

**Review the Precise Development Plan Application for Roberts Landing Phases 2A, 2B, and 3.**

**Livermore:** Explained that the purpose of this work session was to update the Planning Commission about the status of the application and to enable the Planning Commission and the public to get familiar with the Precise Development Plan for Phases 2A, 2B, and 3 of the Roberts Landing Residential development. The current application requires environmental review for the impacts that were not examined in the previous EIR. The environmental requirement is the same as in the application process for Phases 1A and 1B. This environmental will take the form of a Supplemental Environmental Impact Report. This is anticipated to be the last environmental document. We have had the GDP EIR in 1992, the SEIR for Phases 1A and 1B in 1993 and now the SEIR for Phases 2 and 3. The DSEIR will not be discussed. The DSEIR will be ready sometime next week or shortly thereafter so staff tentatively scheduled work sessions and public hearings of which tonight is the first scheduled worksession. Another work session has been scheduled for November 30, 1995, and the public hearing will be December 14, 1995.

### **PUBLIC COMMENTS**

**Reed:** Opened public comments and explained that the comments should not pertain to the project.

**Lou Filipovich, 15376 Lavern Drive:** Wants his statements entered into the record regarding his concern about the concept of Roberts Landing being a city within a city. He wants to make sure that the people buying homes will be protected when they try to resell down the road. He expressed concern regarding contamination and how this will affect homeowner insurance. Expressed concern that down the road, people will suffer from this issue. Mentioned that Citation Homes could have taken a better option related to removing contaminants that would have made it easier for insurance underwriters.

**Jeff Houston, Citizens for Alameda's Last Marshlands Representative:** Welcomed new Planning Commission members. Mentioned that the citizens passed an initiative. After the Planning Commission and City Council passed their approvals, the citizens felt that the project needed additional criteria that was lacking in what the City had passed. Two of the issues that are most important are the marshlands and toxic contaminations that will affect the marshlands and the homeowners. Reminded the commission of the importance of those issues and looks forward to reading and commenting on the analysis of those issues in the upcoming SEIR.

**Emslie:** Highlighted the purpose of tonight's work session: to allow ample opportunity for the information to be presented to the Planning Commission. Staff recognizes the history of the project and multiple jurisdictions that are involved with the project, the lengthy history of reviews and environmental documents is very complex. Staff wanted to make sure the Planning Commission had enough time to digest and ask questions and comment upon the last two phases of the project through a visual presentation and listening to the various consultants who participated in the preparation of the Precise Development Plan. John Hughes of Citation Homes is heading the presentation and will introduce the various consultants who have participated in the preparation of this plan. Mentioned November 30, 1995 as a second work session reserved to discuss Roberts Landing if the Planning Commission deems it necessary.

**John Hughes, Acquisition and Development Manager for Citation Homes, 404 Saratoga Avenue, Santa Clara:** Introduced members of staff involved in the project and asked the consultants to highlight topics of interest (i.e., toxic issues--the engineering and remediation aspects) and clear up misconceptions in these areas.

**Terry McManus, Harding Lawson Associates:** Reviewed the status of the hazardous materials investigation and cleanup of the site. The work that has been done since March 1994 since Citation entered into a voluntary cleanup agreement with Department of Toxic Substances Control (DTSC). The work amounted to \$1.5 million since 1994. Most of that year HLA conducted substantial additional investigations in both the residential area and the wetlands and had hundreds of soil samples collected and chemically analyzed in full review and approval of DTSC and Regional Water Quality Control Board (RWQCB). In September of 1994, DTSC issued a NO FURTHER ACTION letter for Phases 1 and 2.

**Ravenstad:** Asked to see the site plan where the toxic "hot spots" were.

**Bob Chan, Operations Manager, MacKay & Soms Civil Engineers, Pleasanton:** Discussed fundamentals regarding grading, storm, sewer and water systems. In terms of Grading, the project is set up to turn internally into the project. No part of the project drains out into the existing sensitive marshlands or the created habitat areas. Mentioned the storm water quality pond which improves the quality of the water before it exits into the Bay.

**Collier:** Who will be doing the street cleaning? How often?

**John Hughes, Citation Homes:** Since they are private streets they will be funded by the Homeowners Association. They have the responsibility to maintain the streets, soundwalls and landscaping. Because of the magnitude of the operations, this will all be done professionally.

**Dlugosh:** Would some of the undergrounding of utilities include the Lewelling Boulevard property up to Wicks Boulevard?

**Bob Chan, MacKay & Soms:** Yes. The pole line that runs on the North side of Lewelling will all be part of the project area.

**John Hughes, Citation Homes:** The undergrounding process should begin in two weeks and should take about six weeks to complete.

**Berger:** Does that include Cable Television?

**Bob Chan, MacKay & Soms:** Yes.

**Ravenstad:** How many acre feet does the basin store? How fast will the water filtrate through it? What kind of levels do you expect in the Summer?

**Gary Osterhout, MacKay & Soms:** The total volume of the two ponds is approximately 6 acre feet, which is intended to treat low flows from the site that would occur during the low-intensity storms that might occur during the winter months. The storm water quality pond is expected to maintain a level of water of about two feet.

**Dlugosh:** Regarding standing water, will there be some kind of mosquito abatement? Concerned that the two storm water ponds would present potential breeding grounds, which are directly adjacent to residential areas.

**John Hughes, Citation Homes:** There is certain vegetation such as Bull Rushes and other vegetation that has to be placed so that the pond is not too warm. The facility will be owned by the Homeowners Association. The Homeowners Association has the option to contract with an agency to control this issue. It is not dependant on Alameda County Flood Control to treat the pond.

**Gary Osterhout, MacKay & Soms:** Mentioned a small fish that will be placed in the pond that will aid in the abatement of the mosquitos.

**Reed:** Will there be provisions made to make sure that the ponds are not hazardous to small children living in the project to avoid possible drowning?

**John Hughes, Citation Homes:** Yes. The area will be fenced discretely. The fence will be just as high as what would be required by Flood Control.

**Steve Foreman, Wildlife Biologist with Resource Management International:** Discussed mosquito abatement and how the permanent pond is to maintain a population of mosquito fish, which eat the mosquito larvae. Explained that his role has been to address the wetland and endangered species issues on the remaining Open Space areas. Mentioned installation of the channel network that is being created to facilitate water movement into the marsh, installation of the water control structures--to control the levels of the marsh and finish the remainder of the upland and buffer habitats through the grading.

**Berger:** Do you have diagrams and maps for us to see? Asked if certain areas had been tested. How deep is the capped area? Is there no leakage?

**Steve Foreman, Wildlife Biologist with Resource Management International:** Showed blueprint drawings and talked about water flow and the upland areas. He also showed where unsuitable contaminated soils were moved from one place to another.

**Ravenstad:** How many areas are capped?

**Terry McManus, HLA:** In response to Commissioners Berger and Ravenstad: Phase 3 has had extensive soil testing. The Bluebird area and the proposed recreation area are the only capped areas. Originally, soils were placed about four to five feet high in the capped areas, then eventually another two to four feet of soil was placed on top of that. There is no chance that leakage will occur because of the capping and the contaminants are above the water level table.

**Emslie:** Mentioned that this is not the only opportunity to review the environmental information presented by Mr. Foreman and McManus. The DSEIR will be before the Planning Commission before it makes a decision. That document will have 'chapter and verse' the information we reviewed briefly here. You will have the opportunity to quiz the consultants involved, as well as have their reports in front of you so that you will have more detailed analysis. Additionally, the DSEIR will be circulated and anyone in the public who is interested in it will be given the opportunity to raise questions and comments before the Planning Commission makes their decision.

**Ravenstad:** When we get the DSEIR, will we get the Mitigation Plan that Mr. Foreman just showed us?

**Emslie:** There will be discussion of the Mitigation Plan and any documents that are available, will be made available to the Planning Commission at different meetings. It won't be a problem getting that information to you.

**Kalvin Platt, SWA Group:** Presented the Site Plan for all phases of the project, discussed the original plan and its history. He presented drawings of the housing, discussed materials and color schemes, access to the various neighborhoods and shoreline trails, fencing, the pond, and finally, parks and activity areas.

**Ness:** Asked if two single-door garages could be incorporated into the design.

**Reed:** What is the price range for 2A and 2B?

**John Hughes, Citation Homes:** Upper \$200K to lower \$300K.

**Kalvin Platt, SWA Group:** Continued to discuss Phase 3, the Courtyard Homes, which are detached condominiums. The homes are in groups of six and eight units.

**Berger:** Where is the parking? Where has this kind of project been done?

**Kalvin Platt, SWA Group:** Each plan has a two-car garage. There is no driveway parking and no courtyard parking. The loop street is wider than the residential neighborhoods. Parking is on both sides. Visitor parking is 150 parking spaces on the street for 178 units.

**John Hughes, Citation Homes:** Similar projects have been done in Pleasanton, **Belvedere**, at Santa Rita Road/Stoneridge, which have 2000 to 2600 s.f. units. Also, San Jose, **Tresor**, Blossom Hill Road, 1½ miles West of Almaden Boulevard.

**Ravenstad:** Expressed his familiarity with the project, **Belvedere**, which has a high-level of planting detail around the project, which does not appear on the Roberts Landing Courtyard Homes. Is there any opportunity to bring in some frontage landscaping in order to soften the transition between the building and the hard court. Also expressed that part of the success of the **Belvedere** project is the high attention to landscaping detail and would like to see more on the Roberts Landing project.

**Kalvin Platt, SWA Group:** Agreed that the landscaping is what makes the projects work.

**Ravenstad:** Expressed concern for a strong need for youth activities throughout the City of San Leandro and the lack of places in San Leandro to play outdoor sports. Recommended trying to address the concern expressed by him, other park and recreation constituents and the community in general, in trying to fit a ballfield in the development. Recommended looking at the detention basin and referred to a project in Brentwood done by Polty Homes, **Four Seasons Development**, which had a larger detention basin and was able to put a ballfield in the basin. It was very successful and the houses around that park were the hottest houses in the development. Also asked why the pathway is allowed to be moved closer to the wetland near the Marina Wetlands than in any other area? Why can you access the buffer from one point and not other points.

**Pong Ng, Citation Homes:** BCDC had a shoreline trail requirement in the referenced area. Citation had to satisfy that requirement. Also, the north/south trail is not an official shoreline trail that the park district and wildlife agency accepted, however on the west side of the other trail is a habitat area that the wildlife agency is very interested in keeping human activities away from. Wildlife and Fish & Game gave Citation conditions which stated that in the 100 ft. buffer area, we could have a trail within 25 ft. of the eastern boundary of the property line. This area is not a sensitive habitat area. Also, there is an existing levy on Lewelling Boulevard. Citation is not filling anything there, we are just paving over the levy that already exists.

**John Hughes, Citation:** Mentioned that the Courtyard Homes price range would be in the high \$100k to the low \$200K.

**Reed:** Commented that not all potential homeowners would need so much space--such as retired couples or couples without children. Suggested that there should be some flexibility in some of the units for those with little need for space. Is that a possibility?

**John Hughes, Citation:** Yes. The 1450 s.f. units could be a three rather than a four bedroom unit. Market studies show that two bedroom units are undesirable regardless of how many people are in the home. Therefore, a three bedroom unit would be the minimum unit we would consider.

**Kalvin Platt, SWA:** Responded to the ballfield issue. Mentioned that over the last ten years the project has been scaled back considerably because of issues raised by various people. There is a concern about the placement of such a facility. If placed near the open space, balls may end up in the habitat area. If placed in other areas, the field would be by the railroad tracks or in the middle of the development. Both of those options are undesirable. The flexible court games approach is the best. Suggested that perhaps setaside contributions could go toward a ballfield elsewhere in San Leandro. Also mentioned Citation's intent not to create a high fence prison-like feeling.

**Ravenstad:** Disagreed that there are land allocation constraints. Mentioned that a ballfield could easily be fit on 2 acres with a 200 to 250 ft. foul line. There would still be more acreage of parkland left. It is a matter of redesigning the development to incorporate the ballfield.

**Ness:** Commented that the condos proposed in Phase 3 is an innovative way to do condominiums.

**Chin:** Will the courtyards be given names to identify them? Have you planned the street names for the rest of the development? Asked about access to the greens by way of the shoreline trail, park area near Phase 3 and if there was parking in the roundabout area?

**John Hughes, Citation:** Yes. Each court will have a name. Mailboxes will be out in front of the homes. Mentioned that the theme of that area would be names of different birds. The names of the other streets have been pre-selected by the City.

**Kalvin Platt, SWA Group:** Responded to Commissioner Chin regarding access and parking: Surrounding neighborhoods will have access to the Activity Park from Lewelling Boulevard. There is no parking in the roundabout area, but there is parking along Lewelling Boulevard.

**Collier:** How many parking spaces are available inside the project west of the circle into the wetlands?

**Kalvin Platt, SWA Group:** 15 to 20 parking spaces are available.

**Berger:** Will there be any public parking in the development for those who may want to drive into the facility to park in the courtyard bulbs to walk the shoreline trail? Asked about a tennis court. When will Phase 3 be built? Are we still calling the Phases villages?

**Kalvin Platt, SWA Group:** There is parking all along the street. There are no gates. Responded to Commissioner Berger that tennis is not as popular as it has been. The activity center was conceived with children in mind. They are the focus. With tennis courts, bright lights are a concern with surrounding neighbors and you are limited with the number of people on a court at one time.

**John Hughes, Citation:** Phasing has no connection with the order of construction, which will be built according to market demands at that time. Each neighborhood will be identified by its community name. The focus is the **names** of the phases.

**Dlugosh:** Addressed the outside parking issue: There are not at any given time more than two or three cars parked on Wicks Boulevard or the extension of Lewelling up to that gate. I don't think that parking is going to be a problem. Most of the traffic will be on foot.

**Reed:** Commented that the large units will bring a propensity of youth. He agreed with Commissioner Ravenstad's suggestion to have more athletic fields. He encouraged Citation to consider a softball/soccer field.

**Dlugosh:** Commented that the ballfield issue should have been addressed at an earlier stage of this development. We allowed this issue to slip by. Reminded the Commission that he voted against the Marina Vista project because of the lack of playing fields. The basin area has more of a utility need than making it into a ballfield. Putting ballfields that close to residents will create problems like the ones experienced by other residents in similar situations such as: lighting, noise, late night hours and balls in yards.

**Reed:** I partially agree. We did require the acreage to be set aside. I don't think we had specific uses in mind until tonight. Phase 3 is a new design and is an opportunity to correct mistakes we have made in the past.

**Dlugosh:** We did talk about it. Certain allocations had already been made in conjunction with other requirements that they had. That six acres in one spot would have been great but we allowed the project to go too far before we realized that we made a mistake.

**Ness:** Agreed with Commissioner Dlugosh.

**Kalvin Platt, SWA Group:** The homeowners association will maintain the parks to serve that area's needs. There will be potential problems in having the public accessing the parks which are to serve the needs of the homeowners and which are paid for by the association. In my experience, facilities for sports like baseball and softball should be in a larger facility because it does cause problems with abutting homeowners regarding noise and lighting. You really need a sports complex and suggested that the City get funds together to pursue that course.

**Collier:** Are the parks going to be completed along with the homes? I would think that that would be a good selling feature to the homes. I would love to see ball fields in San Leandro, but I think that would decrease in the sales, because people would want to be as far away from the field as possible.

**John Hughes, Citation Homes:** Yes. The parks will be completed along with the homes.

**Chin:** I understand the concern and need for more ball parks in the City, but since the homeowners association is going to maintain the parks in the project, they should regulate the uses.

**Ravenstad:** What materials will be used on the houses? Commented that the houses show a great lack of variety in their surfacing. They have very similar shades and all have stucco. Is there anything that can be done to improve the variety of materials that are used throughout this development without adding some undue financial burden on the developer? The variety in materials add richness to a development. Encouraged the developer to add a variety of materials.

**Pong Ng, Citation:** Talked about the materials used--particularly ones that require low maintenance. That is why we use a stucco exterior and a tile roof. This is better than wood, shake or composition roof-type of material. No decision has been made on some phases, however, there will be judicious use of brick, stone and other types of masonry to enhance architecture.

Responded to Commissioner Ravenstad's question regarding lack of variety: We have used various colors. By using various color combinations and making sure that the same color, the same floor plan and the same elevation do not occur side by side, we would further introduce a variation. We will use accent masonry in various places in the front elevations.

**Dlugosh:** Mentioned that for projects in Australia, the developers vary the tile on the roof. They may have five or six different colors in the development and in the same roof. There may be dark and light shades in the same roof to break the monotony.



**Pong Ng, Citation:** Explained that he had not seen such type of development and that color and choice is quite personal in nature. Our hope is to appeal to the mass audience of buyers as opposed to a certain segment in which 20% of buyers say that this is fantastic and 80% says that they would not buy it because it is not what they want to see. Bricks and stone always add to the elegance and perceived quality of the home and we have no problem considering putting those in.

**Ravenstad:** The General Plan that was approved for this project called for 4400 square foot lots. The largest I see is 3510 s.f. I don't want to be accused of intimidating the developer, but I would like to encourage you to look at some options and see if it is possible to put a ballfield in. We are charged with the concerns of the whole community, not just this development. Our responsibility is to this entire community. When we use the word community, we mean the City of San Leandro, not just this development.

**Pong Ng, Citation Homes:** Phase 1B is a 4000 s.f. minimum lot size. There are certain lots in the cul-de-sac that exceed that square footage.

**Emslie:** There is no other prepared staff comments tonight. If there are no further Commission questions, the only direction we would seek is whether or not an additional work session on November 30 would be the Commission's pleasure.

**Berger:** Can we require some added architectural features to the projects as a condition?

**Emslie:** You can require it as a condition, you can provide some direction to the developer this evening and if time permits, perhaps even have revisions brought back to you in time for the November 30 meeting. You can then review them in another work session format. This tends to be the most productive format for this kind of discussion.

**Chin:** Suggested that the Commission take a look at other developments with respect to the Courtyard concept. It can be discussed at the next work session.

**Reed:** Suggested that a tour would be a good idea.

**Dlugosh:** Suggested that instead of another formal work session, that the tour be the work session. Doesn't feel that the Commission would get any more information other than the visual. I think that it is very important to look at the courtyard. I have never seen this type of project.

**Ness:** We have raised questions tonight. Perhaps the developer would like to consider the Commissioners' comments and respond on November 30--before the formal public hearing.

**Dlugosh:** My concern is that November 30 may not be enough time for the developer to pull it together in such detail as to satisfy the Commission. The plan has been presented to us. The details can be presented at any time.

**Ravenstad:** I would like to have another worksession because I would like to see some of the architectural options and also have the developer come back prepared to discuss how they have tried to fit a ball park in the project.

**Dlugosh:** I have no problem in trying to discuss the architectural elements on November 30, although I think that is a pretty narrow scope to bring everybody back unless the rest of the Commission agrees to that. Expressed that there is no real reason to discuss the ballfield issue further. Mentioned Commissioner Chin's comment that it would be an undue burden on the homeowners group going forward into the future to deal with.

**Reed:** Suggested that the Commission vote on whether to have another work session.

**The Commission voted (4 ayes) (2 noes) to have a work session on November 30 to get details of additional architectural enhancements.**

**Livermore:** Confirmed that the next work session will begin at 7:30 p.m. Additionally, Mr. Derrick Whitworth, Department of Toxic Substances, is here tonight to respond to any questions you may have.

**Berger:** Wants to have a field trip to Pleasanton and San Jose for viewing the courtyard homes.

**Collier:** Would we be violating the Brown Act if we do that?

**Emslie:** All of the field trips will be noticed.

**Derrick Whitworth, Department of Toxic Substances Control, Project Manager on remediation work:** Has been involved with the project since December 1994. I am here to respond to any questions that you might have.

**Ravenstad:** Does the toxic material that has been capped in the park towards the East have to be in that location?

**Collier:** Would you be afraid to buy a home in this project?

**Derrick Whitworth, DTSC:** In response to Commissioner Ravenstad: That is the location that was agreed upon. In response to Commissioner Collier: We cannot answer a question like that. It meets the stringent requirements of DTSC.

**Dlugosh:** Did you find anything unusual there?

**Derrick Whitworth, DTSC:** No. The site had been extensively surveyed before the removal work was done. There were no surprises.

**Chin:** How much participation did DTSC have throughout the different stages of the clean-up. When they approved the soils, was that after the capping or before the capping.

**Derrick Whitworth, DTSC:** The soil was excavated and placed in separate piles. Staff had oversight during excavation. We made random visits and checks. The excavation continued until the contaminants were removed per DTSC requirements.

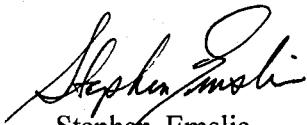
**Reed:** The Attorney suggested that we make a decision as to the direction we want the developer to go in regards to considering working on the ballfield.

**The Commission voted (6 ayes) (1 no) not to have the developer give further consideration to incorporating a ballfield into the development.**

**ADJOURN**

The meeting was adjourned at 10:00 p.m.

Respectfully Submitted,

  
Stephen Emslie  
Secretary

Nina Hinton  
Recording Secretary