

# **APPENDIX L**

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## **STUDY SESSION MINUTES**



**CITY OF UNION CITY  
MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING  
ON THURSDAY, APRIL 19, 2018, 7:00 P.M.  
IN THE COUNCIL CHAMBERS OF CITY HALL  
34009 ALVARADO-NILES ROAD  
UNION CITY, CA 94587**

1. **ROLL CALL:** Chairperson Lee Guio, Vice Chair Harris Mojadedi  
Commissioners Ray Gonzales Jr., Jo Ann Lew  
Absent: Harpal Mann

**STAFF:** Joan Malloy (Economic and Community Development Director);  
Carmela Campbell (Planning Manager); Avalon Schultz (Senior  
Planner); Farooq Azim (Principle Engineer); Alex Mog (Deputy City  
Attorney); Kris Fitzgerald (Administrative Assistant)

2. **APPROVAL OF MINUTES:**

- A. The regular Planning Commission minutes of March 15, 2018 were approved as submitted.

3. **ORAL COMMUNICATIONS:** None.

4. **WRITTEN COMMUNICATIONS:** None.

5. **PUBLIC HEARINGS:**

- A. **CONTINUED HEARINGS:** None.

- B. **NEW HEARINGS:** None.

6. **SUPPLEMENTAL STAFF REPORTS:**

- A. **CONTINUED REPORTS:** None.

B. **NEW REPORTS:**

1. **STUDY SESSION FOR TURK ISLAND LANDFILL CONSOLIDATION AND RESIDENTIAL SUBDIVISION PROJECT AND DRAFT EIR** – The applicant, Nuvera Homes, has proposed a subdivision of 33 single-family residential units on a 6.3-acre site that once served as a landfill. The project proposal includes the excavation and removal of all landfill debris from the property. Landfill debris removed from the site would be deposited onto the adjacent closed Turk Island Landfill and capped using engineered controls under the supervision of State, regional, and local regulatory agencies. Improvements to the adjacent Sea Breeze Park are also proposed as a part of the project. The project site is located between Sea Breeze Park and Westport Way, just west of Carmel Way (APN: 482-053-004). A draft Environmental Impact Report (DEIR) was prepared for

this project. The 45-day public review period for the DEIR ends on April 30, 2018.

Avalon Schultz, Senior Planner, presented the staff report.

Ms. Auld, Lamphier Gregory, presented a summary of how the Draft Environmental Impact Document was prepared.

Commissioner Gonzales asked if the applicant had held any public meetings with the neighbors around the project.

Ms. Schultz replied that City staff held a scoping meeting in the area and over the summer the applicant held a public meeting for the neighbors. Ms. Schultz stated that staff wasn't in attendance at the applicant's meeting.

Commissioner Gonzales asked if they are going to do anymore public meetings.

Ms. Schultz replied that she is not aware if they have any planned but the City will be holding a public hearing at the Planning Commission at the end of the summer. Ms. Schultz stated that the applicant may be able to elaborate during the public comment period.

Commissioner Gonzales asked when the materials are removed from Parcel C and redistributed on the 47 acre parcel will that create any new odor issues from the dumping.

Ms. Auld replied that the main landfill will not be opened or disturbed at all, the existing cap will remain and the material from Parcel C will be put on top of the existing cap and then a new cap will be put in place. Ms. Auld stated that the only potential for odor would be from debris from Parcel C.

Commissioner Gonzales asked how future development will mitigate against liquefaction due to its location next to the bay.

Ms. Auld replied that the technical consultants could respond in more detail but in this particular case we are talking about fully excavating a site and bringing in engineered fill that would go quite a bit deep on to the site. Ms. Auld stated that there would be many feet of engineered soil below the development and not native soil immediately below.

Commissioner Gonzales asked what would happen if the excavation occurs and soil sampling determines it is toxic or at unhealthy levels for the public.

Ms. Auld clarified whether the commissioner was talking about the debris itself or once they remove the debris and the residences go in there later.

Commissioner Gonzales replied that he is concerned about the time during excavation.

Ms. Auld replied that the controls that are already in place by the regulatory agencies address that potential and make sure that there aren't any releases but if they encounter any they wouldn't be able to move it up on to the main Turk Island landfill and would need to make arrangements to bring it to a hazardous waste facility.

Commissioner Gonzales noted that the developer will have to disclose that these homes have been built on a previous landfill site and asked how much surety will the developer be able to give to the new home buyers that there is no toxicity or anything unhealthy under their feet.

Ms. Auld replied that verification sampling is required before backfill is brought in; that is to make sure that the soil even well below where the residents will be is at levels considered safe for residential development. Ms. Auld stated that the disclosures are largely to prevent anyone from digging very deep, past the point where the engineered fill has been put, or to go off the site and potentially dig off the site somewhere that could still be contaminated, but the site itself, the regulatory agencies will have to see the sampling and verify the fact that it is safe for residential development.

Commissioner Lew referred to the number of proposed one-story and two-story homes and stated that it did not appear to her that there were any one-story homes proposed.

Ms. Schultz replied that they are referred to as a “functional one-story” similar to what was approved on the Cabello project. Ms. Schultz stated that there is a two-story model that has been designed to minimize the appearance of the second floor and to provide full functional living on the first floor. Ms. Schultz stated that Plan 1 is meant to satisfy the one-story requirement.

Commissioner Lew stated that her question is whether the report is accurate or not that there is a one-story or there is not a one-story. Commissioner Lew stated that technically Ms. Schultz is pointing to a model that is a two-story building.

Ms. Schultz replied that is correct but it provides full living accommodations on the first floor but there is a small second story.

Commissioner Lew stated that when you consider the structure itself it is going to be built the height of a two-story residence.

Ms. Schultz replied that it is lower than the other homes. Ms. Schultz stated that it is similar to what was permitted at the Pulte Homes on the Cabello school site where a smaller second story was permitted to satisfy the one-story requirement.

Commissioner Lew referred to drawing L1, Parcel A and asked how Parcel A is separated from the homes on the loop road.

Ms. Schultz replied that the City is working with Union Sanitary District to make sure that their needs are met and the intention is that Parcel A would be landscaped, maintained by the HOA and usable by the residents as open space. Ms. Schultz stated that there would be trees, sidewalk and landscaped area so it is not intended to be separated from the residents.

Commissioner Lew clarified that someone living on the loop road facing Parcel A can walk directly from their front door to that trail.

Ms. Schultz replied that is correct and there would be a fence to keep people from going from Parcel A onto the main landfill. Ms. Schultz stated that there would be a fence at that edge but Parcel A is meant to be accessible to the residents.

Commissioner Lew clarified that there will be an HOA for this community.

Ms. Schultz replied yes and staff would like to see the CC&R's identify that the HOA is responsible for maintaining the front yards of the homes because the front yards of those homes will be providing the stormwater treatment for those lots.

Commissioner Lew noted that there seems to be a lot of interest from other agencies in this project and asked which agency will be responsible for observing the work that is being done.

Ms. Schultz replied that it will vary depending on which component of the project is being worked on. Ms. Schultz stated that for some portions of the project the applicant will be responsible for hiring a professional in the field; for instance the odor monitoring. Ms. Schultz stated that Regional Water Quality Control Board and Bay Area Air Quality Management District have their own processes.

Commissioner Lew stated that she thinks the biggest part is moving the soil from Parcel A to the landfill and asked if there will be people observing safety precautions are taken, that the wall is put up to prevent dust from escaping.

Ms. Auld replied that Parcel C and the main landfill site are currently regulated as a landfill site under a Clean Closure document. Ms. Auld stated that there is a plan in place for what is maintenance right now but when construction activities begin it will be under a plan like that through the regulatory agencies and they will have regulatory powers over what is happening because until the Parcel C site is verified as clean it is still officially regulated as a landfill. Ms. Auld stated that there are a number of agencies that regulate various aspects of a landfill and it is not yet clear which one will take the lead on this project. Ms. Auld stated it is likely that it will be the Regional Water Quality Control Board but that is not certain.

Ms. Schultz stated that for any environmental document that is certified by the City, city staff is responsible for mitigation monitoring so for all the mitigation measures there will be a mitigation monitoring reporting program put together that will outline which agency is responsible for ensuring that a measure has been implemented and at what stage of the process. Ms. Schultz stated that some measures occur prior to permit issuance, prior to grading permits, etc.

Commissioner Lew asked if the City sends someone out to observe.

Ms. Schultz replied that it is worded in the specific mitigation so staff relies on reports that are prepared and provided to the City or having a third party review something and write a letter to the City stating that it meets the standard before the City releases the next permit or approval.

Commissioner Lew stated that she noticed that there are a lot of reports that are going to be required and a lot of different parties that will need to do their part in the process.

Commissioner Lew asked where is the four way stop sign going to be located and how is it going to operate.

Ms. Auld replied that it is not a new stop sign. Ms. Auld stated that there is an existing four way stop at Westport Way and Carmel Way. Ms. Auld stated that she mentioned the EIR alternates included a scenario with alternate access where the project does not access onto Westport where it could then connect at that four way stop it would instead access directly onto Carmel Way. Ms. Auld stated then it would create a new four way intersection but it is too close to the existing intersection to provide a four way stop so only the side roads would have stop signs. Ms. Auld stated that no new stop signs are proposed for the project.

Commissioner Lew stated that the drawing that she sees is the Loop Road, called Street A, which is accessible off of Westport Way at two points and asked if there are no stop signs proposed at those two intersections from Street A onto Westport.

Ms. Auld replied that she was referring to existing roads and the two new intersections would have stop signs. Ms. Auld stated that it is a low volume road but she will verify it.

Commissioner Mojadedi asked if there will be access for Fire trucks along Street A.

Ms. Schultz replied that the street has been designed to meet City standards along with fire access.

Commissioner Mojadedi asked if there is an existing septic system in place or will it use the neighboring septic system.

Ms. Schultz replied that everyone in this area is hooked up to the sanitary sewer service provided by Union Sanitary District and so would the new homes.

Commissioner Mojadedi asked if there is going to be an affordable housing fee for this project.

Ms. Schultz replied that there is an inclusionary housing ordinance that requires 15% of units proposed to be set aside for income restricted households. Ms. Schultz stated that City Council can approve payment of an in-lieu fee and on single-family homes of this size the policy has been that an in-lieu fee is a more appropriate strategy to compile dollars that can be invested in affordable projects elsewhere in the City. Ms. Schultz stated that the developer is proposing to pay an in-lieu fee based on the square footage of what they would have provided for affordable units. Ms. Schultz stated that it will be up to the City Council and the fee might be in the range of \$1,000,000 to \$1,500,000.

Commissioner Mojadedi asked during the excavation if odor is identified how long will it last.

Ms. Auld replied that in all the analysis that was done they did not determine there would be any odor that would be occurring. Ms. Auld stated that if odor is identified they have a staged approach to contain it. Ms. Auld stated that first they would use neutralizers that would be on-site, it would be covered, and if it continued, activity would be stopped until such time as it can be appropriately addressed. Ms. Auld stated that if needed the area could be tented so that the odors cannot escape.

Commissioner Mojadedi asked for clarification of an odor barrier.

Ms. Auld replied that it would be a tent that has controlled venting so that the venting from the tent is cleaned from odors before it is vented outside. Ms. Auld stated that the tent would be big enough for a truck to fit inside so that it can be loaded and covered so that the odors cannot escape as it is transported. Ms. Auld stated that sometimes the odors can be diluted.

Commissioner Mojadedi asked for clarification of what odor neutralizers are.

Ms. Auld replied that there are sprays and foams that are used to neutralize odors.

Commissioner Mojadedi noted that when he drives down through Milpitas he notices the odors.

Ms. Auld stated that we are not talking about a long-term odor or a water treatment plant or something like that. Ms. Auld stated that this is a short-term construction project and they can change methods if there is an odor problem.

Commissioner Mojadedi asked if there were burrowing owls what would happen.

Ms. Auld replied that there is a mitigation measure that talks about that. Ms. Auld stated that it depends on where they are found, what time of year it is, etc. Ms. Auld stated that it would depend on what the qualified biologist finds and that is done right before construction starts.

Chairperson Guio asked if these houses are located in a flood plain.

Ms. Schultz replied they will not be. Ms. Schultz stated that the site is in the flood plain but as the 511 area was developed the developments were required to be brought up out of the flood plain area and the new development will be required to as well.

Ms. Auld stated that the site is officially in a flood zone right now according to FEMA maps, however, you can get a letter of map revision based on actual site conditions. Ms. Auld stated that the elevation of the site is higher than the possible flood zone.

Chairperson Guio asked if these changes will affect the landfill gas treatment.

Ms. Auld replied that Parcel C has a monitoring system around the parcel in addition to the system on the main landfill and Parcel C is not part of the flare system right now. Ms. Auld stated that any gas occurring on Parcel C would be just coming up and releasing into the air and it would also be detected by the landfill gas monitoring around the site. Ms. Auld stated that nothing has been detected and it seems that nothing on the site is the type of waste that degrades and causes landfill gas to occur. Ms. Auld stated that there is probably a little bit that occurs but it is such a low level that there is no noticeable level for the neighbors to smell. Ms. Auld stated that in the future the waste will be put on top of the main landfill and it will be added to that landfill gas system so that any gas that it does generate will go to the flare rather than being emitted in the air.

Chairperson Guio asked if the public is allowed to walk on the Turk Island areas.

Ms. Schultz replied that it is fenced off, it is private property and there are liability concerns about public access to the site given the terrain of the site.

Chairperson Guio asked for clarification about fencing around Turk Island.

Ms. Schultz replied that there is fencing around the base of the main landfill and access is restricted. Ms. Schultz stated that Parcel C will be required to have a solid fence around it during construction to reduce debris, odor and noise from going off-site but once the construction is complete then there would be standard residential fencing for the homes and a rural appearance type fence between Parcel A on the west and the main landfill site.

Chairperson Guio asked what the height increase will be for the Turk Island area.

Ms. Schultz replied that the height will not exceed what it was originally. Ms. Schultz stated that settling has occurred and the engineers are estimating a height increase of 10 – 15 feet maximum. Ms. Schultz stated that given the size of the area (47 acres) and the distance from the surrounding neighborhood it is not estimated that this will be a dramatic change in the visual appearance of the landfill.

Chairperson Guio opened the public comment period.

Wilson Hu, Westgate Ventures, stated that they are assisting Nuvera Homes on this development. Mr. Hu thanked staff for their help with this project. Mr. Hu introduced other members of the team that are in the audience this evening.

Commissioner Lew asked if they have constructed any similar type homes in this area.

Mr. Hu replied that Nuvera Homes is very active throughout the Bay Area.

Commissioner Lew asked what they are anticipating for pricing for these homes.

Mr. Hu replied that they are fairly large, single-family detached homes and it is very difficult to find these types of homes in the Bay Area and he thinks they will be attractive to young families that are looking for homes in good communities, with good schools and good sized backyards.

Commissioner Lew asked if they would be considered affordable compared to similar homes in Fremont and Newark.

Mr. Hu replied that it depends on where in Fremont or Newark, they could be cheaper than some parts of Fremont and more expensive than other parts of Fremont certainly a lot cheaper than a similar sized home in Palo Alto. Mr. Hu stated that it depends on the market at the time they go on sale.

Commissioner Lew asked how they will market these homes.

Mr. Hu replied they will advertise. Mr. Hu stated there would be a model complex available for tours.

Barry Ferrier, 32212 Allison Drive, Union City, CA, gave his history of living in the Bay Area. Mr. Ferrier asked if adding more fill will extend the life of the landfill. Mr. Ferrier stated that he would like to see walking trails on the 47 acres and is worried that this project will delay public access to the landfill.

Chairperson Guio closed the public comment period.

## **2. GENERAL PLAN UPDATE - REVIEW OF PUBLIC FACILITIES AND SERVICES ELEMENT**

Carmela Campbell, Planning Manager, presented the staff report.

Commissioner Gonzales stepped out of the chambers at 8:46 p.m.

Commissioner Gonzales returned to the chambers at 8:51 p.m.

Commissioner Mojadedi stated that he likes this element because he is seeing things that show that the City is willing to “walk the walk” in regards to important elements such as expediting solar applications. Commissioner Mojadedi stated that he agreed with comments from the GPAC about having non-discrimination or implicit bias training, not just for Police staff but for all City employees. Commissioner Mojadedi stated that he would like to see stronger language about broadband to make it available to all residents by 2040.

Commissioner Lew stated that she attended the GPAC meeting last night and it was very informative. Commissioner Lew referred to page 7 regarding the East Bay Community Energy Authority and asked if the City makes the decision as to what the end-users are going to subscribe to.

Ms. Campbell replied that there is a third-party entity that will manage it and there will be a decision making board that will make these key decisions. Ms. Campbell stated that the public always has the option of not participating; they can opt out and go back to PG&E.

Commissioner Lew clarified that when she says the City is participating it doesn't mean that the residents are opted in automatically.

Ms. Campbell replied that the residents will be opted in automatically.

Commissioner Lew asked what that means in terms of the cost of the residents services.

Ms. Campbell replied that there are two levels and at the Tier 1 the cost is lower than PG&E; Tier 2 will cost will be the same price as PG&E.

Joan Malloy, Economic and Community Development Director, stated that the City joined a Joint Powers Authority with all the rest of the cities in Alameda County, excepting Newark and Pleasanton, who are sitting on the sidelines to see what happens. Ms. Malloy stated that there are two levels. Ms. Malloy stated that we are all opting in but residents can opt out. Ms. Malloy stated that some cities are opting in at the higher cost level because they want a higher level of green. Ms. Malloy stated that Union City is entering at the basic level and the energy should be slightly less expensive that what is being paid today. Ms. Malloy stated that the customer can always opt for a greener mix.

Ms. Campbell stated that Hayward and San Leandro opted in at the tier 2 called "Brilliant" to meet their GHG reduction goals.

Commissioner Lew stated that is very different from what she is hearing from PG&E and they have explained to her that she can choose a plan but that the cost will never be higher than what she is paying now. Commissioner Lew stated that this is very confusing because PG&E will still be sending her a bill. Commissioner Lew stated that she is choosing based on price because it doesn't matter to her what the mix is. Commissioner Lew stated that she doesn't use enough energy to make a difference.

Ms. Campbell stated that she has been to some of the earlier meetings and there was a lot of discussion about making sure that it was cost effective because there are residents that are not concerned about the green mix of their energy and that they would at least see it as a benefit from cost.

Commissioner Lew referred to page 10, PF-4.3 and asked if that impacts the cost that residents are paying on their property tax bill for sewer charge.

Ms. Campbell replied that she doesn't know but by using the gas generation from the solids they are actually reducing their energy demand and reducing costs overall. Ms. Campbell stated that hopefully the ratepayers will benefit from that. Ms. Campbell stated that she believes they may have gotten a grant for part of this program.

Commissioner Lew stated that these are all really nice ideas about energy generation but really the bottom line is what does it do to our pocketbook. Commissioner Lew stated that she doesn't think that there is any policy in any of these sections that talk about costs to the end-user and how is that controlled. Commissioner Lew stated that she believes in living within her means so she expects all these agencies to start living within their means. Commissioner Lew stated that these agencies cannot keep going out to the voters every two or three years asking for more money and that includes the City of Union City. Commissioner Lew stated that it is great that

the city supports the Public Safety Parcel tax and the sales tax but if you keep relying on voters someday they are not going to be there for you and you need to find other sources of revenue or start living within your means. Commissioner Lew stated that she would like to see a policy that addresses the fact that there isn't enough money to go around, so you need to work smarter and live within your means or find other sources of revenue. Commissioner Lew stated that there needs to be more education to the public about what not to put in the wastewater and what not to flush down the toilets because of the ecological problems that are occurring downstream. Commissioner Lew stated that Republic and Tri-Ced need to do more education to the public in regards to this issue. Commissioner Lew referred to PF-6-10 and suggested that "equalize" should be replaced and that this is similar to her comment made the night before.

Commissioner Lew referred to page 19 and asked if these broadband facilities would be owned by the City or contracted from a carrier. Ms. Campbell replied that it is her understanding that the objective is for the City to own the broadband and fiber facilities because other cities have contracted with third-parties and lost control of it and we want to maintain and manage it.

Ms. Malloy stated that there are several levels that this applies to; one the City would like to manage and maintain broadband to the extent that we can. Ms. Malloy stated that certain areas of the City have conduit and that the Station District is a high priority. Ms. Malloy stated that in the industrial districts service may be more cheaply provided by the small cell technology that is being rolled out. Ms. Malloy stated that one of the goals in the Economic Development section is to encourage competition because that is one of the best ways to lower prices among providers. Ms. Malloy stated that the cities will likely not ever own all the conduit throughout the city; specifically residential areas that are fairly well served by Comcast and AT&T. Ms. Malloy stated that what we can do is to encourage competition and make sure the infrastructure is there. Ms. Malloy added that the City does control its light poles and Public Works is leading the effort regarding small cell site technology and how that will be implemented throughout the City.

Commissioner Lew asked how would the cost be recovered for the portions that are City owned.

Ms. Malloy replied that there would be a third-party operator and they would be charging users for their service. Ms. Malloy stated that on new development the City is requiring the installation of broadband conduit so people can have dark fiber connections ultimately.

Commissioner Lew stated that the conduit and the fiber should be brought into all buildings. Commissioner Lew stated that the building owner owns the facility but there has to be a service provider and she doesn't see how the City can make money from it. Commissioner Lew added that she could see where they might break even but she thinks they should make a profit.

Ms. Campbell stated that the broadband policy was somewhat informed by a broadband study that the City did. Ms. Campbell stated that the City hired a consultant to guide the city and the role was not necessarily to make money (but not to lose money) but to provide an economic development attraction tool to attract businesses to meet our larger economic development goals.

Ms. Lew stated that certain carriers lease facilities from the big carriers (i.e. Verizon, AT&T) and that they get costs at wholesale. Ms. Campbell offered to have a sit-down with Commissioner Lew and Gloria Ortega, the Economic Development Manager, regarding her insights on the industry. Commissioner Lew stated she wants to provide information to inform the policies in a way that will benefit the residents.

Commissioner Lew stated that it is very important to include awareness about cyber security, hacking and stealing data and intrusions. Commissioner Lew stated that her number one pet

peeve is the Canadian Geese that create huge messes. Commissioner Lew referenced the lagoon and how it used to be cleaner. Commissioner Lew stated that she thinks there should be policies about controlling geese, ducks and feral cats. Commissioner Lew suggested including wording about keeping our parks cleaner.

Ms. Campbell clarified that the comment isn't about the Civic Center specifically but about all the city facilities.

Commissioner Gonzales stated that he had a poor experience with the Fire Department several years ago and he hopes that the service has improved.

Chairperson Guio asked how are the impact fees managed.

Ms. Malloy replied that impact fees are collected at the time of development and put into very specific accounts by the Finance department. Ms. Malloy stated that through the Capital Improvement Program (CIP) process and the budgeting process there are projects identified for the immediate two-year budget cycle and there is also a five-year plan for additional projects. Ms. Malloy stated that impact fees could be one source of a project's funding.

Chairperson Guio referred to a person in Palo Alto who is the Chief Information Officer and asked if the idea of a "Smart City" is covered anywhere in the General Plan.

Ms. Campbell replied that they have already spoken with the consultant about adding a policy in that regard. Ms. Campbell stated that if it is not in this section it might be in the General Government section but staff will make sure that it is included.

3. **REPORT ON CONFORMANCE WITH THE GENERAL PLAN OF CITY PROPERTY TO BE SOLD LOCATED ON ELEVENTH STREET;** Prior to the sale of City owned properties the Planning Commission is required to confirm that these properties are in conformance with the General Plan. The property is a vacant lot located 11<sup>th</sup> Street and identified as APN: 486-30-13-5.

Joan Malloy, Economic and Community Development Manager, presented the staff report.

Commissioner Lew stated that the desk item answered her questions.

Commissioner Gonzales clarified that the commission is confirming that the sale is appropriate.

Commissioner Gonzales made a motion for the Planning Commission to adopt a resolution confirming that the disposition of the property located on 11<sup>th</sup> Street, APN 486-30-13-5, conforms to the General Plan and that this determination is exempt from CEQA.

Commissioner Lew seconded the motion.

AYES	4 (Gonzales, Guio, Lew, Mojadedi)
NOES	0
ABSTAIN	0
ABSENT	1 (Mann)

7. **ECONOMIC DEVELOPMENT REPORTS:** None.

8. **COMMISSION MATTERS:**

- A. Follow-up on Planning Commission referrals to the City Council.
- B. Upcoming applications for the Regular Planning Commission meeting for May 3, 2018.

9. **GOOD OF THE ORDER:**

Commissioner Lew asked when they would meet to work on the report to the City Council of the Planning Commission actions.

Ms. Malloy replied that she would like to set a time and date to work with the sub-committee on the report.

Commissioner Lew stated that she is available and has some ideas for the report.

Commissioner Mojadedi stated that he attended the Planning Commissioner's Academy and found it very informative.

Chairperson Guio stated that he received an email from a concerned citizen regarding the vacant parcel at Whipple Road and Amaral Street and suggested that it would make a nice park for the City.

Ms. Malloy asked Chairperson Guio to forward the email to her so she can respond. Ms. Malloy stated that the site was an old gas station and is privately held.

Chairperson Guio stated that he attended the Planning Commissioner's Academy and gave a short briefing about some of the topics that were covered during the academy.

Chairperson Guio stated that the Asian American festival will be held on Saturday, May 26, 2018 from 10:00 a.m. to 3:00 p.m. at the Southern Alameda County Buddhist Church at 32975 Alvarado-Niles Road.

10. **ADJOURNMENT:** 9:56 p.m.

**APPROVED:**

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**LEE GUIO, CHAIRPERSON**

**ATTEST:**

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**JOAN MALLOY, SECRETARY**

