BOARD OF SUPERVISORS
Planning Meeting
1:00 p.m.

Planning Meeting
Tuesday, January 10, 2012

COUNTY ADMINISTRATION BUILDING
SUPERVISORS’ CHAMBER
1221 OAK STREET
FIFTH FLOOR, ROOM 512
OAKLAND, CALIFORNIA

SCOTT HAGGERTY
NADIA LOCKYER
WILMA CHAN
NATE MILEY, PRESIDENT
KEITH CARSON, VICE-PRESIDENT

DISTRICT 1
DISTRICT 2
DISTRICT 3
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DISTRICT 5

SUSAN S. MURANISHI
COUNTY ADMINISTRATOR

DONNA ZIEGLER
COUNTY COUNSEL

MISSION
TO ENRICH THE LIVES OF ALAMEDA COUNTY RESIDENTS THROUGH VISIONARY POLICIES AND ACCESSIBLE, RESPONSIVE, AND EFFECTIVE SERVICES.

VISION
ALAMEDA COUNTY IS RECOGNIZED AS ONE OF THE BEST COUNTIES IN WHICH TO LIVE, WORK AND DO BUSINESS.

The Board of Supervisors welcomes you to its meetings and your interest is appreciated. If you wish to speak on a matter on the agenda or during public input, please fill out a speaker slip at the front of the Chambers and turn it in to the Clerk as soon as possible. When addressing the Board, please give your name for the record prior to your presentation. If you wish to speak on a matter not on the agenda, please wait until the President calls for public input at the end of the Regular Calendar. NOTE: Only matters within the Board of Supervisors’ jurisdiction may be addressed. Time limitations shall be at the discretion of the President of the Board.

Pursuant to Board Policy: (1) Signs or demonstrations are prohibited during Board meetings; (2) Any Board Member may request a two-week continuance on any item appearing for the first time; (3) All agenda items shall be received by the County Administrator prior to 3 p.m. on Tuesday two weeks before the meeting date or earlier when a Holiday intervenes.

Hearing difficulty? Please ask the Clerk for use of a personal sound receiver. The Board of Supervisors’ meetings are wheelchair accessible. Call (510) 208-4949 (voice) or (510) 834-6754 (TDD) to request a sign-language interpreter. Five working days’ notice is required. If you have questions regarding the agenda, please call (510) 208-4949.

Attention: The Alameda County internet address is www.acgov.org. All regular Board of Supervisors’ meetings held in the Board Chamber can be heard live on the Board’s web page. In order to log on, please do the following: click on the County’s homepage as noted above and click on the “Board of Supervisors Meeting - LIVE! Broadcast” link. You may also access archived audio recordings, meeting agenda and minutes, as well as meeting dates on the Board’s web page http://www.acgov.org/board/index.htm. All documents are archived on the web page for a period of 6 months.

Normally, the Board meets on Tuesdays and their meeting begins no earlier than 1:00 p.m. and may begin later, depending on the Closed Session, which normally begins at 1:00 p.m.
CALL TO ORDER

1. APPROVE THE MINUTES OF PLANNING MEETING – DECEMBER 6, 2011

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION

2. Significant exposure to litigation pursuant to Subdivision (b) of Government Code § 54956.9

CONSENT CALENDAR

3. Approve record of cost of abatement and authorize assessment lien on properties in violation of abatement orders under the Neighborhood Preservation Ordinance.
   Attachment

4. AGRICULTURAL AND OPEN SPACE PRESERVE AND LAND CONSERVATION AGREEMENT (WILLIAMSON ACT CONTRACT) – FLETCHER, et al - Application request to establish an Agricultural and Open Space Preserve and Williamson Act Contract for one parcel containing approximately 640 acres in an “A-320” (Agricultural, 320-acres minimum building site area) District; designated in the East County Area General Plan (as amended by Measure D, November 2000) as “Large Parcel Agriculture”, located in the Sunol area of unincorporated Alameda County and bearing the Assessor’s Parcel Number: 96-420-9.
   Planning Staff recommendation: Approve the project
   Attachment

REGULAR CALENDAR

5. CONDITIONAL USE PERMIT, PLN-2010-00109, LOCKAWAY STORAGE/SHAW – Appeal of Cheryl Miraglia, Marc Crawford and Dave Sadoff from the decision of the East County Board of Zoning Adjustments to approve the application to allow continued operation of a storage facility for recreational vehicles without a requirement for the landscape plan which includes irrigation and planting details, in a PD (Planned Development, 1833rd Zoning Unit) District, located at 8555 Dublin Canyon Road, south side, approximately 1.5 miles east of Palo Verde Road, unincorporated Castro Valley area of Alameda County, Assessor’s Parcel Number: 085A-0800-008-01.
   Castro Valley Municipal Advisory Council: Deny the project
   East Board of Zoning Adjustments: Approve the project
   Planning Staff recommendation: Sustain the appeal and approve Conditional Use Permit PLN2010-00109 with amendments to the conditions of approval as described in the board letter
   Attachment

6. VARIANCE, PLN-2011-00103, ARDUS HOLCOMBE – Appeal of Phillip Moss, representing the property owner, from the decision of the West County Board of Zoning Adjustments to deny the application to allow an 832 square foot secondary unit where 640 square feet is the maximum permitted, in an R-1-BE-SU-RV (Single Family Residential, 10,000 Minimum Building Site Area, Secondary Unit, Recreational Vehicle Parking Regulations) District, located at 4821 Proctor Road, south side, approximately 400 feet east of Lamson Road, in the unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084D-1190-015-00.
   West Board of Zoning Adjustments recommendation: Deny the project
   Planning Staff recommendation: Deny the project
   Attachment
7. **FAIRVIEW VIEW AND SUNLIGHT ORDINANCE (FV&SO)** – Accept and approve the Initial Study for the proposed Fairview View and Sunlight Ordinance as the appropriate and proper environmental analysis for the proposed Ordinance as described in the attached resolution; and introduction and first reading of an ordinance amending Title 6 of the Municipal Ordinance Code of the County of Alameda, relating to protecting views and sunlight in the Fairview District.

   **Planning Commission action:** Approve the project
   **Planning Staff recommendation:** Approve the Initial Study and conduct the first reading and introduce the ordinance

   Attachment

8. **SILVA, JAMES COD 2011-0036, 4235 KROLOP ROAD, CASTRO VALLEY** – Discussion regarding implementation of variance per Board of Supervisors action and associated lien pending from the December 6, 2011 report.

   **Staff recommendation:** Receive report, take public testimony, and provide further direction to staff

   Attachment

9. **APPLICATIONS FOR DESIGNATION OF PRIORITY DEVELOPMENT AREAS (PDAs)** - Adoption of a resolution authorizing the submittal of applications to ABAG to designate the Castro Valley BART Station Area, the East 14th/Mission Boulevard Corridor and the Meekland Avenue Corridor in Ashland/Cherryland, and the Hesperian Boulevard Corridor in San Lorenzo as Priority Development Areas.

   **Planning Staff recommendation:** Approve the project

   Attachment

10. **SURFACE MINING ORDINANCE AMENDMENTS** – Second reading and adoption of amendments to Chapter 6.80 of Title 6 of the Alameda County Ordinance Code, the Surface Mining Ordinance to implement provisions of the State of California Surface Mining and Reclamation Act (SMARA) not presently contained in the County’s Surface Mining Ordinance.

    **Staff recommendation:** Conduct second reading

    Attachment

11. **HISTORIC PRESERVATION ORDINANCE** - Second reading and adoption of amendments to the Alameda County Zoning Ordinance and Administrative Code.

    **Planning Staff recommendation:** Conduct second reading

    Attachment

PUBLIC INPUT (TIME LIMIT: 3 MINUTES PER SPEAKER)

COUNTY COUNSEL: REPORT ON ACTION TAKEN IN CLOSED SESSION

ADJOURNMENT