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

Planning Meeting

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

SCOTT HAGGERTY
RICHARD VALLE, PRESIDENT
WILMA CHAN
NATE MILEY
KEITH CARSON, VICE-PRESIDENT

Tuesday, May 21, 2019

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 – MARCH 26, 2019

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION

2. Significant exposure to litigation pursuant to Subdivision (d) (2) of Government Code § 54956.9 (Three Cases)

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. RECONSIDERATION OF JANUARY 15, 2019 BOARD DIRECTIONS TO STAFF TO DEVELOP AN ORDINANCE TO BAN MUTTON BUSTING AT FAIRS, RANCHES AND RODEOS
   Continued from 3/26/19, item withdrawn

5. APPEAL OF ALAMEDA COUNTY RESIDENTS FOR RESPONSIBLE DEVELOPMENT OF PLN2018-00086, approval by the Planning Commission of a new mixed-use multi-family project with 163 rental housing units, 11,524 sq. ft. of indoor retail, 660 sq. ft. of outdoor retail seating area, and adoption of an Addendum to the San Lorenzo Village Center Specific Plan EIR, for property located on six parcels totaling 5.12 acres located on the west side of Hesperian Blvd., between Paseo Grande and Via Mercado, San Lorenzo area of unincorporated Alameda County, with County Assessor’s Parcel Numbers 412-0039-001-03, 412-0039-002-00, 412-0039-003-00, 412-0039-004-02, 412-0042-112-00, and 412-0042-113-00.
   Continued to 7/9/19

6. APPEAL BY RICHARD HANCOCKS OF PLN2018-00086, approval by the Planning Commission of a new mixed-use multi-family project with 163 rental housing units, 11,524 sq. ft. of indoor retail, 660 sq. ft. of outdoor retail seating area, and adoption of an Addendum to the San Lorenzo Village Center Specific Plan EIR, for property located on six parcels totaling 5.12 acres located on the west side of Hesperian Blvd., between Paseo Grande and Via Mercado, San Lorenzo area of unincorporated Alameda County, with County Assessor’s Parcel Numbers 412-0039-001-03, 412-0039-002-00, 412-0039-003-00, 412-0039-004-02, 412-0042-112-00, and 412-0042-113-00.
   Continued to 7/9/19
7. REVIEW AND ADOPT A RESOLUTION APPROVING THE ALTAMONT SETTLEMENT AGREEMENT EDUCATION ADVISORY BOARD’S EXPENDITURE PLAN FOR FISCAL YEAR 2019-2020 OF $595,000 - Review and adopt a resolution approving the proposed Altamont Settlement Agreement Education Advisory Board’s proposed Expenditure Plan for Fiscal Year 2019/2020, per Section 7.6.3 of the Altamont Landfill Settlement Agreement
Planning Staff recommendation: Review and approve the proposed expenditure plan
Attachment

8. FIRST READING AND INTRODUCTION OF AMENDMENTS TO THE CANNABIS CULTIVATION ORDINANCE (GENERAL CODE CHAPTER 6.106), THE CANNABIS RETAIL ORDINANCE (CHAPTER 6.108), SECTIONS 17.04.010, 17.06.040, 17.38.030, 17.40.030, 17.52.585, AND 17.52.586 OF Title 17, SECTIONS 6.6 AND TABLE 6.2.3 OF THE ASHLAND CHERRYLAND BUSINESS DISTRICT SPECIFIC PLAN, AND THE ADDITION OF A COMBINED CANNABIS OPERATIONS ORDINANCE (GENERAL CODE CHAPTER 6.109) - To allow permitted cannabis operations to include combined cannabis operations and testing laboratories, in addition to other minor revisions.
Planning Staff recommendation: Introduce and conduct first reading of amendments
Attachment

9. 2080 BUENA VISTA AVENUE, LIVERMORE, CA 94550 – Appeal of Donna Smith, et al, from the decision of the East County Board of Zoning Adjustments to declare the property in non-violation of Alameda County Zoning Ordinance Section 17.52.130 based on commercial vehicles (MACK trucks) in a residential district.
East County Board of Zoning Adjustments:
Planning Staff recommendation: Sustain the appeal and declare a public nuisance
Attachment

10. FILL IMPORTING ORDINANCE – Development of regulations for the importing of fill onto properties in the Agriculture ("Ag") and Combining Agriculture ("L") zoning districts in the unincorporated areas of Alameda County
East County Board of Zoning Adjustments:
Planning Commission recommendation: Conduct first reading of the ordinance.
Planning Staff recommendation: Conduct first reading of the ordinance
Attachment

11. ADOPT AMENDMENTS TO THE ALAMEDA COUNTY EAST COUNTY AREA PLAN AND ZONING ORDINANCE REGARDING ENHANCEMENT OF OPPORTUNITIES FOR BED AND BREAKFAST INNS IN THE SOUTH LIVERMORE VALLEY AREA - To consider modifications to the East County Area Plan (ECAP) and the Alameda County Zoning Ordinance (ACZO) to enhance opportunities and expand potential for Bed and Breakfast Establishments in the South Livermore Valley Area, “CA – Cultivated Agriculture” Combining District. The proposal would modify specific text to ease existing limitations on the nature of Bed and Breakfast Establishments and clarify footprint size, as conditionally permitted in the “CA – Cultivated Agriculture” Combining District, South Livermore Valley Area, to enhance tourism and overnight access to the viticulture region. The changes would not expand the number of rooms permitted in a Bed and Breakfast Establishment (currently a maximum of 14 rooms) or relax the individual project permitting process.
Planning Commission recommendation: Approve the Resolution and Ordinance and a recommendation that the BOS adopt the EIR Addendum.
Planning Staff recommendation:
1. Approve CEQA Addendum to the 1993 South Livermore Valley Area Plan;
2. Approve a Resolution adopting the proposed General Plan Amendment to the East County Area Plan (ECAP) in support of Bed and Breakfast Inns; and
3. Conduct first reading of an ordinance regarding Bed and Breakfast Establishments in the “CA – Cultivated Agriculture” Overlay Zoning District.
12. PLN2017-00196, SITE DEVELOPMENT REVIEW, NEW RAJA ENTERPRISES / OUTFRONT MEDIA / MCCUEN, JEFF – Application to allow, in conjunction with a sign relocation agreement, the construction and operation of two 14-foot x 48-foot electronic billboard signs mounted atop a 66-foot tall support pole for an 80 foot overall height, in a P-D (Planned Development, 1459th Zoning Unit) District, located at 22083 Arbor Avenue, unincorporated Hayward area of Alameda County, designated Assessor’s Parcel Number 429-0077-033-04. Project approval will require separate adoption of the project Initial Study/Mitigated Negative Declaration for PLN2017-00196 and PLN2017-00197. The sign relocation agreement for PLN2017-00196 would require the removal of 8 static billboard signs on 4 sign structures, located at 604 and 905 East Lewelling Blvd, 21215 Foothill Blvd, & 16841 E. 14th St.

Planning Commission recommendation: Approve the project

Planning Staff recommendation: Adopt the Final Initial Study and Mitigated Negative Declaration, and conditionally approve the project.

Attachment

13. PLN2017-00197, SITE DEVELOPMENT REVIEW, ALAMEDA COUNTY PUBLIC WORKS AGENCY / OUTFRONT MEDIA / MCCUEN, JEFF – Application to allow, in conjunction with a sign relocation agreement, the construction and operation of two 14-foot x 48-foot electronic billboard signs mounted atop a 66-foot tall support pole for an 80 foot overall height, within the public right of way adjacent to the CN-C (Corridor Neighborhood Commercial, Ashland Cherryland Business District Specific Plan) District, located at the northern terminus of Langton Way, Ashland area of unincorporated Alameda County. Project approval will require separate adoption by the Planning Commission of the project Initial Study for PLN2017-00196 and PLN2017-00197. The sign relocation agreement for PLN2017-00197 would require the removal of 10 static billboard and 5 sign structures, located at 910 & 970 E. Lewelling Blvd, 17081 E. 14th St, and 2460-2874 Castro Valley Blvd.

Planning Commission recommendation: Approve the project

Planning Staff recommendation: Adopt the Final Initial Study and Mitigated Negative Declaration, and conditionally approve the project.

Attachment

14. APPROVE A BILLBOARD RELOCATION AGREEMENT BETWEEN OUTFRONT MEDIA AND ALAMEDA COUNTY

Staff’s recommendation:
- Approve a Billboard Relocation Agreement with Outfront Media LLC (Principal: Rob Shilling) to construct two new billboard structures with four digital sign faces, remove 9 existing billboards structures with 18 sign faces, pay Alameda County 10% of the annual net revenue from advertising, and provide free Alameda County public services messaging opportunities on the new billboards; and
- Create a Community Development Agency trust fund for all new billboard revenue for community and economic development-related projects and programs within the communities where the new billboards are located.

Attachment

PUBLIC INPUT (TIME LIMIT: 3 MINUTES PER SPEAKER)

COUNTY COUNSEL: REPORT ON ACTION TAKEN IN CLOSED SESSION

ADJOURNMENT