BoarD of supervisors
Planning Meeting
1:00 p.m.

Planning Meeting

Tuesday, December 6, 2016

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

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

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.

Note: The Agenda includes the continuance of Regular Item #7
CALL TO ORDER

1. APPROVE THE MINUTES OF PLANNING MEETING – OCTOBER 4, 2016

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION

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

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

REGULAR CALENDAR

4. APPEAL OF JEFFREY M. DO & JODIE L. HOANG AT 215 Medford Avenue, CHERRYLAND AREA OF UNINCORPORATED ALAMEDA COUNTY, APN #429-0010-006-00 – From the decision of the West County Board of Zoning Adjustments action issuing Abatement Order#COD2016-00726 declaring the property in violation of Neighborhood Preservation Ordinance Section 6.65.030.F(1) (excess paving of more than fifty percent (50%) of the front yard or street side yard, including standard walkway or driveway).

   West County Board of Zoning Adjustments recommendation: Declared the property in violation of Alameda County Neighborhood Preservation Ordinance Section 6.65.030.F(1)

   Planning Staff recommendation: Receive report, take public testimony, and uphold the WBZA Order to declare the property in violation of the Neighborhood Preservation Ordinance Section 6.65.030.F(1)

   Attachment

5. BAYHUB LLC/SANDRA TURRETTA-STEM SPROUTS PRE-SCHOOL LARGE FAMILY DAY CARE HOME, PLN2016-00126 – Appeal of Sandra Turretta from the decision of the West County Board of Zoning Adjustments to deny the application to allow a large family day care home for up to 12 children, in a R-1-SU-RV (Single Family Residence; Secondary unit and recreational vehicle parking is permitted) District located at 2850 Jennifer Drive, north side, approximately 300 feet west of Carlton Avenue, Castro Valley area of unincorporated Alameda County, designated Assessor’s Parcel Number: 084B-0440-075.

   West County Board of Zoning Adjustments: Deny the project

   Planning Staff recommendation: Receive report, take public testimony and grant the appeal approving the project

   Attachment

6. JAMES KNUPPE, GENERAL PLAN AMENDMENT, REZONING, SITE DEVELOPMENT REVIEW AND TRACT MAP PLN2015-00010 – Application to allow a General Plan Amendment from Public Facility to Community Commercial, Rezoning from C-O (Commercial Office) to C-2 (General Commercial), Site Development Review, and Subdivision allowing 12 commercial spaces, located at 21634 Redwood Rd, Castro Valley area of unincorporated Alameda County, APN: 416-0010-017-04. Action includes certifying Mitigated Negative Declaration pursuant to CEQA.

   Planning Commission recommendation: Approve the General Plan Amendment and Rezoning

   Planning Staff recommendation: Adopt resolution approving the General Plan Amendment and approve rezoning ordinance.

   Attachment
7. **RUTISHAUSER/DRG BUILDERS, INC – HEATON, GENERAL PLAN AMENDMENT, REZONING and TENTATIVE TRACT MAP, TR-8218, PLN2014-00173** - Petition to allow a General Plan Amendment (open space to residential), rezoning and subdivision of one site from a PD (Planned Development) District allowing Neighborhood Commercial uses to a PD District allowing seven single family dwellings; and to adopt the Mitigated Negative Declaration and Initial Study, located on Villareal Drive, south side, approximately 75 feet west of Clement Drive, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 085A-6405-166.

**Planning Commission recommendation:** Deny the project

**Planning Staff recommendation:** That the Board approve the proposed General Plan Amendment and Rezoning; provide input on possible subdivision map changes; and continue the item to a date to be determined for further consideration.

To be continued to a future date

PUBLIC INPUT (TIME LIMIT: 3 MINUTES PER SPEAKER)

COUNTY COUNSEL: REPORT ON ACTION TAKEN IN CLOSED SESSION

ADJOURNMENT