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

TUESDAY, APRIL 12, 2011

RICHARD E. WINNIE
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 - LHe! 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.
1:00 P.M.

CALL TO ORDER

1. APPROVE THE MINUTES OF PLANNING MEETING – FEBRUARY 8, 2011
   Attachment

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION

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

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. PROPOSED CLIMATE ACTION PLAN FOR UNINCORPORATED AREAS OF ALAMEDA COUNTY - Consideration of the draft Climate Action Plan for unincorporated areas of Alameda County.
   To be continued to May 10, 2011
   Attachment

REGULAR CALENDAR

5. ARAB AMERICAN COMMUNITY CENTER / MORRAR MONIR, CONDITIONAL USE PERMIT, PLN-2010-00213 – Appeal of Richard Hancocks from the decision of the WBZA to approve the application to allow an approximately 2,900 square foot community facility (cultural and educational center) with minor rehabilitation of the building interior, in a FA (Freeway Access) District within the Ashland Cherryland Business District, located at 18553 Mission Boulevard, west side, south of the intersection of Lewelling Boulevard, in the unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 414-0021-002-02.
   West County Board of Zoning Adjustments: Approved the application with conditions.
   Planning Staff recommendation: Uphold approval by the Board of Zoning Adjustments and deny the appeal.
   Attachment

6. TRAGNI / HARWOOD, REZONING AND TENTATIVE TRACT MAP TR-8031, PLN2009-00174 – Application to rezone two existing lots from R-S-D-20 (Residential-Suburban, 2,000 square feet minimum building site area per dwelling unit) District to a PD (Planned Development) District, allowing R-S-D-20 uses and site-specific development standards, and to subdivide the site by Tentative Tract Map 8031 into seven lots for six new townhomes and one common lot, resulting in an average density of approximately 13.1 units per gross acre, located at 22243 & 22247 North Sixth Street, approximately 100' north of Knox Street; Assessor's Parcel Numbers: 415-0100-106-00 and 415-0100-107-00.
   Castro Valley Municipal Advisory Council: Recommended denial of the rezoning and the Tract Map.
   Planning Commission: Recommended approval, adopted the Mitigated Negative Declaration and approved the Tract Map pending Board approval of the rezoning.
   Planning Staff recommendation: Approve the rezoning.
   Attachment
7. MINOR REVISIONS TO THE ADOPTED HOUSING ELEMENT (2009-2014) PURSUANT TO REVIEW COMMENTS FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Planning Commission recommendation: Approve the amendments.
Planning Staff recommendation: Adopt the resolution approving the amendments.
Attachment

8. APPROVE THE ALTAMONT SETTLEMENT AGREEMENT EDUCATION ADVISORY BOARD'S EXPENDITURE PLAN FOR FISCAL YEAR 2011-2012 ($425,000) - That the Board of Supervisors provide concurrence to the proposed Altamont Settlement Agreement Education Advisory Board's proposed Expenditure Plan for Fiscal Year 2011/2012. This concurrence is required per Section 7.6.3 of the Altamont Landfill Settlement Agreement.
Planning Staff recommendation: Review the proposed expenditure plan.
Attachment

9. DEVELOPMENT OF A COUNTY POLICY FOR THE SITING OF SOLAR FACILITIES
Planning Staff recommendation: Receive report and direct staff to begin policy development.
Attachment

10. URGENCY INTERIM ORDINANCE ESTABLISHING A MORATORIUM ON ALL APPROVALS FOR MASSAGE ESTABLISHMENTS
Planning Staff recommendation: Adopt the ordinance.
Attachment

11. ZONING ORDINANCE REVIEW – Second reading of amendments to the Alameda County Zoning Ordinance to correct clerical/technical errors.
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