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](http://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](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 – MAY 1, 2012

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION

2. Significant exposure to litigation pursuant to Subdivision (b) of Government Code § 54956.9 (3 cases)
   EXISTING LITIGATION - Hancocks v. County of Alameda, Superior Court of California, County of Alameda,
   Case No.: HG11-594245

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. GRASSESCHI / VALLEY PERMIT SERVICES / MATTHEWS, PLN2011-00197 - Petition to rezone one
   site from R-1-L-BE-SU-RV (Single Family Residence, Limited Agricultural Uses, 5 acre Minimum Building
   Site Area, Secondary Unit and Recreational Parking are permitted) District to a P-D (Planned Development)
   District, allowing a 1,440 square foot secondary unit providing 1,198 square feet of living space and 242 square
   foot covered porch, located at 6495 Crow Canyon Road, west side, approximately 0.9 miles south of Norris
   Canyon Road, Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 085-5100-001-03.
   Castro Valley Municipal Advisory Council recommendation: Approve the project with a condition that the
   living area be limited to 1200 square feet
   Planning Commission recommendation: Approve the project
   Planning Staff recommendation: Approve the project
   [Attachment]

5. LOW’S PROPERTIES, INC./ESMEYER, REZONING, PLN-2011-00100 – Petition to rezone one
   parcel from R-1-SU-RV (Single Family Residence, Secondary, Recreational Vehicle parking is permitted) to C-N
   (Neighborhood Commercial) District, allowing one single family residence with a parking lot for the adjacent
   retail store, located at 19655 Parsons Avenue, west side, 140 feet south of Somerset Avenue, Castro Valley area
   of unincorporated Alameda County, bearing Assessor’s Parcel Number: 084B-0546-024.
   Castro Valley Municipal Advisory Council recommendation: Approve the project
   Planning Commission recommendation: Approve the project
   Planning Staff recommendation: Approve the project
   [Attachment]

6. SIMON/ARMAS CONSULTING GROUP - ARMAS, REZONING, PLN-2012-00042 – Petition to rezone
   one site from “A” (Agricultural) District to a PD (Planned Development) District allowing a 1,016 square foot
   secondary unit, located at 31001 Palomares Road, on the west side 3.4 miles south of Palo Verde Road, Castro
   Valley area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 085A-3600-003-20.
   Castro Valley Municipal Advisory Council recommendation: Approve the project
   Planning Commission recommendation: Approve the project
   Planning Staff recommendation: Approve the project
   [Attachment]
7. **JESUS ARMAS / KIM LE, CONDITIONAL USE PERMIT, PLN-2012-00005** – Appeal of Howard Beckman from the decision West Board of Zoning Adjustments to approve an application to allow an office for limousine service with ancillary parking, in a TC (Transit Corridor) District, located at 20925 Mission Boulevard, south side, southwest of Medford Avenue, in the unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 414-0061-033-00.

   **West Board of Zoning Adjustments recommendation**: Approve the project
   **Planning Staff recommendation**: Deny the appeal and uphold the decision of the WBZA

8. **JOHN AUFDERMAUER, VARIANCE, SITE DEVELOPMENT REVIEW, PLN-2011-00057** – Appeal of John Aufermauer from the decision of the West Board of Zoning Adjustments to deny a Variance and Site Development Review for construction of a new single family residence, located on slopes of between 25% and 30% and in part further than 70 feet from the access road where not otherwise permitted by the Madison Area Specific Plan, approximately 1,200 feet north of Seaview Avenue on Common Road, east side of Castro Valley Creek, in the R-1-B-40-SU-RV (Single Family Residence, 40,000 square foot Minimum Building Site Area, 150 foot Median Lot Width, 30 foot Front Yard, Secondary Unit) Zoning District and within the Madison Area Specific Plan, Castro Valley area of unincorporated Alameda County, designated Assessor’s Parcel Number: 084C-0895-041-00.

   **Castro Valley Municipal Advisory Council recommendation**: Deny the project
   **West Board of Zoning Adjustments recommendation**: Deny the project
   **Planning Staff recommendation**: Planning Staff believes that all the findings necessary to grant the originally proposed variance and site development review are valid. However, should the Board come to a different conclusion, staff would also support an alternative project developed during recent neighborhood meetings, or modifications to that alternative discussed by the applicant at the final neighborhood meeting that would reduce the home to less than 2,000 square feet

9. **SAN LEANDRO ROCK COMPANY, A CALIFORNIA CORPORATION (Malcolm Carpenter, Agent) - GENERAL PLAN AMENDMENT AND REZONING, PLN2011-00163** - Petition for a General Plan Amendment (GPA) of the Castro Valley Plan, to change the designation of a 58.6 acre site from Resource Management to Suburban and Low Density Residential, and to rezone from the A (Agriculture) District to the R-1 (Single Family Residential) District, located at 13575 Lake Chabot Road, south side, approximately 250 feet east of Astor Drive, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Numbers: 079-0100-001-00 and 079-0100-002-00.

   **Castro Valley Municipal Advisory Council recommendation**: Deny the project
   **Planning Commission recommendation**: Deny the project
   **Planning Staff recommendation**: Deny the project

10. **IMPLEMENTATION OF THE HISTORIC PRESERVATION ORDINANCE** – Establishment of a Mills Act Program for unincorporated Alameda County and procedures for evaluating historic resources.

   **Planning Commission recommendation**: Approve the project
   **Planning Staff recommendation**: Approve the project

11. **CONTRACT EXTENSION FOR COUNTY SERVICE AREA FOR RECYCLING SERVICES** – Portions of Unincorporated Hayward (West A Street and Fairview).

   **Planning Staff Recommendation**: Approve extension
12. WATER EFFICIENT LANDSCAPES AND BAY FRIENDLY LANDSCAPES – First reading to amend the General Ordinance Code, Chapter 17.64 by adopting State of California Water Efficient Landscape Ordinance (WELO) requirements and new Bay Friendly Landscaping regulations (called the nine “Bay Friendly Landscaping Basics”).

Planning Staff Recommendation: Conduct first reading

Attachment

13. SECOND READING TO PROPOSED MODIFICATIONS TO THE ASHLAND-CHERRYLAND BUSINESS DISTRICT SPECIFIC PLAN (ACBDSP), TRANSIT ACCESS (TA) ZONES AND CONSIDERATION OF A MITIGATED NEGATIVE DECLARATION FOR A SPECIFIC PLAN AMENDMENT CREATING A CONDITIONAL USE PERMIT PROCESS TO ALLOW LESS RESTRICTIVE DEVELOPMENT STANDARDS RELATING TO GROUND FLOOR RETAIL, FLOOR TO AREA RATIO AND PARKING REQUIREMENTS IN THE ACBDP.

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