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
WILMAchan
NATE MILEY
KEITH CARSON, VICE-PRESIDENT

SUSAN S. MURANISHI
COUNTY ADMINISTRATOR

DONNA ZIEGLER
COUNTY COUNSEL

TUESDAY, JULY 9, 2019

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](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.
1:00 P.M.

CALL TO ORDER

1. APPROVE THE MINUTES OF PLANNING MEETING – MAY 21, 2019

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION

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

REGULAR CALENDAR

4. 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.

Planning Commission recommendation: Certify the CEQA document and approve the project

Planning Staff recommendation: Deny appeal, certify the CEQA document and approve the project

Attachment

5. 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.

Planning Commission recommendation: Certify the CEQA document and approve the project

Planning Staff recommendation: Deny appeal, certify the CEQA document and approve the project

Attachment

6. FILL IMPORTING ORDINANCE – Progress report on 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

Planning Staff recommendation: Review staff progress report on updated language to the Soil Ordinance and give direction to staff

Attachment

7. THURSTON COURT EMERGENCY CRASH GATE - To review the 1986 Conditions of Approval requiring installation of an emergency crash gate for Tract Number: TR-5082, located at the intersection of Lori Way and Thurston Court, Fairview area of unincorporated Alameda County.

Planning Commission recommendation: Maintain gate requirement as a condition of the subdivision

Planning Staff recommendation: Maintain gate requirement as a condition of the subdivision

Attachment

AGENDA - BOARD OF SUPERVISORS’ MEETING, TUESDAY, JULY 9, 2019 - PAGE 2
8. **APPEAL BY SCOTT RAMSER/RDC STORAGE LLC/HOWELL KATELLA HOLDINGS, LLC, FROM PLN2018-00201**, approval by the East County Board of Zoning Adjustments (EBZA), of the mandatory review of Conditional Use Permit PLN2010-00109, allowing the continued operation of a recreational vehicle storage facility, in the PD (Planned Development, 1833rd Zoning Unit) District, located at 8555 Dublin Canyon Road, south side, approximately 1.5 miles east of Palo Verde Road, Castro Valley area of unincorporated Alameda County, designated Assessor’s Parcel Number: 085A-0800-008-01.

*East County Board of Zoning Adjustments (EBZA):* Approve the project with conditions

**Planning Staff recommendation:** Deny the appeal and uphold the EBZA decision

**Attachment**

9. **APPEAL BY ATOUR NATHANIEL AMIRKHAS FROM PLN2018-00201**, approval by the East County Board of Zoning Adjustments (EBZA), of the mandatory review of Conditional Use Permit PLN2010-00109, allowing the continued operation of a recreational vehicle storage facility, in the PD (Planned Development, 1833rd Zoning Unit) District, located at 8555 Dublin Canyon Road, south side, approximately 1.5 miles east of Palo Verde Road, Castro Valley area of unincorporated Alameda County, designated Assessor’s Parcel Number: 085A-0800-008-01.

*East County Board of Zoning Adjustments (EBZA):* Approve the project with conditions

**Planning Staff recommendation:** Deny the appeal and uphold the EBZA decision

**Attachment**

10. **QUINTEL/CLEAR CHANNEL/QUALLS, BRUCE, SITE DEVELOPMENT REVIEW, PLN2017-00248**, petition to allow, in conjunction with a sign relocation agreement, the construction and operation of two 14-foot by 48-foot electronic billboard signs mounted atop a support pole for a maximum height of 59 feet, within the San Lorenzo Village Specific Plan, Subarea 1, located at 15740 Hesperian Boulevard, San Lorenzo area of unincorporated Alameda County; and make a recommendation to the Board of Supervisors regarding Adoption of the Initial Study/Mitigated Negative Declaration and project approval. The sign relocation agreement would require the removal of 10 static billboard signs on 7 sign structures located in the community.

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

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

**Attachment**

11. **APPROVE A BILLBOARD RELOCATION AGREEMENT BETWEEN CLEAR CHANNEL OUTDOOR AND ALAMEDA COUNTY**

**Staff’s recommendation:**

a. Approve a Billboard Relocation Agreement with Clear Channel Outdoor, LLC (Principal: Bryan Parker) to construct one new billboard structure with two digital sign faces, remove 7 existing billboards structures with 10 sign faces, pay Alameda County 10% of the annual net revenue from advertising, pay Alameda County an annual $80,000 mitigation fee and provide free Alameda County public services messaging opportunities on the new billboards; and

b. Create a Community Development Agency trust fund for the 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**