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

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

SUSAN S. MURANISHI
COUNTY ADMINISTRATOR

SCOTT HAGGERTY
DISTRICT 1

GAIL STEELE
DISTRICT 2

ALICE LAI-BITKER, PRESIDENT
DISTRICT 3

NATE MILEY, VICE-PRESIDENT
DISTRICT 4

KEITH CARSON
DISTRICT 5

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 - 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

APPROVE THE MINUTES OF PLANNING MEETING – FEBRUARY 9, 2010

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION

Significant exposure to litigation pursuant to Subdivision (b) of Government Code § 54956.9 (4 cases)

CONSENT CALENDAR

1. Approve record of cost of abatement and authorize assessment lien on properties in violation of abatement orders under the Neighborhood Preservation Ordinance
   Attachment

2. ANTHONY & MARTHA CASSINI, VARIANCE, V-12107 – Appeal of Anthony Cassini from the decision of the West Board of Zoning Adjustments to deny the application to allow a wrought iron fence, four feet, nine inches in height where two and four feet are the maximum allowed, in an R-1- (Single Family Residence) District, located at 16006 Via Harriet, south side, corner southwest of Via Catherine, unincorporated San Lorenzo area of Alameda County, designated Assessor’s Parcel Number: 411-0045-077-00.
   Continue to May 11, 2010
   Attachment

3. REQUEST FOR BOARD RESOLUTION TO SUPPORT THE SUBMISSION OF A GRANT APPLICATION TO CALTRANS TO PROVIDE FUNDING FOR THE DEVELOPMENT OF A COMMUNITY HEALTH GENERAL PLAN ELEMENT
   Planning Staff recommendation: Adopt the resolution authorizing the submission of the grant application and the preparation of a Community Health General Plan Element
   Attachment

4. CROHARE AND OLIVINA LLC, PLN 2009-103 - Boundary Adjustment and re-establishment of an Agricultural Preserve (Williamson Act) Contract for two parcels in a PD (Planned Development) District, located at 4533 Arroyo Road, north side, 1.3 miles south of Wetmore Road, unincorporated Livermore area of Alameda County, Assessor’s Parcel Numbers 099-1369-003-00 and 099-1369-005-00.
   Planning Staff recommendation: Approve the project
   Attachment

REGULAR CALENDAR

5. ADOPTION OF THE EDEN AREA GENERAL PLAN UPDATE AND CERTIFICATION OF THE REVISED ENVIRONMENTAL IMPACT REPORT
   Planning Commission recommendation: Certify the revised Environmental Impact Report and adopt the revised Eden Area General Plan
   Planning Staff recommendation: Certify the revised Environmental Impact Report and adopt the revised Eden Area General Plan
   Attachment

AGENDA - BOARD OF SUPERVISORS’ MEETING, TUESDAY, March 30, 2010 - PAGE 2

**Planning Commission recommendation:** Adopt the Initial Study/Negative Declaration and adopt the revised Housing Element

**Planning Staff recommendation:** Adopt the Initial Study/Negative Declaration and the revised Housing Element

**Attachment**

7. **REVIEW OF AN URGENCY INTERIM ORDINANCE ADOPTING A MORATORIUM ON CERTAIN LAND USE APPROVALS FOR PROPERTIES IN THE CHERYLAND AND ASHLAND AREAS OF UNINCORPORATED ALAMEDA COUNTY**

**Planning Commission recommendation:** Do not adopt proposed urgency ordinance

**Planning Staff recommendation:** Do not adopt proposed urgency ordinance

**Attachment**

8. **FRANK HAEGELAND, CONDITIONAL USE PERMIT, C-8686** - Appeal of Sierra Club from the decision of the Board of Zoning Adjustments (East) to approve the application to construct a 19,950 square foot kennel facility, which will include exercise areas, a walking trail and a pet drop off area. The kennel will have the capacity to accommodate up to 400 dogs and 50 cats and will offer a full-range of services, including grooming and training. The facility would employ up to 40 staff, with a maximum of 18 staff on duty during peak business hours. A mitigated negative declaration was prepared for this project pursuant to the California Environmental Quality Act. The subject property contains 37 acres, is zoned A (Agriculture) and is located on the south side of Dublin Canyon Road, 1.75 miles east of Palo Verde Road, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Number: 85A-0800-066-20.

**Castro Valley Municipal Advisory Council action:** Deny the project

**Board of Zoning Adjustments (East) action:** Approve the project

**Planning Staff recommendation:** Deny any aspect of the appeal and find the kennel use to be consistent with the Resource Management land use designation pursuant to Measure D, and that such finding be made in anticipation of preparation of a scaled-down alternative to the project that both minimizes impacts to the natural environment and recognizes the constraints of the proposed site.

**Attachment**

9. **JAMES SILVA, VARIANCE, PLN-2009-00010** - Appeal of James Silva from the decision of the West Board of Zoning Adjustments to deny petition to allow a non-permitted garage located in the front half of the property where otherwise not allowed, and within six feet of the side property line of the front half of an abutting lot, an R-1-B-ESU-RVS (Single Family Residence, Minimum lot size 10,000 square feet, Median lot width 60 feet, Conditional Secondary Unit, Recreational Vehicle Parking Regulations) District, located at 4235 Kropol Road, south side, approximately 96 feet west of Vineyard Road, Castro Valley area of unincorporated Alameda County, designated County Assessor’s Parcel Number: 084D-1140-009-20.

**Castro Valley Municipal Advisory Council recommendation:** Deny the project

**Board of Zoning Adjustments (West) action:** Deny the project

**Planning Commission action:** Deny the project

**Planning Staff recommendation:** Deny the appeal and uphold the Planning Commission’s decision

**Attachment**

10. **EDWARD BECK, VARIANCE, PLN-2009-00061** - Appeal of Edward Beck from the decision of the West Board of Zoning Adjustments to deny his application to allow: a) building site status for a site of 2,479 square feet, where 5,000 square feet is required; b) a 0.27 foot rear yard setback, where 20 feet is required; c) a 1.04 foot street side yard setback, where 10 feet is required; d) a 2.47 foot front yard setback where 20 feet is required; e) a 2.95 foot setback side yard setback, where five feet is required; and f) one parking space, where two are required. The site is zoned R-1 (Single Family Residential), located at 2005-150th Avenue, west side, north of 149th Avenue, in the unincorporated Hillcrest Knolls area of Alameda County, designated County Assessor’s Parcel Number: 080-0006-015-04.

**Board of Zoning Adjustments (West) action:** Deny the Variance

**Planning Staff recommendation:** Support the appeal and approve the Variance

**Attachment**
11. JAWID SIDDIQ, LINDEMANN ROAD, UNINCORPORATED LIVERMORE, ASSESSOR’S PARCEL NUMBERS: 099B-7150-010-05, 099B-7150-010-07 and 099B-7150-010-08 – Appeal of Patrick McCarthy and Luke Veale, Attorneys representing Mr. Jawid Siddiq, from the decision of the East Board of Zoning Adjustments decision on Administrative Order No. 1034 concerning property located at Upper Lindemann Road in the unincorporated area of Livermore, related to the following issues: 1) Illegal, dilapidated and/or unsafe units, structures and/or decks in violation of Section 110, 503, 505 and 508 of the 2007 California Fire Code; Chapter 15.18, Section 8 of the Alameda County Onsite Wastewater Treatment System and Individual/Small Water System Regulations; Chapter 6.65.030, Sections (A), (B) and (C) of the Alameda County Neighborhood Preservation Ordinance; and Chapter 17.06 of the Alameda County Zoning Ordinance; 2) Junk, garbage, trash, debris, furniture and miscellaneous items in violation of Alameda County Neighborhood Preservation Ordinance 6.65.030 A and B(6).
To be continued to May 11, 2010
Attachment

PUBLIC INPUT (TIME LIMIT: 3 MINUTES PER SPEAKER)

COUNTY COUNSEL: REPORT ON ACTION TAKEN IN CLOSED SESSION

ADJOURNMENT