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

Tuesday, December 4, 2018

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

SCOTT HAGGERTY
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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.
1:00 P.M.

CALL TO ORDER

1. APPROVE THE MINUTES OF PLANNING MEETING – SEPTEMBER 18, 2018

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION

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

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. ALTAMONT LANDFILL AND RESOURCE RECOVERY FACILITY OPEN SPACE ADVISORY COMMITTEE – TRI-VALLEY CONSERVANCY GRANT APPLICATION – Determine whether the recommendation of the Altamont Landfill Resource Facility Open Space Advisory Committee to approve a grant in the amount of $500,000 to build the Arroyo del Valley Bridge, which will provide public access between Sycamore Grove Park and Del Valle Regional Park, is consistent with the criteria set forth in the Altamont Landfill Settlement Agreement.

   Planning Staff recommendation: Determine that the application is consistent with the Settlement Agreement criteria

   Attachment

5. KL CROW CANYON LLC/SCOTT GALKA – MONA HSIEH, GENERAL PLAN AMENDMENT and SUBDIVISION, PLN2016-00137 - Petition to allow a General Plan Amendment (Rural Residential to Hillside Residential) and Subdivision of one site into three lots (PM-10467), in a R-1-BE-SU-RV (Single Family Residential, 10,000 square feet MBSA, Secondary Unit and Recreational parking is permitted) District, located at 4800 Crow Canyon Road, west side, approximately 600 feet south of Cull Canyon Road, Castro Valley area of unincorporated Alameda County, designated Assessor’s Parcel Numbers: 84C-1066-018-01 & 84C-1066-024-02.

   Planning Commission recommendation: Approve the project

   Planning Staff recommendation: Approve the project

   Attachment

6. WILSON, REZONING, PLN2018-00001 - Petition to modify an existing PD (Planned Development, 1656th Zoning Unit, allowing C-N uses plus a Type A Service Station) District to a new PD (Planned Development, PLN2018-00001a Zoning Unit), for a site of approximately 0.25 acres (11,000 square feet) in area, to allow mixed commercial and residential uses (bicycle shop within 1,500 square feet and one 1-bedroom attached unit of approximately 600 square feet) in a one-story building with seven on-site parking spaces, located at 2701 East Avenue, south side, directly east of Windfeldt Road, unincorporated Fairview area of Alameda County, designated Assessor’s Parcel Number: 425-0180-001-00.

   Fairview Municipal Advisory Council recommendation: Approve the project

   Planning Commission recommendation: Approve the project

   Planning Staff recommendation: Approve the project

   Attachment
7. **MODIFIED CONDITIONAL USE PERMIT, PLN2018-00207** - Appeal of Hansa Khatri from the decision of the West County Board of Zoning Adjustments to deny a request for modifications to Conditions of Approval approved on April 11, 2018, allowing the operation of a liquor store (alcohol outlet) in a C-1 (Retail Business) District, located at 22058 Center Street, east side, 145 feet north of Grove Way, Castro Valley area of unincorporated Alameda County, bearing County Assessor’s Parcel Number: 417-0010-003-03.

**Castro Valley Municipal Advisory Council (CVMAC):** On October 22, 2018, the CVMAC recommended that the WBZA deny the Conditional Use Permit requesting modifications to the conditions of approval for PLN 2017-00080

**West County Board of Zoning Adjustments (WBZA):** On October 24, 2018, the WBZA partially approved the application for modifications to the Conditions of Approval of PLN2017-00080

**Planning Staff Recommendation:** Planning staff recommends that the Board of Supervisors deny the appeal and approve the Conditional Use Permit with the Conditions of Approval as modified by the WBZA [Attachment]

8. **FIRST READING AND INTRODUCTION OF PROPOSED ORDINANCE AMENDMENTS TO THE ALAMEDA COUNTY ZONING ORDINANCE RELATED TO SCENIC ROUTE REQUIREMENTS FOR BILLBOARDS/ADVERTISING SIGN LOCATIONS**

**Planning Commission recommendation:** Approve the ordinance amendments

**Planning Staff recommendation:** Conduct first reading and adopt the ordinance amendments [Attachment]

9. **FIRST READING AND INTRODUCTION OF THE PROPOSED AMENDMENTS TO THE ALAMEDA COUNTY ZONING ORDINANCE TO ALLOW MICROBREWERIES AND MICROBREWERY RELATED USES AND MITIGATED NEGATIVE DECLARATION**

**Planning Commission recommendation:** Approve the project

**Planning Staff recommendation:** Conduct first reading and adopt initial study/negative declaration [Attachment]

**PUBLIC INPUT (TIME LIMIT: 3 MINUTES PER SPEAKER)**

**COUNTY COUNSEL: REPORT ON ACTION TAKEN IN CLOSED SESSION**

**ADJOURNMENT**