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

Planning Meeting
TUESDAY, OCTOBER 4, 2016
COUNTY ADMINISTRATION BUILDING
SUPERVISORS' CHAMBER
1221 OAK STREET
FIFTH FLOOR, ROOM 512
OAKLAND, CALIFORNIA

SCOTT HAGGERTY, PRESIDENT
RICHARD VALLE
WILMA CHAN, VICE-PRESIDENT
NATE MILEY
KEITH CARSON

SUSAN S. MURANISHI
COUNTY ADMINISTRATOR

Tuesday, October 4, 2016
DISTRICT 1
DISTRICT 2
DISTRICT 3
DISTRICT 4
DISTRICT 5

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

1. APPROVE THE MINUTES OF PLANNING MEETING – JULY 19, 2016

CLOSED SESSION

CONFERECE WITH LEGAL COUNSEL – POTENTIAL LITIGATION

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

CONSSENT 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. RUTISHAUSER/DRG BUILDERS, INC – HEATON, GENERAL PLAN AMENDMENT, REZONING and TENTATIVE TRACT MAP, TR-8218, PLN2014-00173 - Petition to allow a General Plan Amendment (open space to residential), rezoning and subdivision of one site from a PD (Planned Development) District allowing Neighborhood Commercial uses to a PD District allowing seven single family dwellings; and to adopt the Mitigated Negative Declaration and Initial Study, located on Villareal Drive, south side, approximately 75 feet west of Clement Drive, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 085A-6405-166.
   To be continued to a date yet to be determined

5. AUTHORIZE A PARTIAL NON-RENEWAL OF AN AGRICULTURAL AND OPEN SPACE LAND CONSERVATION (WILLIAMSON ACT) CONTRACT – MATA AMRITANANDAMAYI CENTER – Petition for a partial non-renewal of a Williamson Act contract for land located at 10200 Crow Canyon Road, west side, 2.3 miles south and west from Bollinger Canyon Road, Castro Valley area of unincorporated Alameda County, bearing Assessor’s Parcel Number 85-1950-6-1.
   Planning Staff recommendation: Approve the partial non-renewal
   Attachment

REGULAR CALENDAR

6. SUNOL CITIZENS ADVISORY COUNCIL, GRANT APPLICATION FOR FUNDS FROM THE SUNOL COMMUNITY IMPROVEMENT FUND - Determine whether the recommendation of the Sunol Citizens Advisory Council to approve a grant of $20,000 to partially fund a Septic System Feasibility Study is consistent with the Sunol Community Improvement Fund criteria.
   Planning Staff recommendation: Approve the grant application
   Attachment

7. APPEAL OF RENA RICKLES, ATTORNEY AT LAW, REPRESENTING MANEET SINGH SOHAL, OWNER AND OPERATOR OF SHOOTER’S BAR LOCATED AT 1500 – 150TH AVENUE, SAN LEANDRO – From the decision of the West Board of Zoning Adjustments to order to shut down Shooter’s Bar due to the non-compliance of the performance standards of the Alcoholic Beverage Sales Regulation Ordinance.
   West Board of Zoning Adjustments recommendation: Deny the appeal and shut down the business
   Sheriff’s Office recommendation: That the Board take public testimony and consider the evidence and determine whether the bar is in violation of the Alcoholic Beverage Sales Regulation Ordinance
   Attachment
8. **MARIA NAPOLE, CONDITIONAL USE PERMIT, LARGE FAMILY DAY CARE, PLN2015-00245 –** Appeal of Maria Napoli from the decision of the West County Board of Zoning Adjustments to deny the application to allow a Large Family Day Care Facility in “PD” (Planned Development, 1985th Zoning Unit) District, located at 25330 Gold Ridge Drive, east side, approximately 300 feet north of Oakcrest Drive, in the unincorporated Five Canyons area of Alameda County. APN: 417-0279-039-00.

   **West Board of Zoning Adjustments recommendation:** Deny the project

   **Planning Staff recommendation:** Deny the appeal and direct applicant to work out operational conflicts with neighbors.

   [Attachment](#)

9. **JAMES KNUPPE, GENERAL PLAN AMENDMENT, REZONING, SITE DEVELOPMENT REVIEW AND TRACT MAP PLN2015-00010 –** Application to allow a General Plan Amendment from Public Facility to Community Commercial, Rezoning from C-O (Commercial Office) to C-2 (General Commercial), Site Development Review, and Subdivision allowing 12 commercial spaces, located at 21634 Redwood Rd, Castro Valley area of unincorporated Alameda County, APN: 416-0010-017-04. Action includes certifying Mitigated Negative Declaration pursuant to CEQA.

   **Planning Commission recommendation:** Approve the General Plan Amendment and Rezoning

   **Planning Staff recommendation:** Adopt resolution approving the General Plan Amendment, conduct reading of the ordinance approving the rezoning.

   [Attachment](#)

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

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

**ADJOURNMENT**