



BOARD OF SUPERVISORS

Planning Meeting

1:00PM

Regular Meeting

Tuesday, October 9, 2007

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

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BRIAN E. WASHINGTON
ASSISTANT COUNTY COUNSEL

MISSION STATEMENT

THE BOARD OF SUPERVISORS OF ALAMEDA COUNTY THROUGH THE DEDICATION EXCELLENCE AND DIVERSITY OF ITS EMPLOYEES IS COMMITTED TO SERVE THE NEEDS OF THE COMMUNITY AND TO ENHANCE THE QUALITY OF LIFE.

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; (4) The Board of Supervisors will receive and consider a request to continue a Planning matter only if: (a) the request is received by the Clerk of the Board at least forty-eight (48) hours prior to the time the matter is scheduled to be heard, (b) the request is in writing (FAX acceptable), and (c) a reason for the request is included.

Hearing difficulty? Please ask the Clerk for use of a personal sound receiver. Board of Supervisors' meetings are wheelchair accessible. Call 272-6347 (voice) or 834-6754 (TDD) to request a sign-language interpreter. Five working days' notice is required. If you have questions regarding the agenda, please call 272-6347. The Board's Agenda and Summary Action Minutes are also available via the Internet at: www.acgov.org.

Attention: The Alameda County internet address is www.acgov.org. Beginning January 20, 2004, all Board of Supervisors' planning 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.

1:00 P.M.

CALL TO ORDER AND SALUTE TO FLAG

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Name of Case: Community for a Better Altamont, et al v. County of Alameda, Superior Court, Alameda County, Case No. RG07315929.

CONSENT CALENDAR

1. Approve record of cost of abatement and authorize assessment liens on properties in violation of abatement orders under the Neighborhood Preservation Ordinance
2. **VARIANCE, V-12066, BERNIE SHANKLIN** - Appeal of Peter MacDonald, on behalf of Bernie Shanklin, from three conditions of the final approval of the application to allow the construction of an accessory building 22 feet in height where 15 feet is the maximum, in a R-1-L-B-E (Single Family Residence, Limited Agricultural, 5 acre Minimum Building Site Area) District, located at 1824 Almond Avenue, east side, approximately 0.5 miles north of Tesla Road, Livermore area of unincorporated Alameda County, bearing Assessor's Parcel Number: 099-1150-018-00.
Continued to November 27, 2007.

REGULAR CALENDAR

3. **TENTATIVE TRACT MAP, TR-7899 and SITE DEVELOPMENT REVIEW, S-2120 – KHAN/BAYFAIR COMMONS, LLC.,** - Appeal of Saeed Khan from the decision of the Planning Commission to deny the petition to allow construction of 48 residential condominium units and three commercial condominium units in the ACB-TA (Ashland Cherryland Business District Specific Plan – Transit Access) District, located at 16110 East 14th Street, northeast side, approximately 250 feet west of 162nd Avenue, Ashland area of unincorporated Alameda County, bearing Assessor's Parcel Number: 080-0057-040-02.
Planning Commission action: Denial of project.
Planning Staff recommendation: Grant the appeal and approve the application.
4. **ALTAMONT MOTORSPORTS PARK, CUP, C-5720** - Appeal from Mark Cohen from the decision of the Planning Commission to deny appeal of the Planning Director and Code Enforcement Manager's decision not to engage in revocation of CUP, C-5720 for Altamont Motorsports Park, 17001 Midway Rd.
Planning Commission recommendation: On August 6, 2007, by a 5/1 vote, the Planning Commission upheld Staff's decision not to pursue revocation.
Planning Staff recommendation: Uphold the recommendation of the Planning Commission.

5. **Appeals of Larry Gosselin and American Civil Constructors West Coast (ACC)** from the decision of the Planning Commission to: (1) order abatement of operation of ground concrete slurry settling ponds, unregulated reclamation of property used for this purpose, and landfilling/storage of processed waste slurry material at 6550 Collier Canyon Road, near Dublin, California, APN 905-0005-006-00, and (2) the decision of the Planning Commission that the ground concrete slurry pond operation, and the stockpiling and application to land of the processed product, is not permitted in the "A" district and on the parcel at 6550 Collier Canyon Road.
Planning Staff recommendation: That the Board review the Planning Commission's abatement action in the context of all available information, including new information provided by environmental consultants and review of this analysis by County Environmental Health.

6. **EDEN AND CASTRO VALLEY AREA PLANS; GENERAL PLAN BOUNDARY IN THE HILLCREST KNOLLS** - Consideration of whether Hillcrest Knolls should continue to be addressed in the Eden Area General Plan or be moved to the Castro Valley General Plan Area.
Planning Commission recommendation: Continue to utilize the boundary of the 1983 Eden Area General Plan so that Hillcrest Knolls remains within the Eden Area General Plan planning area.
Planning Staff recommendation: Take public testimony. Absent significant testimony in support of a shift to the Castro Valley General Plan area, approve the Commission's recommendation to keep Hillcrest Knolls within the Eden Area General Plan.

7. **MARINE LIFE PROTECTION ACT** – Request by the Ocean Conservancy that the Board of Supervisors adopt a resolution supporting implementation of California's Marine Life Protection Act.
Planning Staff recommendation: Adopt resolution.

PUBLIC INPUT (TIME LIMIT: 3 MINUTES PER SPEAKER)

BOARD OF SUPERVISORS' REMARKS

COUNTY COUNSEL: REPORT ON ACTION TAKEN IN CLOSED SESSION

ADJOURNMENT