

**ALAMEDA COUNTY
BOARD OF SUPERVISORS'
UNINCORPORATED SERVICES COMMITTEE**

Wednesday, June 28, 2017

6:30 p.m.

Supervisor Nate Miley, Chair
Supervisor Wilma Chan

Location: San Lorenzo Library
395 Paseo Grande
San Lorenzo, CA 94580

Summary Minutes

Public Comment

Rachel Osajima, Executive Director, Alameda County Arts Commission gave an update on the Community Identifier project.

Richard Hancocks suggested the Committee may consider an ordinance against illegal fireworks.

Howard Beckman expressed concern about illegal fireworks. E-mailed District 3 regarding illegal fireworks; need a discussion the way major projects are being brought to the community.

Mike Baratta expressed concern about the seismic safety of the Sheriff's Office ETS substation and would like a report on its seismic safety. The substation needs to be moved to a safer location, possibly Mattox and Hampton in the unincorporated area.

Keith Barros stated he and others are trying to establish a MAC for the Eden area and please fill out the survey. (Supervisor Chan stated that the survey will be mailed out

Randy Waage thanked the Public Works Agency and others for the clean-up at the cemetery.

I. Proposed Mixed-use Development at Hesperian & Paseo Grande

Supervisor Chan introduced the developers from Demmon Partners to talk about their proposal for a mixed use development at the old Mervyn's site at Hesperian Boulevard and Paseo Grande.

Terry Demmon and Tom Walsh of Demmon partners presented their proposal for constructing the Village Green Apartments, 163 market-rate apartments for rent, 106 of which would be one-bedroom, one-bath. The apartments would be in three Art Deco-style buildings, including a four-story structure on the old Mervyn's department store parking lot along Hesperian Boulevard and two three-story complexes on the old Mervyn's store site on Via Arriba. The project also includes approximately 9,000 square feet of retail space and 2,500 square feet of office leasing space at Via Mercado and Hesperian. Demmon Partners would own, manage and lease the commercial spaces and apartments.

Speakers

Richard Hancocks supports mixed use projects, however the retail space will not support hundreds of new residents in the community.

Marie Martel is concerned about parking in and around the development; more supportive than initial thought.

Unknown speaker asked if it complies with zoning and land use regulations and

Maria Vargas does not agree that 9,000 square feet of retail space with 163 units qualifies as mixed use; concerned with parking.

Kathy Ready supports retail space and community members are being told that people don't need places to shop. The building proposal looks nice but the community can't support hundreds of additional families.

Unknown speaker are there any additional plans to widen the area because of increased traffic.

Emmanuel Robinson supports commercial/retail development. This plan does not support a larger cohesive plan.

Mike Baratta asked if the project is LEED certified.

Michelle Schwartz loves the design, concerned about the parking;

Jessica Medina supports the project.

Steve Kirk stated that he is a proponent of mixed use development, however more retail space is needed.

Howard Beckman has concerns about the project as the business plans and specific plans are being honored.

Loren Hill asked when was the last time Demmon Partners sold a development that they owned and operated. (2003)

Randy Waage applauded the developers for wanting to invest in the San Lorenzo community, suggested the developers increase the level of retail and possibly more community members would support it.

Keith Barros stated that several empty retail facilities are owned by Bohannon, a large part of the problem could be the property owner.

This item was informational only and required no Committee action.

II. Proposed Ordinance to Implement AB 551 Urban Agriculture Incentive Zones [Attachment](#)

Liz McElligott, Assistant Agency Director, Community Development Agency, presented a memorandum and proposed Ordinance to Implement AB 551 Urban Agriculture Incentive Zones.

AB 551 authorizes cities and counties to designate Urban Agriculture Incentive Zones within their jurisdictions and enter into contracts with the owners of vacant property within the designated zones. In exchange for agreeing to limit the use of the property to agriculture for the five-year contract term, the property owner would benefit from a reduction in property taxes on the parcel. The purpose of the program is to support urban agriculture by increasing the amount of land available for agricultural activities and to provide stability for urban farmers by ensuring that land will be committed to agriculture for a period of years. The Eden Area Livability Initiative (EALI) Agriculture and Environment Working Group has made implementation of this program one of its projects.

Under the proposed ordinance, agricultural uses would be allowed in the urban area only where such uses are already permitted by zoning. The County Zoning Ordinance allows "field crops, orchards and gardens" as primary uses in all residential zones (Chapters 17.08, 17.10, 17.12, 17.14, 17.16 and 17.17), so the owner of the parcel in a residential zoning district would be eligible to enter into a contract if all other requirements are met. Agriculture-related uses are not permitted in commercial zoning districts, so owners of parcels in commercial zoning districts would not be eligible to enter into contracts.

The County must obtain the consent of the City of San Leandro and the City of Hayward before Urban Agricultural Incentive Zones can be established in the communities of Ashland, Cherryland and Fairview.

Staff requests the Committee and the community to review the proposed ordinances and staff will take public testimony on the proposed ordinance.

County staff plans to present this item to the Planning Commission, the city councils of San Leandro and Hayward, the Transportation and Planning Commission and then on to the full Board of Supervisors for adoption.

III. Proposed Medical Cannabis Dispensary, Delivery and Cultivation Ordinances

[Attachment](#)

Liz McElligott, Assistant Agency Director, Community Development Agency, presented a memorandum and draft ordinance to update the Committee on the Medical Cannabis Dispensary and Cultivation Ordinances.

The Board of Supervisors considered the proposed medical cannabis dispensary, delivery and cultivation ordinances at the April 25, 2017, Board Planning meeting. The Supervisors referred the ordinances back to the Transportation and Planning Committee for consideration of comments received recommending changes to the ordinances. The Transportation and Planning Committee provided additional direction to staff regarding how to address the comments at their May 1, 2017 and June 5, 2017 meetings. The draft ordinances have been revised to reflect the Supervisors' direction.

County staff plans to take the ordinances to the Planning Commission in July 2017 for comments and approval and then to the full Board of Supervisors for adoption.

Supervisor Miley reported that the Transportation and Planning Committee toured medical cannabis sites in Monterey County. The internal working group includes the District Attorney's Office and the Treasure Tax Collector and will likely expand. Also the County is looking at adding the Alameda County Office of Education to raise public awareness on the impact of cannabis on the adolescent brain.

Sheriff's Office is working on devices to detect if drivers are under the influence of marijuana.

Speakers

Kathy Ready asked why is there an unlimited amount of cannabis allowable at cannabis dispensaries. (The cannabis industry does not want to be limited with the amount of product on hand.)

Other speakers asked questions or asked for clarifications regarding the ordinances.

ADJOURN

The meeting was adjourned to September 27, 2017.

Board of Supervisors' Committees agendas are available via Internet at: www.acgov.org