

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

Wednesday, September 28, 2016

6:00 p.m.

Supervisor Nate Miley, Chair
Supervisor Wilma Chan, excused

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

Summary Minutes

Public Comment

Kathy Ready asked about the sign for the San Lorenzo Library.

Supervisor Chan reported that the funding for the sign was not originally budgeted however the issue has been resolved and the sign will be installed.

Teresita Mejia stated that she supports Infinity Park on the corner of Mission and Hampton.

Angie Angelo stated that there is a traffic problem near her home on the corner of Tracy and Llewelling and she has a petition signed by several residents in the area, to be forwarded to the Public Works Agency for traffic calming measures.

Matt Turner, Supervisor's Assistant, District 4, stated that the Public Works Agency is aware of the issue and will work to install speed bumps in the area.

Serean Kimmel, real estate agent made suggestions for the property on Maddox. It was her understanding from an EALI meeting that there is a proposal to build a multi-use high density development at market rate rents. Ms. Kimmel suggested a better use of the site would be homes to be purchased instead of rentals.

Hera Alikian, Castro Valley resident, stated that there is an issue with parking on Marshall Street and Center Street in Castro Valley; there is no two hour parking limitations. Also there is an issue regarding trees raising the sidewalks in the eastern part of Castro Valley Boulevard and she has been trying to work with the Tree Commission. She also asked why the Mobile Home Park Ordinance update was postponed.

I. Zoning Clearance for New Business Licenses

[Attachment](#)

Rick Greenebaum, Collection Supervisor, Business License Tax, Treasurer-Tax Collector Office, presented a PowerPoint presentation on a proposed process for Zoning Clearance for New Business Licenses.

Recently the Business License Tax (BLT) Office software (HdL) has been upgraded to allow an interface with Planning/Zoning and other departments. The objective is to have taxpayers apply and renew online and make the whole process paperless. Staff is also working on mobile apps & QR Codes to increase efficiency for the taxpayer.

Online application process

The taxpayer goes to the BLT website to apply for a license. Instructions are provided that they must submit a zoning clearance form to Planning/Zoning. A hyperlink link to the Planning/Zoning website is available on the BLT website.

- The taxpayer completes the zoning clearance form and submits to Planning/Zoning.
- The taxpayer enters the required application information via the website. Once processed by the BLT Office, Planning/Zoning receives an email notification of the impending application.
- Assigned Planners can view limited application information from their office computer. They must accept or reject within 10 days or the BLT office will approve and process the application.
- Planning/Zoning enters the results within 10 days on HdL which are immediately viewable by BLT staff.
- If not cleared by Planning/Zoning, the process ends and the taxpayer is notified. If cleared, BLT staff continues with the application review process.
- BLT staff reviews the application. If rejected, the taxpayer is contacted by phone or by email stating the reason for rejection. If approved, the taxpayer receives an email instructing them to pay via the website.
- Once payment is made, BLT staff sets the status of the license “to be printed”.

Recommendation from the Unincorporated Services Committee: Support. Move to the full Board of Supervisors.

II. Cherryland Community Center Project Update

Lane Bailey, Community Development Agency, presented an update on the Cherryland Community Center Project.

The Cherryland Community Center Project is a collaboration of Alameda and the Hayward Area Recreation and Park District (HARD). The project is located on Hampton Road on the south side and Boston Road on the west side in a T-shaped configuration. The facility will include a lobby/reception gathering space area, a 5,000 square foot Community Event Room, a satellite library and additional space for pre-K facilities. The project also includes a reconstruction and expansion of the Meek Estate parking lot with a crosswalk to provide a pedestrian connection between the Meek Estate Park and the Community Center. Construction on the project will begin on the Spring of 2017.

Speakers

Michelle Clowser stated that there are fruit trees that are slated to be removed as part of the project and requested that not all of them be removed because people in the community use the trees for food. *(The General Services Agency will review this part of the project to determine if the trees can be maintained)*

Ruth Baratta asked if local hiring will be a part of the project. *(Local hiring will be a part of the project)*

Randy Waage asked if there were any renderings of the proposed project and if the creek will be utilized. *(Check the website for the most updated renderings of the project.)*

III. Update on Medical Cannabis Dispensary Ordinance

Supervisor Wilma Chan presented introductory comments regarding the Medical Cannabis Dispensary Ordinance. The ordinance needs to be updated and she does not have any problems with the current providers in the unincorporated area.

Supervisor Chan’s questions regarding the proposed dispensary changes include: 1) Is there a need to expand to six dispensaries 2) Why doesn’t the ordinance have a tax component, neighboring communities are receiving taxes from the dispensaries. The Board of Equalization reported that taxes in one year from the sale of medical cannabis was \$570 million.

Supervisor Miley stated that the County has an obligation to ensure patients that need medical cannabis can obtain it.

Liz McElligott, Deputy Director, Community Development Agency presented a memorandum to update the Committee on the Medical Cannabis Dispensary Ordinance. Other County departments that have been working on the ordinance include: County Administrator's Office, Sheriff's Office, County Counsel, Environmental Health Department, Agriculture/Weights and Measures and the Planning Department.

The proposed changes to the Medical Cannabis include:

- Increasing the number of dispensary permits from three to six
- Selection of permits would be through a Request For Proposal (RFP) process
- Operating a dispensary would require a Conditional Use Permit Process
- Allow dispensaries in more geographical areas, including East County
- Prohibit dispensaries in residential zones; continue to allow in commercial, industrial and possibly agricultural zones as accessory to cultivates sites
- Create separate permits and or licenses that mirror the State's license types to include: dispensary, nursery, cultivation, manufacturing and transport of medical cannabis
- Cultivation would indoors in a greenhouse type setting
- Provide appropriate regulation for each license

Commander Kelly Myles expressed the concerns that the Sheriff's Office has with the proposed changes to the ordinance. When there were seven (7) dispensaries, there were increased robberies and two homicides increase in burglaries and complaints from residence and businesses about the amount of people brought into the area.

Next Steps

Staff will make any revisions to the draft ordinances necessary to incorporate additional direction from Committees provided and continue presenting the draft ordinances at a series of public meetings throughout the County to obtain input from all potentially affected communities.

Speakers

Richard Hancocks asked whose interests are being represented with the increased dispensaries and asked if Supervisor Miley or Supervisor Chan have ever received financial contributions to their campaigns from dispensaries. Supervisor Miley stated that he has received contributions from dispensaries and Supervisor Chan has not.

Nate Klingerman stated that the two existing dispensaries look horrible.

Kathy Ready asked about the unlimited amount of deliveries, and how can an unknown amount of money be taxed.

Chris Higgins stated that he does not agree with the 600 foot buffer for sensitive receptors and he does not have an issue with the current dispensaries.

Victor Pena, Director, Berkeley Patients Group, stated that he has 17 years of experience with medical cannabis and would welcome a conversation with the Sheriff's Office. Mr. Pena does not support the limitation of selling edibles.

Mike Baratta stated that he is concerned with testing of medical cannabis for impaired persons.

Leslie Ramos is a homeowner and a parent and does not support the expansion of the dispensaries.

Daniel supports the expansion of dispensaries.

Diane Wydler does not support the expansion of dispensaries.

Mark Winchel is opposed to medical marijuana and does not feel San Lorenzo should be obligated to provide medical cannabis to patients from other areas.

Karen McNichols does not support the expansion of the dispensaries.

Frank Mitchell opposes additional dispensaries.

Marie Vargas asked is there a demand for additional dispensaries in the San Lorenzo area; and where are the businesses?

KC Vargas stated that she was afraid of walking near dispensaries.

Larry does not support additional dispensaries.

Teresita Mejia stated that the existing dispensaries is enough for the unincorporated area.

Orville Mukes, stated that he is an Alameda County resident and he has knowledge of several reports that criminal activity is committed less around medical cannabis dispensary. Medical cannabis does have medicinal properties for Alzheimer's, cancer patients and others.

Randy Waage thanked Supervisor Chan for her stance on this issue and San Lorenzo is a family town and does not need additional dispensaries.

Hera Alikian stated that she came to the meeting to listen and she is undecided; as business professionals and there are issues of illegal activity at some properties. She encouraged constituents to vote in November.

Sherry Leo asked for a show of hands of those who do not support additional dispensaries; it is a majority and she urged Supervisors to listen to the majority.

Geoff Thatcher has lived in the area all his life and there has not been any problems with the dispensaries in the area. It doesn't matter what the majority thinks

Supervisor's Comments

Supervisor Miley appreciated all of the comments and they will be taken into consideration.

Supervisor Chan thanked the community for their comments. She does not see the demand for additional dispensaries; San Lorenzo is in an area San Leandro approved 3 this area is ; Taxes should be considered at some point, especially if

ADJOURN

The meeting was adjourned to October 26, 2016.

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