

ALAMEDA COUNTY BOARD OF SUPERVISORS' UNINCORPORATED SERVICES COMMITTEE

Wednesday, September 23, 2015
6:30 p.m.

Supervisor Nate Miley, Chair
Supervisor Wilma Chan

Location: San Lorenzo Village Homes Association
377 Paseo Grande
San Lorenzo, CA 94580

Summary Minutes

Supervisor Miley called the meeting to order.

PUBLIC COMMENT

Michelle Clowser provided written comments which were read into record concerning bike paths and construction along Hesperian.

Keith Barros announced the St. John's Harvest Festival will be held on Friday, October 2, 2015 and Saturday, October 3, 2015 at St. John's Church. Flyers for the event were made available at the meeting.

Randy Waage expressed thanked the Supervisor Miley and Supervisor Chan for sponsoring the Lorenzo Theater tours and the carnival. In addition Mr. Waage thanked the County staff departments and local sponsor for the events.

Diane Rinella, Lorenzo Theater Foundation, thanked Supervisor Miley for attending the Lorenzo Theater tour. Ms. Rinella stated there is approximately \$900,000 possibly available to renovate the theater tower and marquee and asked if the project will move forward.

Supervisor Wilma Chan stated that there is only a small amount of money available for restoration of the Lorenzo Theater and the County has to determine what to do with the funds.

Mrs. Rebello spoke on behalf of her son Alan Rebello, who received a notice from the San Lorenzo Village Homeowners Association stating that he has to pay a \$1,000 fine for tree trimming. However Mr. Rebello spoke with staff from Alameda County who stated that the County would remove and replant the tree. Mrs. Rebello was referred to the Alameda County Public Works Agency.

Steve Kirk stated that there is a 400 plus person waiting list to tour the Lorenzo Theater and he would like to see more County support for the theater.

Kelly McHan – Lorenzo Theater, - the Marquee could be lit for the theater, redevelopment proposals for the Lorenzo Theater

Supervisors' Comments

Supervisors Miley reported the following events:

- Fall Clean Up – Meek Estates, Saturday September 26, 2015 at 8:00 a.m.
- FamFest/5k run – Ashland Youth Campus, Saturday, October 10, 2015 from 8:00 a.m. – 3:00 p.m.

Supervisor Chan thanked everyone who came out to the San Lorenzo Library reopening. Supervisor Chan also congratulated the San Lorenzo Village Homeowners Association on their carnival event.

I. Draft Ashland and Cherryland Business District Specific Plan Update

Rodrigo Orduña, Planner Senior Planner, Planning Department, Community Development Agency, presented a PowerPoint presentation of the draft of the Ashland and Cherryland Business District Specific Plan.

The presentation included information on:

- Implementation of the Eden Area General Plan
- Economic Revitalization
- Enhanced Transit options
- Design & Character

Mr. Orduña answered questions regarding the plan and received public input.

The draft plan will be presented to the Board of Supervisors' Transportation and Planning Committee on October 5, 2015, to the Alameda County Planning Commission on October 19, 2015 and the Board of Supervisors Regular Meeting on November 3, 2016 and December 8, 2015 for approval.

II. Mobile Home Park Rent Stabilization Ordinance

Michelle Starratt, Assistant Director, Housing and Community Development Agency presented a PowerPoint presentation to update the Committee on the Mobile Home Park Rent Stabilization Ordinance. A draft proposal of a new mobile home ordinance was also submitted.

Alameda County's Mobile Home Space Rent Stabilization Ordinance was enacted in 1990. It has not been reviewed or updated since. Due to multiple resident complaints over time regarding the maximum rent increase, the Housing and Community Development Agency was requested to review the ordinance. The staff conducted research, took public comments, held stakeholder meetings and conducted surveys of residents and owners.

Proposed changes to the ordinance include:

- Allows standard annual rent increase equal to 100% change in the Consumer Price Index (CPI), with no more than 3% increase of the base monthly rent
- Capital Improvement pass through – allow park owners to pass on all or a portion of the costs of park capital improvements to the residents as an amortized monthly fee over the life of the improvement.
- Vacancy control – the current ordinance has vacancy control; the proposed ordinance does not include any changes to this provision.
- Administrative fee – levied to park owners, who can then pass on 50% of the costs to residents for administrative provisions of the ordinance.

The Housing and Community Development Agency staff answered questions regarding the proposed ordinance and received public comment.

Recommendation from Unincorporated Services Committee: The Unincorporated Services Committee recommended County staff, the owners and residents to continue to work on the ordinance and to delay sending the ordinance to the Planning Commission.

The Committee additionally directed the mobile home park owners in the unincorporated area to submit their draft proposal ordinance for review.

III. Exploration of Combined Tree, Lighting and Sidewalk District for the urban unincorporated area

Matt Turner, Constituent Liaison, District 4, reported that constituents had enquired about a combined tree, lighting and sidewalk district for the urban unincorporated area.

Doris Marciel, unincorporated area resident, stated that she has two items of concern regarding graffiti and trees. There was graffiti found on the sidewalk in front of Cornerstone Fellowship Church on Lewelling Boulevard. The pastor of the church received a letter from the Code Enforcement division of the County to have the graffiti removed. Ms. Marciel believes that it is the responsibility of the County to remove the graffiti.

Ms. Marciel stated that there are trees along Lewelling Boulevard that need to be replaced as they are diseased. Ms. Marciel would like the trees replaced and has learned that Castro Valley had shrubbery and foliage replaced along Norbridge Avenue.

Ms. Marciel would like the County to explore the tree, lighting and sidewalk district so the responsibility for planting/removing trees and removing graffiti is not on the property owner.

Daniel Woldesenbet, Director, Public Works Agency, addressed the concerns of trees in the right-of-way unincorporated area.

The County spent \$30 million dollars on trees, landscaping and sidewalks on Lewelling Boulevard. The streetscape project was done by community process. In terms of maintenance, there is a warranty period after the installation of the landscaping, and after that period the maintenance becomes the responsibility of the adjacent property owner. Trees in the median are the responsibility of the County.

The County is in the process of working with the Local Agency Formation Commission (LAFCO) to extend an existing County Services Area to add tree maintenance. The LAFCO process is extensive and includes property assessments and a public voting process.

Grass on Norbridge Avenue in Castro Valley was replaced because of the Executive Order from the Governor to reduce water usage. The grass on the median was replaced with drought friendly shrubbery and landscape.

Speakers

Steve Kirk stated that the Tree Advisory Board is not enforcing the ordinance, the fines are too little and cannot be collected and Tree Advisory board members from Oakland, Berkley and Fremont should not represent the unincorporated area.

Mark Winchell made comments about his disappoint in the Public Works Agency.

Randy Waage stated that he appreciates all the work that the Public Works Agency does for the community.

David Zeckman stated that he is interested in learning more about how to get sidewalks and trees in his neighborhood and he supports the County exploring the issue of a County Service Area for trees and sidewalks.

Recommendation from Unincorporated Services Committee: The County will continue to explore the extended County Service Area to include trees; the Tree Advisory Board will provide an update on the Tree Ordinance at a future Unincorporated Services Committee meeting; Supervisor Miley will follow up with Doris Marciel and the Public Works Agency regarding her concerns about graffiti and trees on Lewelling Boulevard.

ADJOURN

The meeting was adjourned to January 27, 2016.

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