

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

Wednesday, October 26, 2011
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 Action Minutes

I. Public Comment

Casey Jatzcak had a concern about parking while construction is being completed on Lewelling Blvd., in front of private homes. .

Kathy Martins spoke about the Board of Zoning and Adjustments (BZA) \and their delay to agendize the gun store that is being proposed in San Lorenzo; It 2was to be heard at their meeting tonight. The community was not notified of the delay. Ms. Martins' concern is that delay may cause people to forget about it and it's an important issue.

Howard Beckman stated that priority setting in the Planning Department is an underlying issue of the Ashland Cherryland Business District Plan. Mr. Beckman said that there should be a discussion soon of how priorities are set in the Planning department and what those priorities should be.

Supervisors' Comments

Supervisor Miley:

- The Committee will agendize priority setting for Planning Department in 2012.
- The Board does not control the BZA, they are a decision making body and they work with their staff.

II. Update on Lewelling Blvd Construction

Stanley Fung, Public Works Agency, presented a brief update on Lewelling Boulevard, mainly in response to questions raised at last month's Unincorporated Services Committee meeting.

- Reviewed the signs on the roadway, since last meeting and 25 mile per hour speed limit signs have been installed at both ends of the project.
- Since the last meeting, the driveways have been built up and the road is scheduled to be paved on Friday and Saturday of this week. Next week the roadway from Meekland Avenue to the railroad tracks paved.
- The Contractor is working to coordinate with East Bay Municipal Utility District (EBMUD) to determine a time frame to install water lines.

Speaker/Questions/Discussion

Casey Jatzcak: Who is the contractor, and why did they leave that big hole in front of my son's driveway, next to Shamrock Realty? (Stanley will meet with Mr. Jatzcak)

Daniella: Make sure that the sidewalks are wheelchair accessible.

Speaker/Questions/Discussion (continued)

Richard Hancocks: Why wasn't coordination with EBMUD done before construction began?

Stanley Fung: Coordination did begin before the construction; right now we are trying to find the right opportunity for EBMUD to come in to install the line.

Kathy Ready: (for Keith Barros) make sure that the speed limit situation is taken care of, especially in front of the schools. Ms. Ready believes that the speed limit should remain at 25 miles per hour; especially for the businesses in the area after construction is complete. Why is the speed limit above Meekland at 30 miles an hour?

Doris Marciel asked Supervisor Miley about the field trip he took to speak with the merchants along Lewelling Blvd. that are being affected by the construction.

Supervisor Miley reported that Bill Lepere, Bob Swanson, Roberta Rivet and one of the inspectors visited all the businesses and handed out information to help merchants to access funds for advertising their business. Roberta Rivet will return to help merchants complete the forms. Most merchants were very receptive and a few were skeptical.

Bill Lepere reported:

- Distributed pamphlets to merchants and they talked to staff about access issues;
- Additional signage was posted;
- Improved some of the traffic issues;
- The inspector went on the field trip and he was able to address some of the merchants concerns.

Bob Swanson stated that he contacted Frank Mellon at EBMUD regarding five (5) water hookups that have not been completed; Mr. Mellon will follow up because the street will be paved soon.

Doris Marciel: 1) there is a spring under Ronda Street, and water is there every morning; near a drainage area; several agencies have been out but were unable to solve the problem. What is Public Works going to do about that? 2) Ms. Marciel brought a portable bulletin board and she will be conducting tours and making a booklet regarding Historic Lewelling Boulevard; 3) there have been flat tires occurring near the railroad tracks; 4) concerned about from Via Granada to Ashland, there is not an option to go west, asked if an option of making a U-turn could be placed at Ashland. 5) Concerned about wheelchair access due to the cut-outs being made for the trees on the sidewalk.

Bill Lepere: Any issues with ground water will be corrected before the paving begins. The Public Works Agency (PWA) will review all options; paving will not occur until the issue is resolved. PWA met with the individual who had several flat tires in that area and has been provided with information to resolve the issue. PWA will review the plans and determine if there is an opportunity to place a U-turn provision at Ashland and Via Granada. All of the sidewalks are Americans with Disabilities Act (ADA) compliant.

Kathie Martins expressed frustration about it taking thirty (30) minutes to go three (3) miles down Lewelling Blvd. to St. John's Catholic School because of the construction. She has e-mailed the traffic engineer about school children jay walking and has had no response; does not believe it is safe for the children.

Bill Lepere to Kathy: PWA has walked the Boulevard with the principals of the schools and identified safe walking routes to and from the schools. There are times when the students deviate from the routes; it's not perfect, but the safe routes have been provided.

Shanale Allen stated that she attended the AC Transit workshop and the San Lorenzo area is not on the list for recommended projects. Ms. Allen will speak to Seth Kaplan, Chief of Staff for District 4 regarding the transit issue.

Recommendation from the Unincorporated Services Committee: Supervisor Miley stated that he will bring John Bates, Traffic Engineer at PWA to the January meeting; In addition, he apologized for the inconvenience and for the long time it has taken for the project. In addition to PWA, the Alameda County Transportation Commission (ACTC) will be at the January meeting to talk about Measure B and transit issues.

III. Ashland-Cherryland Business District Specific Plan

Albert Lopez, Director, Planning Department presented introductory comments about the Ashland Cherryland Business District Specific Plan. The plan was adopted in the mid 90's; at that time there were some progressive planning goals such as light rail and frequent bus service. The plan includes a Transit Access (TA) zones which promotes less reliance on autos with maximum parking ratios for new development.

Although the plan has some sustainable development standards, service has gotten poorer and development has not gone as expected. There are some issues with the plan as it relates to the TA zones.

Bill Lambert, Community Development Agency and Redevelopment Agency presented a handout and gave a description of the problems ("conundrums") with the Transit Access (TA) zones included in the Ashland Cherryland Business District Specific Plan.

- The TA designation is not consistent with transit schedules along the East 14th Street corridor
- The definition of "new development" as opposed to major addition is not clear
- Clarification is needed in the plan in relation to new development as it relates to ground floor space
- The floor to area ratio (FAR) and the parking maximum is not feasible in the plan

Albert Lopez reported that to address some issues in the plan, the Planning Department proposed to implement a Conditional Use Permit (CUP) process. The Planning Department invited the community to express their ideas about the plan and the proposed CUP process.

Speakers

Richard Hancocks: The focus of the plan was on the commercial district and little has changed. The plan was a vision of what the future would hold. Mr. Hancocks is concerned about "patching" the plan and the CUP process is a patch and not a fix to the plan. Mr. Hancocks proposed some language changes the plan to keep it development friendly without jeopardizing the concerns of the community; the fix being proposed is not effective and in some ways counterproductive.

Albert Lopez: The Planning Department likes the CUP process the developers are used to it; this process will have a three year sunset where it can be reviewed.

Howard Beckman: (Submitted written comments): stated that the plan could be fixed with clarifying language. What is being proposed now guts the plan.

Derek Anderson: Asked if the plan could be modified to include gravel parking with native plants; plants and walkways combined; what constitutes new development. Mr. Anderson was interested in meeting with the Planning Department to offer some suggestions for the plan.

Daniella: The area that is near the Valero gas station; there is not enough room there for commercial development, suggest a three-story senior complex; for the property near Thrift Town agrees with commercial development.

Speaker/Questions/Discussion (continued)

Kathy Ready: Believes the ACBD plan is a good plan; some of it needs to be re-written; no business can survive with the four or five blocks surround that business; if there is no parking; the business won't be sustainable. Transit needs to be improved and there are better ways than the CUP process.

Shanale Allen: Asked that there be experts in various fields available to collaborate with to help with the plan; to look at our health statistics; Bill at the community meetings and collaborate with other organizations to obtain some ideas about developing our area. The community has not been recommended to increase transit with AC transit. Focus should be on what the community needs; not so much what developers want.

Albert Lopez: The Planning Department has been collaborating to a certain extent given the time limit; the Planning Commission is the decision making body to make recommendations to the Board; attended the Planning Commission meetings; there is a regional plan in process that focuses on transit and more money will be available; will work with the community on that; the regional plan will address inequities and lack of transit in that corridor.

Supervisor Miley: Will bring forward for consideration a public health element for the plan, for Ashland and Cherryland only. This effort will bring planning staff and the public health department into collaboration.

Susan Beck: When the community went to the Planning Commission with their concerns about the plan, they were very insulting. She feels this is unacceptable, as these are the people who are supposed to represent the community. Ms. Beck felt the plan should look at local jobs and local services; a business district that provides ownership and careers and a lifestyle for people who live here; as in the Temescal area of North Oakland; locally owned local businesses.

Joel Garcia, CEO of Tiburcio Vasquez Health Center: Has spent forty 40 years serving the health needs of southern Alameda County and the unincorporated area; has a WIC program located at San Lorenzo High School; has a passion for Health Care; asked that addressing the "conundrums" not be delayed and Tiburcio is committed to following the necessary process; the goal is to continue to improve the health of the community.

Albert Lopez: Plan on going to the planning commission on December 7th to make a recommendation to move this on to the full Board of Supervisors.

Supervisor Miley: The discussion was informative and helpful and has heard the concerns of the community of Ashland Cherryland; found good arguments on every side; some issues that were raised around transit the Committee will try to clarify in the January meeting.

Kathy Gil: The community asked about updating this plan a year and half ago and were told that there was no staff or money available; now it seems that there are pending projects and a need to tweak the plan to fit the projects; what are those projects?

Bill Lambert: 1) a private developer purchased the old mattress building/bank building on the corner of Fairmont and East 14th Street; 2) Tiburcio is interested in a site next to Thrift Town; 3) at 166th Avenue, Center for Elder Independence; 4) Entire parcel that the redevelopment agency owns on Mission between Hampton and Paradise for a telemarketing company.

ADJOURN

The meeting was adjourned to January 25, 2012.