



# ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

Chris Bazar  
Agency Director

AGENDA ITEM NO. \_\_\_\_\_ June 27, 2017

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June 13, 2017

Honorable Board of Supervisors  
Administration Building  
Oakland, California 94612

Dear Board Members:

**SUBJECT: ACCEPT THE RECOMMENDED STRATEGIES FROM THE  
OPEN FOR BUSINESS WORKING GROUP**

**RECOMMENDATION:**

Accept the *Recommended Strategies* from the Open for Business Working Group - designed to make unincorporated Alameda County more business-friendly and remove barriers to economic growth.

**DISCUSSION/SUMMARY:**

The Open for Business Working Group met between July 14 and October 6, 2015 to recommend strategies to make urban unincorporated Alameda County more business-friendly and to remove barriers to economic growth. The Working Group grew out of Supervisor Nate Miley's Eden Area Livability Initiative and builds on the East Bay Economic Development Alliance's "Open for Business" Pledge that Alameda County officially endorsed.

The Working Group was made up of stakeholders and County departments involved in commercial permitting and entitlements, including Planning, Fire, Building, Environmental Health and Public Works/Engineering. The Community Development Agency's (CDA) Economic & Civic Development Department (ECD) facilitated the Working Group's deliberations and process. The goal of the Working Group was to map the issues, identify "fixable" problems, recommend solutions, change perceptions, replace myths with factual information, and to open up lines of communication between agencies, County departments and the County's "customers."

The Working Group developed twelve *Recommended Strategies* that identified the specific issue or challenge hindering businesses and developers in the unincorporated area, included a recommended solutions, the implementing steps, and the responsible County department or agency. The *Recommended Strategies* are attached.

Several of the recommendations focus on improving customer service, with improvements ranging from providing consistent information across departments, to

identifying a “point person” to shepherd commercial applicants through the process, to streamlining the site development review and administrative use permit processes.

Other recommendations focused on time and cost issues related to non-County agencies. Costly hook-up fees by Castro Valley Sanitary District and lengthy processing times by P.G. & E. were specifically cited as hindrances to development. These concerns were expressed to the relevant agencies both during the Working Group’s deliberations and in follow-up meetings. Recommendation #6, which identified problems stemming from the issuance of business licenses without a zoning/Planning sign-off, has subsequently been addressed, thanks to a collaborative effort between the Planning Department and the Business License Department.

ECD staff is working to develop measures of success in implementing the *Recommended Strategies*. An annual progress update on these measures and outcomes will be presented to the Unincorporated Services Committee and the Transportation and Planning Committee.

ECD staff has presented the *Recommended Strategies* to the Unincorporated Services Committee, the Castro Valley Municipal Advisory Council, the Residents Alliance for the Fairmont Terrace Area, the West Board of Zoning Adjustments, Alameda County Planning Commission, Supervisor Wilma Chan’s Dec. 8, 2016 district update, the Transportation and Planning Committee, the Eden Area Chamber of Commerce’s Economic Development Committee, and the Economic Development Forum.

The Working Group members are listed below:

Board of Supervisors – Unincorporated Alameda County:

Sup. Nate Miley’s office - Matt Turner  
Sup. Wilma Chan’s office– Steven Jones

Staff Facilitator: Community Development Agency, Economic & Civic Development. Dept.  
– Eileen Dalton, Susan McCue

County Departments:

CDA/Planning - Albert Lopez  
Public Works/Building - Allen Lang  
Public Works/Engineering - Art Carrera  
Environmental Health - Ron Torres & Cynthia Bartus  
Alameda Co. Fire Dept. - Bonnie Terra

Boards & Commissions:

Alameda Co. Planning Commission - Dawn Clark-Montenegro  
Castro Valley Municipal Advisory Council - Marc Crawford

Non-Profit Agencies:

Eden Area Chamber of Commerce - Bill Mulgrew  
San Lorenzo V. Homes Assoc. - Susan Kleebauer

Developers/Commercial Brokers:

Sherwood & Co. - Cliff Sherwood  
Eden Realty - Tom Silva  
Bohannon Dev. Co. - Scott Bohannon  
MTZ Commercial Real Estate - Mike Tanzillo  
BA Morrison - Brian Morrison

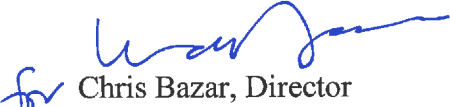
Local Sanitary Districts:

Castro Valley Sanitary District - Roland Williams, Jr.  
Oro Loma Sanitary District - Jason Warner

**FINANCING:**

Acceptance of the Working Group's *Recommended Strategies* does not require the expenditure of any County funds and poses no financial risk. There will be no Net County Cost as a result of this action. Any specific budgetary requests arising from proposed implementation measures contained within the *Recommended Strategies* would be brought back for Board consideration, as needed.

Very truly yours,

  
for Chris Bazar, Director  
Community Development Agency

cc: Susan Muranishi, County Administrator  
Donna R. Ziegler, County Counsel  
Steve Manning, Auditor-Controller  
Stephanie Chan, County Administrator's Office  
Andrea L. Weddle, Office of the County Counsel  
U. B. Singh, CDA

Attachment: *Recommended Strategies*