



BOARD OF SUPERVISORS
Planning Meeting
1:00 p.m.

Planning Meeting

Tuesday, May 10, 2016

COUNTY ADMINISTRATION BUILDING
SUPERVISORS' CHAMBER
1221 OAK STREET
FIFTH FLOOR, ROOM 512
OAKLAND, CALIFORNIA

SCOTT HAGGERTY, PRESIDENT
RICHARD VALLE
WILMA CHAN, VICE-PRESIDENT
NATE MILEY
KEITH CARSON

DISTRICT 1
DISTRICT 2
DISTRICT 3
DISTRICT 4
DISTRICT 5

SUSAN S. MURANISHI
COUNTY ADMINISTRATOR

DONNA ZIEGLER
COUNTY COUNSEL

MISSION

*TO ENRICH THE LIVES OF ALAMEDA COUNTY RESIDENTS THROUGH VISIONARY POLICIES AND
ACCESSIBLE, RESPONSIVE, AND EFFECTIVE SERVICES.*

VISION

ALAMEDA COUNTY IS RECOGNIZED AS ONE OF THE BEST COUNTIES IN WHICH TO LIVE, WORK AND DO BUSINESS.

The Board of Supervisors welcomes you to its meetings and your interest is appreciated. If you wish to speak on a matter on the agenda or during public input, please fill out a speaker slip at the front of the Chambers and turn it in to the Clerk as soon as possible. When addressing the Board, please give your name for the record prior to your presentation. If you wish to speak on a matter **not** on the agenda, please wait until the President calls for public input at the end of the Regular Calendar. **NOTE:** Only matters within the Board of Supervisors' jurisdiction may be addressed. Time limitations shall be at the discretion of the President of the Board.

Pursuant to Board Policy: (1) Signs or demonstrations are prohibited during Board meetings; (2) Any Board Member may request a **two-week** continuance on any item appearing for the first time; (3) All agenda items shall be received by the County Administrator prior to 3 p.m. on Tuesday **two** weeks before the meeting date or earlier when a Holiday intervenes.

Hearing difficulty? Please ask the Clerk for use of a personal sound receiver. The Board of Supervisors' meetings are wheelchair accessible. Call (510) 208-4949 (voice) or (510) 834-6754 (TDD) to request a sign-language interpreter. Five working days' notice is required. If you have questions regarding the agenda, please call (510) 208-4949.

Attention: The Alameda County internet address is www.acgov.org. All regular Board of Supervisors' meetings held in the Board Chamber can be heard live on the Board's web page. In order to log on, please do the following: click on the County's homepage as noted above and click on the "[Board of Supervisors Meeting - LIVE! Broadcast](#)" link. You may also access archived audio recordings, meeting agenda and minutes, as well as meeting dates on the Board's web page <http://www.acgov.org/board/index.htm>. All documents are archived on the web page for a period of 6 months.

Normally, the Board meets on Tuesdays and their **meeting begins no earlier than 1:00 p.m.** and may begin later, depending on the Closed Session, which normally begins at 1:00 p.m.

1:00 P.M.

CALL TO ORDER

1. APPROVE THE MINUTES OF PLANNING MEETING – MARCH 29, 2016

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION

2. Significant exposure to litigation pursuant to Subdivision (b) of Government Code § 54956.9 (three matters)

CONSENT CALENDAR

3. Approve record of cost of abatement and authorize assessment lien on properties in violation of abatement orders under the Neighborhood Preservation Ordinance.

Attachment

4. **FUSINATI/RICKERT, AGRICULTURAL PRESERVE, PLN2016-00069** - Petition to enter into Agricultural Preserve contract, in the “A” (Agricultural) District, located at 15282 Cull Canyon Road, 1.7 miles north from Columbia Drive, Castro Valley area of unincorporated Alameda County, designated Assessor’s Parcel Number: 085 -1200-001-24.

Planning Staff recommendation: Approve the petition

Attachment

REGULAR CALENDAR

5. **PRESENTATION OF COMMENDATION TO ALANE LOISEL FOR HER SERVICE TO THE COUNTY OF ALAMEDA PLANNING COMMISSION.**
6. **PRESENTATION OF COMMENDATION TO JON HARVEY AND JIM GOFF FOR THEIR SERVICE TO THE COUNTY OF ALAMEDA EAST BOARD OF ZONING ADJUSTMENTS (EBZA).**
7. **PAYVAND HADJIAN/ROBERT EAGAN-NATIONAL SERVICE STATION, CONDITIONAL USE PERMIT, PLN-2015-00129** - Appeal of Kathleen Babb on behalf of Epiphany Lutheran Church from the decision of the West County Board of Zoning Adjustments (WBZA) to approve the application to allow a car wash business in conjunction with a service station in a C-N (Neighborhood Commercial) District, 16210 Foothill Blvd., northeast side, intersection with Carolyn Avenue, El Portal Ridge, San Leandro area of unincorporated Alameda County, designated Assessor’s Parcel Number: 080A-0187-009-02.
West County Board of Zoning Adjustments recommendation: Approve the project
Planning Staff recommendation: Deny the appeal and uphold the decision of the WBZA
Attachment
8. **PABLO DUENAS & MARIA TOPETE, CONDITIONAL USE PERMIT, PLN-2015-00060** – Appeal of Pablo Duenas and Maria Topete, property owners, from the decision of the West County Board of Zoning Adjustments to deny the application to allow five horses where two are permitted in an R-1-L-BE (Single Family Residential, Limited Agricultural, 5 Acre Minimum Lot size) District, located at 3891 Star Ridge Road, east side, approximately 550 feet north of Clover Road, unincorporated, Fairview area of Alameda County, Assessor’s Parcel Number: 425-0070-006-00
West County Board of Zoning Adjustments recommendation: Deny the project
Planning Staff recommendation: Staff recommends that the Board of Supervisors deny the appeal in part, allowing this property to only hold four horses. Provide the applicant 180 days to seek additional homes for excess animals
Attachment

9. **JOSE and HILDA ZENDEJAS, CONDITIONAL USE PERMIT, PLN-2015-00061** - Appeal of Jose and Hilda Zendejas, property owners, from the decision of the West County Board of Zoning Adjustments to deny the application to allow three horses, 35 goats and 40 chickens in the R-1-L-BE (Single Family Residential, Limited Agricultural, 5 Acre Minimum Lot size) District, located at 3978 Star Ridge Road, east side, approximately 900 feet north of Clover Road, unincorporated Fairview area of Alameda County, Assessor's Parcel Number: 425-0050-014-00.

West County Board of Zoning Adjustments recommendation: Deny the project

Planning Staff recommendation: Staff recommends that the Board of Supervisors deny the appeal in part, allowing this property to hold three horses, 11 goats and 10 chickens. Provide the applicant 180 days to seek additional homes for excess animals

Attachment

10. **JOSE GARCIA, CONDITIONAL USE PERMIT, PLN-2015-00064** – Appeal of Jose Garcia, property owner, from the decision of the West County Board of Zoning Adjustments to deny the application to allow five horses and two goats in the R-1-L-BE (Single Family Residential, Limited Agricultural, 5 Acre Minimum Lot size) District, located at 3999 Star Ridge Road, east side, approximately 1,000 feet north of Clover Road, unincorporated Fairview area of Alameda County, Assessor's Parcel Number: 425-0070-001-00.

West County Board of Zoning Adjustments recommendation: Deny the project

Planning Staff recommendation: Staff recommends that the Board of Supervisors deny the appeal in part, allowing this property to only hold four horses. Provide the applicant 180 days to seek additional homes for excess animals

Attachment

11. **SAND HILL WIND, LLC, CONDITIONAL USE PERMIT, PLN2015-00198** – Appeal of Darryl and Susan Mueller from the East County Board of Zoning Adjustments (EBZA) approval of an application to repower existing wind farm facilities, specifically to replace 433 existing wind turbines or turbine sites with 12 to 14 new 4th generation approximately 2.5 to 3.0 megawatt (MW) wind turbines, upgrade technology and infrastructure, decommission old turbine sites, and yield a maximum estimated 42 MW of generating capacity, located at or near sites including: 14740 Altamont Pass Road (off-site operations and maintenance facility and offices only); four adjacent western parcels both north and south of Altamont Pass Road between about half a mile to one-and-a-half miles west of Grant Line Road; two adjacent northeastern parcels east of Mountain House Road between approximately a quarter-mile to one-and-a-quarter miles north of Grant Line Road; and two southeastern parcels east of Midway Road between roughly three-quarters of a mile and a mile-and-a-half south of the I-580 interchange; in the unincorporated Mountain House area of Alameda County, bearing eight separate Assessor's Parcel Numbers: 99B-7750-6-0; 99B-6325-1-3; 99B-6325-1-4; 99B-7375-1-7; 99B-7500-3-1; 99B-7600-1-1; 99B-7875-1-2; and 99B-7875-1-3.

East County Board of Zoning Adjustments recommendation: Approve the project

Planning Staff recommendation: Deny the appeal and uphold the decision of the EBZA

Attachment

PUBLIC INPUT (TIME LIMIT: 3 MINUTES PER SPEAKER)

COUNTY COUNSEL: REPORT ON ACTION TAKEN IN CLOSED SESSION

ADJOURNMENT