



BOARD OF SUPERVISORS

Planning Meeting

1:00PM

Regular Meeting

TUESDAY, FEBRUARY 10, 2009

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

SCOTT HAGGERTY,
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NATE MILEY, VICE-PRESIDENT
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DISTRICT 2
DISTRICT 3
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DISTRICT 5

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RICHARD E. WINNIE
COUNTY COUNSEL

SUSAN S. MURANISHI
COUNTY ADMINISTRATOR

ALBERT LOPEZ
PLANNING DIRECTOR

BRIAN E. WASHINGTON
ASSISTANT 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.

1:00 P.M.

CALL TO ORDER AND SALUTE TO FLAG

APPROVE MINUTES OF PLANNING MEETING – JANUARY 13, 2009

CONSENT CALENDAR

1. Approve record of cost of abatement and authorize assessment liens on properties in violation of abatement orders under the Neighborhood Preservation Ordinance
Attachment
2. **T-MOBILE / CHURCH OF THE NAZARENE, CONDITIONAL USE PERMIT, C-8478** – Appeal of David Trotter, an attorney representing Miramar Village Homeowners Association, from the decision of the West Board of Zoning Adjustments to approve the conditional use permit to install and operate a wireless telecommunications facility in an R-1-CSU-RV (Single Family Residential, Conditional Secondary Unit, with Recreational Vehicle) District, located at 2301 Miramar Avenue, north side, 100 feet west of Crest Avenue, unincorporated Castro Valley, and designated Assessor's Parcel Number: 080A-0191-034-04.
Appeal withdrawn by the appellant
Attachment
3. **NOTICE OF NON-RENEWAL OF A LAND CONSERVATION PRESERVE (WILLIAMSON ACT) CONTRACT, HALLQUIST TRUST** – Application request for non-renewal of Williamson Act Contract and Agricultural Preserve 1970-27, one parcel containing approximately 200 acres in an "A" (Agricultural) District, located at 3737 Cross Road, unincorporated Livermore area, Assessor's designation: 99A-1830-003-02 and 99A-1830-003-04.
Planning Staff recommendation: Approve non-renewal
Attachment
4. **BOUNDARY ADJUSTMENT AND LAND CONSERVATION WILLIAMSON ACT PRESERVE CONTRACT - PRIEM AND BUCKLEY** – An application to allow:
 - a) A boundary adjustment for parcels currently under an Agricultural Preserve (Williamson Act Contract); and
 - b) Re-establish an Agricultural Preserve (Williamson Act) Contract for four parcels, two owned by Curtis and Veronica Priem and two owned by Howard T. Buckley, containing approximately 263.96 acres, and re-establishment of an Agricultural Preserve (Williamson Act) contract for two parcels containing approximately 244.61 acres in an "A" (Agricultural) District (County General Plan designation of large parcel Agriculture, as amended by Measure D), located at 33385 and 33319 Palomares Road, unincorporated Alameda County, bearing County Assessor's designations 85A-4100-009-19, 85A-4100-009-21, 85A-4100-002-09 AND 85A-4100-002-03.
Planning Staff recommendation: Approve boundary adjustment and Agricultural Preserve
Attachment
5. **AGRICULTURAL ADVISORY COMMITTEE BY-LAWS** – Second reading to amend ByLaws of the Agricultural Advisory Committee and the County Administrative Code regarding the quorum and monthly meetings requirement.
Planning Staff recommendation: Adopt the amendment.
Attachment

REGULAR CALENDAR

6. **PROPOSED GREEN BUILDING ORDINANCE** – First reading and introduction of amendment of Chapter 8 of Title 15 of the Alameda County Ordinance Code, the Building Ordinance of Alameda County, to add Section 460, “Green Building Program”, requiring certain County projects to meet specific green building standards using the GreenPoint Rated and Leadership in Energy & Environment Design (LEED) rating systems.

Planning Commission recommendation: Approve as revised

Public Works Agency and Community Development Agency Recommendation: First reading and adoption.

Attachment

7. **PROPOSED ZONING REGULATIONS RELATING TO NOTICES OF PUBLIC HEARING AND FILING OF APPEAL** - Amendment of Chapter 8 of Title 16 of the Alameda County Ordinance Code, the Subdivision Ordinance of Alameda County, and to Chapters 18 and 54 of Title 17 of the Alameda County Ordinance Code, the Zoning Ordinance of Alameda County, and other sections as appropriate to change the requirements for notices of public hearings by the Planning Director, Board of Zoning Adjustments, Planning Commission, and Board of Supervisors on variances, conditional use permits, site development reviews, subdivisions, and rezonings by expanding the radius of properties to which notice must be mailed, expanding the base to which notices must be mailed to include residents as well as property owners, eliminating the requirement to post notices in the vicinity of the property, and requiring the applicant to post a notice on the property, and to allow an appellant to file an appeal at the Planning Department offices as well as at the Board of Supervisors’ offices.

Planning Staff recommendation: Conduct first reading and approve as revised.

Attachment

PUBLIC INPUT (TIME LIMIT: 3 MINUTES PER SPEAKER)

ADJOURNMENT