



# BOARD OF SUPERVISORS

## Planning Meeting

1:00PM

### Regular Meeting

TUESDAY, APRIL 14, 2009

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

SCOTT HAGGERTY,  
GAIL STEELE  
ALICE LAI-BITKER, PRESIDENT  
NATE MILEY, VICE-PRESIDENT  
KEITH CARSON

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DISTRICT 2  
DISTRICT 3  
DISTRICT 4  
DISTRICT 5

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RICHARD E. WINNIE  
COUNTY COUNSEL

ALBERT LOPEZ  
PLANNING DIRECTOR

SUSAN S. MURANISHI  
COUNTY ADMINISTRATOR

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](http://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 – FEBRUARY 10, 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**

**REGULAR CALENDAR**

2. **ZONING ENFORCEMENT ACTION, COD2008-03393, RANELL C. JONES** - Appeal of Ranell Jones from the decision of the West County Board of Zoning Adjustment Abatement Order for property located at 25785 Fairview Avenue, unincorporated Hayward area of Alameda County, Assessor's Parcel Number: 425-0050-005-00, relating to unlawful outdoor storage of debris including scrap wood, concrete pieces, and other items under tarps in driveway.  
**Board of Zoning Adjustments (West):** Issued Abatement Order for the property.  
**Planning Staff Recommendation:** Uphold the decision of the WBZA to abate the property and deny the appeal.  
**Attachment**
3. **CONDITIONAL USE PERMIT, C-8555, TERESITA LAGUNA** – Appeal of Teresita Laguna from the decision of the West Board of Zoning Adjustments to deny the application to allow the continued operation of a 22 bed Residential Care Facility, in an R-1 (Single Family Residence) District, located at 268 Lewelling Boulevard, south side, approximately 100 feet east of Tracy Street, , unincorporated, San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 413-0093-002-00.  
**Board of Zoning Adjustments (West):** Deny the project.  
**Board of Supervisors meeting:** Continued for 6 months; instruct code enforcement to red tag building  
**Planning Staff recommendation:** Uphold the decision of the WBZA and deny the appeal.  
**Attachment**
4. **PROPOSED AMENDMENT TO ZONING ORDINANCE – REVISING SECTIONS RELATING TO AGRICULTURAL CARETAKER UNITS** - Amendments to Chapters 17.04.010 and 17.06 of Title 17 of the Alameda County Ordinance Code, the Zoning Ordinance of Alameda County in order to establish modified standards for agricultural caretakers' dwelling units throughout the unincorporated areas. The proposed amendments would allow agricultural caretaker units to be permanent structures under certain circumstances where such structures are now required to be temporary. The proposed amendments would also clarify the type of information that must be submitted by a property owner to demonstrate the need for an agricultural caretaker unit. The proposed amendments also provide clean-up for text that was inadvertently left in the Zoning Ordinance during consideration and amendment in 2003.  
**Planning Staff recommendation:** Conduct first reading and approve as revised.  
**Attachment**

5. **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:** Second reading and approve as revised.  
**Attachment**

**PUBLIC INPUT (TIME LIMIT: 3 MINUTES PER SPEAKER)**

**COUNTY COUNSEL: REPORT ON ACTION TAKEN IN CLOSED SESSION**

**ADJOURNMENT**