



BOARD OF SUPERVISORS
Planning Meeting
1:00PM

Regular Meeting

TUESDAY, JULY 14, 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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ALBERT LOPEZ
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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 - June 9, 2009

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL - POTENTIAL LITIGATION

Significant exposure to litigation pursuant to Subdivision (b) of Government Code § 54956.9

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. **ADMINISTRATIVE CONDITIONAL USE PERMITS, PLN-2009-00013, 14, 15, 16, 17, and 18** – Appeal of Marketshare, Inc. from conditions (4) and (6) of the Planning Director decision to approve applications PLN 2009-00013, 16, and 18 for temporary placement of off-site directional tract signs. Condition (4) directs the applicant to, in digital, print, and all other media, guide visitors on routes through the City of Hayward where logical, rather than via Fairview Avenue for north and east bound traffic. Condition (6) approves said applications for a period of six months, rather than for one year. Marketshare, Inc. also appeals the Planning Director decision to deny applications PLN-2009-00014, 15, and 17 for temporary placement of off-site directional tract signs.
Planning Director's decision:

Approved - PLN-2009-00013 Northeast corner of Crow Canyon Rd and E. Castro Valley Blvd, unincorporated Castro Valley area of Alameda County, Assessor's Parcel Number 085-5400-033-04

Denied - PLN-2009-00014 26795 Fairview Ave, Hayward, CA west side, 200 feet south of Amyx Ct, unincorporated Fairview area of Alameda County, Assessor's Parcel Number 425-0280-005-00.

Denied - PLN-2009-00015 Five Canyons Parkway, west side, 600 feet south of I-580, unincorporated Castro Valley area of Alameda County, Assessor's Parcel Number 417-0161-006-03.

Approved - PLN-2009-00016 Castro Valley Blvd, north side, 850 feet east of Jensen Rd, unincorporated Castro Valley area of Alameda County, Assessor's Parcel Number 085-5475-003-00

Denied - PLN-2009-00017 Five Canyons Parkway, west side, 300 feet south of Peacock Hill Dr, unincorporated Castro Valley area of Alameda County, Assessor's Parcel Number 417-0280-037-00.

Approved - PLN-2009-00018 Southwest corner, junction of Five Canyons Parkway, Fairview and East Avenue, unincorporated Fairview area of Alameda County, Assessor's Parcel Number 425-0060-008-00.

Planning Staff recommendation: As recommended by the Castro Valley Municipal Advisory Council, sustain appeal on PLN 2009-00015 and PLN 2009-00017 and on Conditional of Approval #6; deny appeal on PLN 2009-00014 and on Condition of Approval #4 (with amendment) regarding website directions.
Attachment

3. **VARIANCE, PLN2009-00007, MAYANK PATEL** - Application to allow a five foot - six inch high fence where four feet is the maximum (within 20-feet of a key lot) and a five foot high fence on a retaining wall where two feet and zero foot are the maximum (front yard), in a P-D-ZU-2001 (Planned Development, Zoning Unit-2001) District, located at 844 Castlewood Place, southwest side, corner with Castlewood Drive, Pleasanton area of unincorporated Alameda County, bearing Assessor's Parcel Number: 946-4396-032-03.
East Board of Zoning Adjustments recommendation: Denial of the project.
Planning Staff recommendation: Denial of the appeal.
Attachment
4. **AMENDMENT TO MEMORANDUM OF UNDERSTANDING BETWEEN THE COUNTY OF ALAMEDA AND THE ALAMEDA COUNTY RESOURCE CONSERVATION DISTRICT**
Planning Staff recommendation: Approve as proposed.
Attachment
5. **PROPOSED ORDINANCE AMENDMENTS TO THE JUNK VEHICLE, NEIGHBORHOOD PRESERVATION, AND ZONING ORDINANCES** – Consideration of amendments to various chapters of the County Ordinance Code to streamline procedures, make them more efficient and effective, and codify current practices relative to dealing with junk vehicles and neighborhood preservation.
Planning Staff recommendation: Approve amendments as proposed.
Attachment
6. **PROPOSED AMENDMENT TO THE GENERAL ORDINANCE CODE RELATING TO VACANT FORECLOSED PROPERTIES** - Consideration of amendments to the County Ordinance to provide a mechanism to ensure maintenance of vacant residential properties acquired through foreclosure.
Planning Staff recommendation: Approve amendments as proposed.
Attachment
7. **PROPOSED REORGANIZATION OF SUNOL CITIZENS ADVISORY COMMITTEE** – Reorganization of the Sunol Citizens Advisory Committee in order to formalize and redefine their responsibilities.
Planning Staff recommendation: Adopt the reorganization as proposed.
Attachment
8. **ALTAMONT LANDFILL AND RESOURCE RECOVERY FACILITY OPEN SPACE ADVISORY COMMITTEE, CITY OF LIVERMORE, GRANT APPLICATION** – Determine whether the recommendation of the Altamont Landfill & Resource Recovery Facility Open Space Advisory Committee to approve a grant application from the City of Livermore to purchase 107.06-acre parcel on Doolan Road, is consistent with the criteria set forth in the Altamont Landfill Settlement Agreement.
Planning Staff recommendation: Determine that the application is consistent with the Settlement Agreement criteria.
Attachment
9. **PLANNING COMMISSIONER'S RESIDENCY REQUIREMENT** – Consideration of amendments proposed by Supervisor Miley to the Administrative Ordinance Code to Add Unincorporated Area Residency Requirement for Certain Planning Commissioners.
Attachment

PUBLIC INPUT (TIME LIMIT: 3 MINUTES PER SPEAKER)

COUNTY COUNSEL: REPORT ON ACTION TAKEN IN CLOSED SESSION

ADJOURNMENT