

**ALAMEDA COUNTY
BOARD OF SUPERVISORS'
UNINCORPORATED SERVICES COMMITTEE**

Wednesday, January 27, 2016

6:30 p.m.

Supervisor Nate Miley, Chair
Supervisor Wilma Chan, excused

Location: San Lorenzo Library
3600 Norbridge Avenue
San Lorenzo, CA 94646

Summary Minutes

PUBLIC COMMENT

Al Proietti representing the Eden Area Chamber of Commerce, the Eden Area Chamber supports the development.

The Open for Business Working group is a great idea

Tom Silva, concerned about an elected MAC for Castro Valley, believe that the appointed MAC works very well, there are very well established advisory committees in the unincorporated area. Elected MAC's would be very costly.

Keith Barros stated that the other communities in the unincorporated area have been trying to advocate for their areas as they are unique communities and would like to enjoy the same representation as the Castro Valley MAC has.

Supervisor Miley stated that there will be a forum on the proposed elected MAC on February 29, 2016 at 6:30 p.m. at the Castro Valley Library.

There will be free tax assistance offered in several locations, flyers available.

County Fire, Sheriff's Office, Public Works Agency will have a forum for the community to ask questions regarding County services, to be held on March 16, 2016 at the San Lorenzo Library.

I. Open for Business Working Group

Supervisor Miley presented introductory comments from EALI group, trying to attract businesses to the unincorporated area.

Susan McCue, Manager, Economic & Civic Development Department, presented a PowerPoint presentation on the Open For Business Working Group.

The Working Group members include representatives from District 3, District 4, West County Board of Zoning Adjustments, Castro Valley Municipal Advisory Council, Eden Area Chamber of Commerce, San Lorenzo Village Homes Association, Castro Valley Sanitary District, Oro Loma Sanitary District, Alameda County Planning Department, Public Works Agency, Environmental Health Department & Fire Department, developers, brokers and contractors.

The purpose of the working group was to recommend strategies to make unincorporated Alameda County more business-friendly and remove barriers to economic growth. The working group met between July 14, 2015 through October 6, 2015.

The presentation included challenges, recommended strategies and next steps to improve overall customer service, update zoning ordinances, update websites, review streamlining processes and better coordination with Pacific Gas & Electric and East Bay Municipal Utility District for service connections. Susan McCue answered questions from community members.

II. Update on Development Proposal for Mission/Hampton site

Eileen Dalton, Director, Economic & Civic Development, presented a PowerPoint presentation to provide an update on the development proposal for the Mission Boulevard/Hampton site.

The Mission Boulevard and Hampton site is 2.6 acres and was acquired by Alameda County with Redevelopment funds in January of 2009. The Redevelopment Citizens Advisory Committee approved purchase of the site for commercial development. The State approved sale of the site in July 2014.

On August 5, 2015, the Economic and Civic Development Department with assistance from consultant ALH Urban Regional Economics, issued a Request for Interest (RFI) to a targeted list of regional developers and interested parties. The department conducted a site tour on August 19, 2015 attended by several prospective developers and retail tenants. On October 16, 2015 the department received five responses to the RFI, demonstrating renewed interest in the site.

After County staff and the consultant evaluation of the responses, Bay Area Urban Development (BAU) was recommended as the preferred developer for its proposed Cherryland Place mixed use development proposal for the Mission and Hampton site. BAU has the experience, vision and overall best fit with the County's criteria.

Stuart Rickard, Bay Area Urban Development, presented a PowerPoint presentation of photos on Cherryland Place, the proposed development of the Mission and Hampton Site. Mr. Rickard also answered questions from community members.

Staff received public comment on the proposed developer and their proposal.

III. Massage Facilities Update

Rodrigo Orduña, Senior Planner, Community Development Agency, presented a memorandum to update the Committee on Massage Facilities in the unincorporated area.

Following the State's adoption of Senate Bill 731, to provide for the creation of a California Massage Therapy Council that would review and approve certifications and set forth specific requirements for operation of massage facilities, the County established a policy allowing massage facilities to operate wherever medical offices or licensed cosmetologists were allowed to operate.

In the past several months, several massage facilities were opened in the unincorporated area. The Alameda County Sheriff's Office and the Code Enforcement Division have received requests from the public for further investigation and follow up of these facilities.

County staff is currently preparing a request to allow an extension of the moratorium on new massage facilities that the Board of Supervisors adopted on January 5, until completion of the updated Massage Facilities Ordinance, up to one year.

Recommendation from the Unincorporated Services Committee: Approve. Move to the full Board of Supervisors.

ADJOURN

The meeting was adjourned to February 2016.

Board of Supervisors' Committees agendas are available via Internet at

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