



BOARD OF SUPERVISORS

Planning Meeting

10:00 a.m.

Planning Meeting

Thursday, November 13, 2025

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

DAVID HAUBERT, PRESIDENT
ELISA MÁRQUEZ
LENA TAM, VICE-PRESIDENT
NATE MILEY
NIKKI FORTUNATO BAS

DISTRICT 1
DISTRICT 2
DISTRICT 3
DISTRICT 4
DISTRICT 5

TELECONFERENCE LOCATION:
GRAND SOLMAR LAND'S END RESORT & SPA
Av. Solmar 1A, Centro, 23450
Cabo San Lucas, B.C.S., Mexico
Sala 2 del centro de conferencias

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. The Board of Supervisors allows in-person and remote observation and participation by members of the public at its meetings.

IN-PERSON PARTICIPATION: The meeting site is open to the public. All in-person participants must adhere to posted health and safety protocols while in the building. If attending in-person and you wish to speak on a matter, please fill out a speaker slip at the front of the Chambers and submit it to the Clerk as soon as possible. For both in-person and remote attendees, 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 on items not on the agenda. Items set for a certain time on the agenda may not be heard earlier than the time listed on the agenda and may not be called at exactly the time indicated on the agenda, depending on the business of the Board. 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.

REMOTE/TELECONFERENCE PARTICIPATION: Members of the public may observe and participate in meetings remotely via teleconference by following the instructions in the TELECONFERENCING GUIDELINES posted on-line at: https://www.acgov.org/board/bos_calendar/documents/TeleconferencingGuidelines-Planningmeeting.pdf. To simply observe the meeting via live broadcast visit: <http://acgov.org/board/broadcast.htm>.

Pursuant to Board Policy: (1) Signs that obstruct the view of meeting attendees are prohibited during Board meetings; (2) Demonstrations that disrupt the meeting are prohibited; (3) Each Board Member may request one continuance of any item to a meeting date within two regularly scheduled meetings. If you have questions regarding the agenda, please call the Clerk of the Board's Office at (510) 208-4949.

If you require the use of an assistive listening device, please ask the Clerk for a personal sound receiver. If you require a reasonable modification or accommodation for a disability, please contact the Clerk of the Board 24 hours prior to the meeting date at CBS@acgov.org or call (510) 208-4949 or (510) 834-6754 (TDD). The Board of Supervisors' meeting sites are wheelchair accessible. If you require language interpretation services, please contact the Clerk of the Board 72 hours prior to the meeting start time.

Written public comments may be submitted online at <https://bos.acgov.org/public-comments/>. These comments will not be read during the public comment period. Written public comments submitted prior to 3:00 p.m. the day before the meeting will be routed to the Board and will be available for inspection prior to the Board meeting upon request to the Clerk of the Board. All written public comments routed to the Board and those written public comments received after 3:00 p.m. the day before the meeting and prior to the conclusion of the meeting will be made part of the official record on file with the Clerk of the Board.

The agenda, reports and supporting documents are available for public inspection online at <https://bos.acgov.org/broadcast/> and in the Clerk of the Board's Office. Writings that are public records relating to an open session item on the agenda that are distributed to all or a majority of the Board of Supervisors, less than 72 hours prior to the meeting or during the meeting, are made available for public inspection at the meeting if prepared by the County, or after the meeting if prepared by some other person. Documents are available for public inspection at the Clerk of the Board Office 1221 Oak St., Suite 536, Oakland, CA 94612 during normal business hours.

Levine Act — Campaign Contributions (Government Code Section 84308). As of January 1, 2023, the Levine Act (Government Code Section 84308) applies to Board of Supervisor proceedings involving a license, permit, or other entitlement for use. Pursuant to Government Code Section 84308, no Board member shall accept, solicit, or direct a contribution of more than \$500 from any party or their agent, or from any participant or their agent, while a proceeding involving a license, permit, or other entitlement for use is pending before the County or for 12 months after a final decision is rendered in that proceeding. Any Board member who has received a contribution of more than \$500 within the preceding 12 months from a party or their agent, or from a participant or their agent, shall disclose that fact on the record of the proceeding and shall not make, participate in making, or in any way attempt to use their official position to influence the decision. Pursuant to Government Code Section 84308(d), any party to a covered proceeding before the Board is required, and any participant to such a proceeding is strongly urged, to disclose on the record of the proceeding any contribution, including aggregated contributions of more than \$500 made within the proceeding 12 months by them or their agent to any Board member. The disclosure must include the name of the party or participant and any other person making the contribution, if any; the name of the recipient; the amount of the contribution; and the date the contribution was made. The disclosure shall occur in the manner required by Government Code Section 84308 and any applicable state or local regulations, opinions, or policies. No party or their agent, and no participant or their agent, shall make a contribution of more than \$500 to any Board member during the proceeding or for 12 months after a final decision is rendered in that proceeding. The foregoing statements regarding the Levine Act do not constitute legal advice, and parties and participants are urged to consult with their own legal counsel regarding the requirements of the law.

10:00 A.M.

CALL TO ORDER AND SALUTE THE FLAG

1. APPROVE THE MINUTES OF PLANNING MEETING – OCTOBER 9, 2025

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION

2. Significant exposure to litigation pursuant to Subdivision (d)(2) of Government Code § 54956.9 (one case).

CONSENT CALENDAR

3. 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

4. **PLN2024-00067, MODIFICATION TO DRIVE-THROUGH POLICY** – Resolution to change “Policy For Drive-In Restaurants In Ashland, Cherryland, and San Lorenzo” (adopted by Board of Supervisors on February 4, 1999) to eliminate the prohibition on new Drive-in Restaurants for parcels located along Hesperian Boulevard bordered by Bockman Road and the properties at APN 412 -0071-003-35, 412 -0071-004-03 and 412 -0071-003-29

to the north and the City of Hayward to the south, with a Conditional Use Permit process featuring a methodology to place a limit on the number of establishments, in the San Lorenzo area of unincorporated Alameda County. This project is Exempt from the requirements of the California Environmental Quality Act; Section 15601(b)(3), "Common-Sense Exemption".

Planning Staff recommendation: Adopt the resolution.

Attachment

5. **SECOND READING OF AMENDMENTS TO SIDEWALK VENDING ORDINANCE TO ESTABLISH SIDEWALK VENDING PERMIT FEE AND ENHANCE REQUIREMENTS FOR POSTING AND NOTIFICATION OF POTENTIAL REVISIONS TO SIDEWALK VENDING REGULATIONS** - To establish sidewalk vending permit fee and enhance requirements for posting and notification of potential revisions to sidewalk vending regulations.

Planning Staff recommendation: Conduct Second Reading and Adopt the Ordinance

Attachment

6. **INTRODUCTION AND FIRST READING OF AN ORDINANCE AMENDING THE SAN LORENZO VILLAGE CENTER SPECIFIC PLAN, COUNTY OF ALAMEDA, APPLICANT (PLN2025-00066), –** Planning Department Recommendation to amend the San Lorenzo Village Center Specific Plan (Adopted 2004) to: 1) permit one publicly owned and operated Fire Station within the San Lorenzo Village Center Specific Plan, subarea 5A; and 2) waive Site Development Review for Fire Stations measuring less than 10,000 square feet within building and accessory building floor areas, less than 50 feet in building height, and less than 0.25 Floor Area Ratio (FAR). The Specific Plan Amendment would enable the Alameda County Fire Department to pursue building permits for new construction at the project site to relocate Fire Station No. 22, currently located at 377 Paseo Grande, in the San Lorenzo area of unincorporated Alameda County, to 587 Paseo Grande, in the unincorporated San Lorenzo area of unincorporated Alameda County. The proposed amendment is in the Public Interest as it will permit the relocated Fire Station No. 22 to maintain and enhance public health, safety, and welfare of the community it serves. The project relies upon a Mitigated Negative Declaration, State Clearinghouse # 2024071224, which can be viewed at <https://ceqanet.opr.ca.gov/2024071224>. Alameda County Fire Department is acting as Lead Agency pursuant to CEQA. (Continued from October 9, 2025)

Planning Staff recommendation: Conduct First Reading

Attachment

7. **PLN2025-00122, PLANNING DIRECTOR'S DETERMINATION** - Appeal of Erwin Ilao, applicant, from the Planning Director's Determination that an "adult day care" use should not be treated the same as a "day care center", which is a permitted use in the Neighborhood Business District (CN) zoning district for the Castro Valley unincorporated area. The determination is applicable to the CN zoning district generally, and appellant represents a property located at 1446 A Street, Hayward CA 94546, bearing Assessor's Parcel Number, APN: 415-0230-020-00, unincorporated Castro Valley area of Alameda County.

Planning Staff recommendation: Deny the appeal

Attachment

8. **ALTAMONT LANDFILL & RESOURCE RECOVERY FACILITY OPEN SPACE ADVISORY COMMITTEE – TRI-VALLEY CONSERVANCY GRANT PROPOSAL** - Determine whether the recommendation of the Altamont Landfill & Resource Recovery Facility Open Space Advisory Committee to approve a grant application from the Tri-Valley Conservancy in the amount of \$500,000 to acquire a 32-acre parcel, referred to as the "Altamont Hills Property" (APN: 99B-5680-4), in fee title for open space conservation is consistent with the criteria set forth in the Altamont Landfill Settlement Agreement

Continued from 10/09/25 (Item #6)

Planning Staff Recommendation:

- A. Find the recommendation of the Altamont Landfill & Resource Recovery Facility Open Space Advisory Committee to approve a grant application from the Tri-Valley Conservancy in an amount not to exceed \$500,000 to fund purchase in fee title of the "Altamont Hills Property", consisting of approximately 32 acres of real property designated by assessor's parcel number (APN) 99B-5680-4 in unincorporated Alameda County,

for conservation and open space purposes, is consistent with the criteria set forth in the Altamont Landfill Settlement Agreement.

- B. Delegate authority to the Agency Director or designee to negotiate and execute the agreement with the Tri-Valley Conservancy to fund purchase in fee title of the “Altamont Hills Property” in an amount not to exceed \$500,000, subject to review and approval as to form by County Counsel and return an executed copy to the Clerk of the Board for filing.

Attachment

- 9. **APPROVE THE USE OF DISTRICT 4 FUNDS TO RETAIN A CONSULTANT TO PREPARE A REPORT SCOPING THE STRUCTURE, STAFFING, DUTIES AND FUNDING FOR A POSSIBLE OFFICE OF UNINCORPORATED COMMUNITIES WHICH WOULD SERVE BOTH RURAL AND URBAN UNINCORPORATED COMMUNITIES.**

Staff Recommendation:

- A. Authorize the use of \$48,000 of District 4 funds to retain a consultant to lead a six-month scoping period to design a possible Office of Unincorporated Communities including structure, staffing, duties, and funding.
- C. Authorize District 4 to select consultant, execute contract and begin work.

Attachment

- 10. **APPEAL OF UVAS CT. LLC OF THE DECISION OF THE WEST COUNTY BOARD OF ZONING ADJUSTMENTS HEARING ON MARCH 26, 2025, DECLARING THE PROPERTY IN VIOLATION OF THE ALAMEDA COUNTY ZONING ORDINANCE SECTIONS 17.66.050 FOR SOIL/FILL IMPORTING AT 25550 UVAS CT. HAYWARD CA 94546 (APN: 425-0150-024-00) Continued from 6/12/25 (Item #8)**

Planning Staff recommendation: That the Board of Supervisors uphold the decision of the West County Board of Zoning Adjustments (WBZA) and deny the appeal.

Attachment

Video Attachment

Attachment

- 11. **APPEAL OF UVAS CT. LLC OF THE DECISION OF THE WEST COUNTY BOARD OF ZONING ADJUSTMENTS HEARING ON SEPTEMBER 24, 2025, DECLARING THE PROPERTY IN VIOLATION OF THE ALAMEDA COUNTY NEIGHBORHOOD PRESERVATION ORDINANCE SECTIONS 6.65.030 A (1,2) AND B (6) FOR THE PRESENCE OF DEBRIS, CONCRETE PIECES AND UNSTABLE LOOSE SOIL/FILL AT 25550 UVAS CT. HAYWARD CA 94546 (APN: 425-0150-024-00).**

Planning Staff recommendation: That the Board of Supervisors uphold the decision of the West County Board of Zoning Adjustments (WBZA) and deny the appeal.

Attachment

PUBLIC INPUT

ADJOURNMENT