



BOARD OF SUPERVISORS

Planning Meeting

1:00PM

Regular Meeting

Friday, November 16, 2007

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

SCOTT HAGGERTY, PRESIDENT	DISTRICT 1
GAIL STEELE	DISTRICT 2
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COUNTY COUNSEL

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COUNTY ADMINISTRATOR

CHRIS M. BAZAR
PLANNING DIRECTOR

BRIAN E. WASHINGTON
ASSISTANT COUNTY COUNSEL

MISSION STATEMENT

THE BOARD OF SUPERVISORS OF ALAMEDA COUNTY THROUGH THE DEDICATION EXCELLENCE AND DIVERSITY OF ITS EMPLOYEES IS COMMITTED TO SERVE THE NEEDS OF THE COMMUNITY AND TO ENHANCE THE QUALITY OF LIFE.

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; (4) The Board of Supervisors will receive and consider a request to continue a Planning matter only if: (a) the request is received by the Clerk of the Board at least forty-eight (48) hours prior to the time the matter is scheduled to be heard, (b) the request is in writing (FAX acceptable), and (c) a reason for the request is included.

Hearing difficulty? Please ask the Clerk for use of a personal sound receiver. Board of Supervisors' meetings are wheelchair accessible. Call 272-6347 (voice) or 834-6754 (TDD) to request a sign-language interpreter. Five working days' notice is required. If you have questions regarding the agenda, please call 272-6347. The Board's Agenda and Summary Action Minutes are also available via the Internet at: www.acgov.org.

Attention: The Alameda County internet address is www.acgov.org. Beginning January 20, 2004, all Board of Supervisors' planning 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

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
2. **VARIANCE, V-11467, ED MANNETTE** – Appeal of Ed Mannette from the decision of the Zoning Administrator to deny the application to allow: 1) the required parking in the front yard where otherwise not permitted with the conversion of a garage to habitable space, and 2) construct a metal carport (accessory structure) in the front of the lot where otherwise not permitted, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit) District, located at 2426 Stanton Hill Road, north side, approximately 650' west of Stanton Avenue, Unincorporated Castro Valley area of Alameda County, Assessor's Parcel Number: 084A-0205-016-03.)
Continue to February 2008
3. **VARIANCE, V-11702, MARILYN MORRIS** – Appeal of Marilyn Morris from the decision of the Board of Zoning Adjustments (West County) to deny the retention of a garage conversion providing zero parking spaces where two are required in an R-1 (Single Family Residence) District located at 16838 Daryl Avenue, east side, approximately 100 feet northeast of Lewelling Blvd., unincorporated San Lorenzo area of Alameda County, bearing Assessor's Parcel Number: 413-0027-012-00.
Continue to February 2008
4. **VARIANCE, V-11863, CHONG KO** – Appeal of Chong Ko from the decision of the Board of Zoning Adjustments (West County) to deny the retention of two converted one-car garages thereby providing two parking spaces located partially in a street side yard where otherwise not permitted in an R-S-D-15, (Suburban Residence, 1,500 square feet Minimum Building Site Area) District, located at 1725 and 1727 – 164th Avenue, northwest corner of Liberty Street, the Ashland area of unincorporated Alameda County, bearing Assessor's Parcel Number: 080-0069-015-02.
Continue to February 2008
5. **VARIANCE, V-11843, MARCO NAVA** – Appeal of Marco Nava from the decision of the Board of Zoning Adjustments (West County) to deny an application to: 1) allow the conversion of the garage from non-habitable space into habitable space; and 2) a five foot side yard setback where nine feet is required on a 0.27 acre site, in an R-1 (Single Family Residence) District, located at 21150 Hathaway Avenue, east side, approximately 155 feet north of Mero Street, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 0429-0041-101-00.
Continue to February 2008

6. **CONDITIONAL USE PERMIT, C-8465, SMITH / VINEYARD MEMORIAL CEMETERY** - Appeal of the City of Livermore's City Attorney John Pomidor and Assistant City Attorney, Jason Alcala; Gail Vardanega, Lona McCallister and Nancy Bankhead; Friends of Livermore, Robert Baltzer, Chairman; Attorney at Law Malcolm Leader- Picone for Fallon Enterprises; and Attorney at Law John K. Smith, for Cynthia Birmingham and Lawrence Lui, from the decision of the Planning Commission to approve the application to allow a cemetery and related uses and structures to be developed on a portion of a 110-acre site, in an A (Agricultural) District, located on North Livermore Avenue, west side, approximately ½ mile north of U.S. Highway 50, Livermore area of unincorporated Alameda County, bearing Assessor's Parcel Number: 903-0008-004-01.
Continue to February 2008
7. **VARIANCE, V-12066, BERNIE SHANKLIN** - Appeal of Peter MacDonald, on behalf of Bernie Shanklin, from conditions of the EBZA's approval of the application to allow the construction of an accessory building 22 feet in height where 15 feet is the maximum, and the EBZA's denial of the proposed garage doors of the structure to be 10 feet from the property line; in a R-1-L-B-E (Single Family Residence, Limited Agricultural, 5 acre Minimum Building Site Area) District, located at 1824 Almond Avenue, east side, approximately 0.5 miles north of Tesla Road, Livermore area of unincorporated Alameda County, bearing Assessor's Parcel Number: 099-1150-018-00.
Continue to January 2008
8. **EASTERN ALAMEDA COUNTY CONSERVATION STRATEGY** – Request for authorization to expend up to \$20,000 to Zone 7 from the Planning Department's existing budget to cover the County's share of Phase 1 of the Eastern Alameda County Conservation Strategy.
Planning Staff recommendation: Approve authorization of expenditure.

REGULAR CALENDAR

9. **ALTAMONT MOTORSPORTS PARK, CUP, C-5720** - Appeal from Mark Cohen from the decision of the Planning Commission to deny appeal of the Planning Director and Code Enforcement Manager's decision not to engage in revocation of CUP, C-5720 for Altamont Motorsports Park, 17001 Midway Rd.
Planning Commission recommendation: On August 6, 2007, by a 5/1 vote, the Planning Commission upheld Staff's decision not to pursue revocation.
Planning Staff recommendation: Uphold the recommendation of the Planning Commission.
10. **TENTATIVE PARCEL MAP, PM-8992, BROTHERS** – Appeal of Frank and Janice Delfino from the decision of the Planning Director to approve a subdivision of one parcel containing 0.68 acres into two lots, in a R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle Parking) District, located at 18629 Reamer Road, southwest side, 450 feet west of Walnut Road, Castro Valley area of unincorporated Alameda County, bearing County Assessor's designation: 084D-1155-034-00.
Castro Valley Municipal Advisory Council Recommendation: On June 12, 2006, the Castro Valley Municipal Advisory Council recommended approval of the Tentative Parcel Map with planning considerations and additional provisions: 1) that there be one common access easement to the property; 2) that the new boundary line should parallel the rear of the existing house; and 3) that the applicant should either maintain the guard rail or develop an alternative that is acceptable to the County that ensures the protection of neighboring properties.
Alameda County Planning Director Action: On June 22, 2007, the Planning Director approved Tentative Parcel Map, PM-8992, including Resolution No. 07-14, Conditions of Approval and Exhibit B, dated June 22, 2007.
Planning Staff Recommendation: Staff recommends your Board approve in part and deny in part the appeal by approving the Tentative Parcel Map subject to the approved conditions and "Exhibit" B, and requiring that an engineered signed and stamped report be submitted to the Director of Public Works for review and approval clearly demonstrating that the safety protection that would be achieved with the proposed barricade replacement and new barrier wall will provide equal or better protection than existing

conditions.

11. **PARCEL MAP, PM-9438, DAVID SHOFFNER** – Appeal of Richard Hua from the decision the Planning Director’s decision to deny petition to convert a four-unit apartment building into four condominiums in an R-S-D-25 (Suburban Residence, 2,500 square feet Minimum Building Site Area per Dwelling Unit) District, located at 19960 Wisteria Street, east side, approximately 600 feet south of Somerset Avenue, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 084A-0130-102-01.
Castro Valley Municipal Advisory Council: On July 9, 2007, the council recommended denial of the proposed subdivision.
Planning Director’s decision: On August 1, 2007, the Planning Director denied the proposed subdivision based on findings relating to the proposed subdivision’s lack of conformance with the Condominium Guidelines.
Planning Staff recommendation: Deny the appeal and uphold the decision of the Planning Director to deny the application.

12. **EDEN AND CASTRO VALLEY AREA PLANS; GENERAL PLAN BOUNDARY IN THE HILLCREST KNOLLS** - Consideration of whether Hillcrest Knolls should continue to be addressed in the Eden Area General Plan or be moved to the Castro Valley General Plan Area.
Planning Commission recommendation: Continue to utilize the boundary of the 1983 Eden Area General Plan so that Hillcrest Knolls remains within the Eden Area General Plan planning area.
Planning Staff recommendation: Consider new information presented at this meeting and take public testimony on this issue; provide a decision on which General Plan element Hillcrest Knolls should fall under based on that testimony and information entered into the public record.

PUBLIC INPUT (TIME LIMIT: 3 MINUTES PER SPEAKER)

BOARD OF SUPERVISORS’ REMARKS

COUNTY COUNSEL: REPORT ON ACTION TAKEN IN CLOSED SESSION

ADJOURNMENT