



EDEN AREA

MUNICIPAL
ADVISORY
COUNCIL

1221 Oak Street, Room 536, Oakland, Ca. 94612 (510) 272-3812 FAX (510) 208-5660

ACTION SUMMARY MINUTES

Tuesday, April 14, 2026

The Eden Area Municipal Advisory Council meeting convened at 6:01 p.m. with Diane Wydler sitting as Chair.

Members present: Councilmember Aston-Nielsen, Councilmember Marumahoko, Councilmember Roehl, Councilmember Cushman, and Chair Wydler. Councilmember Stanley was excused.

Councilmember Stanley was present at 6:06 p.m.

Public Announcements/Open Forum

Two people provided public comment.

Approval of Minutes

[January 13, 2026 Minutes](#)

Action

Councilmember Stanley motioned, and Councilmember Marumahoko seconded, to approve the January 13, 2026 minutes as written. The motion passed with six ayes.

Ayes: Aston-Nielsen, Marumahoko, Roehl, Stanley, Cushman, Chair Wydler

Noes:

Abstained:

Excused:

[February 10, 2026 Minutes](#)

Action

Councilmember Stanley motioned, and Councilmember Marumahoko seconded, to approve the February 10, 2026 minutes as written. The motion passed with six ayes.

Ayes: Aston-Nielsen, Marumahoko, Roehl, Stanley, Cushman, Chair Wydler

Noes:

Abstained:

Excused:

Regular Calendar

- 1. Zoning Ordinance Updates to Some Multi-Family Residential Development Standards to Implement Sixth Cycle Housing Element Densities – Action Item (Continued from February 10, 2026, and March 9, 2026)**

Presenter: Rodrigo Orduña, Staff Planner, Alameda County Planning Department

[Attachment](#)

Rodrigo Orduna, Staff Planner, Alameda County Planning Department, Community Development Agency; Tom Ford, Principal, M-Group; and Buddy Williams, Associate Principal, StudioKDA provided a presentation that covered background on the zoning ordinance updates, an overview of the housing element sites, and next steps for the zoning ordinance updates to be approved.

One person provided public comment on this item.

Action

Councilmember Aston-Nielsen motioned, and Councilmember Cushman seconded, to recommend that the Board of Supervisors approve the zoning ordinance updates to some multi-family residential development standards to implement the sixth cycle housing element densities. The motion passed with five ayes.

Ayes: Aston-Nielsen, Marumahoko, Roehl, Stanley, Cushman

Noes: Chair Wydler

Abstained:

Excused:

2. **PLN2025-00167, SUBDIVISION, TECTA ASSOCIATES– Application for a Vesting Tentative Parcel Map, PM 11576 – Action Item (Item Continued from March 9, 2026)** - to subdivide one parcel to three parcels and for the development of two (2) new single-family dwellings and two (2) attached Accessory Dwelling Units in the Suburban Residential, Density Variable, Zoning District, 21164 Garden Avenue, east side, 220 feet south east of W. Sunset Blvd, bearing Assessor’s Parcel Number 432-0012-010-04, in the Hayward Acres area of unincorporated Alameda County. This project is Categorically Exempt from the requirements of the California Environmental Quality Act; Article 19, Section 15315, Class 15, “Minor Land Divisions”

Presenter: William Chin, Staff Planner, Alameda County Planning Department

[Attachment](#)

Action

Councilmember Cushman motioned, and Councilmember Roehl seconded, to recommend that the Board of Supervisors approve PLN2025-00167, an application for a vesting tentative parcel map. The motion passed with six ayes.

Ayes: Aston-Nielsen, Marumahoko, Roehl, Stanley, Cushman, Chair Wydler

Noes:

Abstained:

Excused:

3. **PLN2025-00217, CONDITIONAL USE PERMIT, JOHN KOOS, Applicant – Conditional Use Permit (CUP) Renewal – Action Item (Item Continued from March 9, 2026)** - to allow continued operation of an existing T-Mobile wireless telecommunications facility with no changes proposed to the existing monopole structure (slimline pole) with an expired CUP (PLN2011-00046). The parcel is designated Medium and High Density Residential (MHDR) under the Eden Area General Plan and is located within the CMU-R (Corridor Mixed-Use-Residential) Zoning District. The parcel is located at 21144 Mission Blvd. Cherryland, on the east side, designated County Assessor’s Parcel Number: 414-0081-005-00. The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), per State CEQA Guidelines, Section 15301 – Class 1, “Existing Facilities”

Presenter: Maral Esmaeili, Staff Planner, Alameda County Planning Department

[Attachment](#)

Two people provided public comment on this item.

Action

Councilmember Roehl motioned, and Councilmember Aston-Nielsen seconded, to recommend that the Board of Supervisors approve PLN2025-00217, a conditional use permit. The motion passed with five ayes.

Ayes: Aston-Nielsen, Marumahoko, Roehl, Cushman, Chair Wydler

Noes: Stanley

Abstained:

Excused:

- 4. Report and Recommendations for an Office of Unincorporated Communities – Action Item** – Action on this item will provide recommendations to the Board of Supervisors - presentation on findings and recommendations for establishing an office of unincorporated communities, including its structure, authority, and role in improving coordination and outcomes.

Presenter: Breann Gala, Consultant

[Attachment](#)

Fifteen people provided public comment on this item.

Action

Councilmember Aston-Nielsen motioned, and Councilmember Cushman seconded, to recommend the Board of Supervisors approve the proposed Office of Unincorporated Communities and advance to Phase 2 planning. The motion passed with six ayes.

Ayes: Aston-Nielsen, Marumahoko, Roehl, Stanley, Cushman, Chair Wydler

Noes:

Abstained:

Excused:

Chair's Report

Chair Wydler did not have anything to report.

Council Announcements, Comments and Reports

The Council did not have any announcements, comments, or reports.

Staff Announcements, Comments and Reports

Staff did not have any announcements, comments, or reports.

Adjourn

The meeting adjourned at 9:14 p.m.

Next Hearing Date: Tuesday, May 12, 2026
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