

ALAMEDA COUNTY BOARD OF SUPERVISORS' UNINCORPORATED SERVICES COMMITTEE

Thursday, June 27, 2013

Supervisor Nate Miley, Chair
Supervisor Wilma Chan, excused

Location: Castro Valley Library, Chabot Room
3600 Norbridge Avenue
Castro Valley, CA 94546

Summary Action Minutes

PUBLIC COMMENT

Kathy Ready, San Lorenzo resident, asked about the ordinance for the donation collection boxes. She stated that the boxes are appearing all over the area and being placed on private property without approval. A donation box at Colonial Acres Elementary School was being emptied by people wearing hazardous material gear and sprayed with chemicals. The County needs to get the ordinance completed and enforced.

Doris Marciel announced that the San Lorenzo Pioneer Cemetery is having a walk party "To Die For"; Ms. Marciel brought flyers informing community members of the time and meeting place. There will be a History Tour of Lewelling Boulevard by Doris Marciel on Saturday, June 29, 2013 at 9:30 am. The Tour will begin at the former Orchard Supply store plaza.

In addition, Ms. Marciel asked about the unsightly debris left behind when residents move from apartment houses. The furniture is discarded on the street and also being discarded at the San Lorenzo Creek. Ms. Marciel called the illegal dumping hot-line. The County has paid over \$7000 in one year, to dispose of debris from vacated apartment homes.

Supervisor Comments

Supervisor Miley reported that there will be an update on the proposed ordinance on the donation collection boxes at the next Unincorporated Services Committee meeting. In addition, Supervisor Miley directed staff to draft a report on the County's response to debris left from vacated apartment homes.

I. Update on Sheriff's proposed regulation of Cash for Gold centers as second hand dealers

Sergeant Brett Scheuller, Sheriff's Office, provided a brief update on the regulations for Cash for Gold Centers as second hand dealers. There are State guidelines that regulate these businesses in the Business and Professions Code Section 21626. The Office of the County Counsel has provided a draft ordinance to include amendments to regulate the Cash for Gold businesses.

The amendments include:

- Required to report to the Sheriff's Office what was purchased, with a picture and description of the item,
- Identification of the seller to be retained by business for thirty (30) days after purchase
- Cash for Gold businesses have to obtain a permit from the Sheriff's Office
- The Sheriff's Office Property Crimes division will monitor these businesses

The draft ordinance will now go before the Board for approval and will be enacted afterwards.
Status of business in the unincorporated area: There are approximately 10 to 14 Cash for Gold businesses operating in the Unincorporated Area; one business has closed.

The Sheriff's Office will have scheduled and random checks on said businesses to determine compliance to the ordinance. Violations of the ordinance are considered misdemeanors and will be punishable by a fine.

II. Presentation on circumstances under which transitional housing are permitted in the Unincorporated Areas

Robert Ratner, Behavioral Health Care Services, provided a packet of information describing a range of different housing options used in Alameda County for individuals who use transitional housing services. Alameda County is not involved in licensing of any transitional housing facility. All licensing of these homes and facilities are done by the State of California. For skilled nursing facilities, licensing is permitted by the State Department of Health Care Services, for board and care homes and assisted living homes, the State division of Community Care Licensing are permitted to issue licenses.

Supervisor Miley stated that he met with Robert Ratner and other staff in Behavioral Health Care Services and he will convene a meeting with the staff as well as other persons responsible for the establishment, licensing and monitoring of transitional home facilities.

Albert Lopez, Director, Planning Department, reported land use control is limited when it comes to transitional housing in the unincorporated area. If a residence has six (6) or fewer occupants, it is treated as a single family residence. The Planning Department will review a City of Oakland ordinance that deals with Enhanced Service Housing, and bring back options to be considered for an ordinance in the unincorporated area.

Supervisor Miley stated that there are two (2) sites being considered for services for the re-entry population: one in Oakland and one at the Fairmont Campus in San Leandro. Any proposed facility in the unincorporated area, the community will have an opportunity to give public input.

Brian Washington, County Counsel, reported that legally six (6) people or less in a residence is pre-empted by State law. If there are over six individuals then the home/facility can be regulated with an ordinance. The County cannot discriminate and the Americans with Disabilities Act has to be considered in an ordinance. The use of distance requirements will be researched for purposes of drafting an ordinance.

Tona Henninger, Code Enforcement, reported some of the history and background of the facility on Meekland Avenue.

Supervisor Miley will agendaize this item for the July Unincorporated Services Committee meeting and the property on Meekland will be discussed. County staff will return with information to possibly draft an enhanced housing services ordinance.

Adjourned

The meeting was adjourned to July 24, 2013.

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