

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

Wednesday, October 26, 2016

6:30 p.m.

Supervisor Nate Miley, Chair
Supervisor Wilma Chan

Location: San Lorenzo Library
395 Paseo Grande
San Lorenzo, CA 94580

Summary Minutes

Public Comment

Rachel Osajima, Executive Director, Alameda County Arts Commission, informed the Committee about the Community Identifier Mural Program, which aims to paint a community identifier on freeway overpasses. There is a “call for artists” who are interested in applying by November 30th; to get involved e-mail or call the Arts Commission.

Richard Hancocks asked about the sign for the San Lorenzo Library. (The sign should be up in about out 6-8 weeks.)

Randy Waage invited everyone to the Annual Halloween parade to commence at the San Lorenzo Community Church, hosted by the San Lorenzo Village Homes Association on Monday, October 31st, 9:15a.m. to 1:00 p.m.

Community member asked what is being done about the illegal medical cannabis dispensary at the end of Grant in San Lorenzo. (The Sheriff’s Office is working on the case)

I. Update on the Tree Ordinance

[Attachment](#)

Ina Brainerd, County Arborist, Public Works Agency, presented a PowerPoint presentation to update the Committee on the County’s Tree Ordinance.

The proposed revisions to the Tree Ordinance includes three fundamental changes: 1) Clarification of responsibilities for trees with the right-of-way; 2) Clarification and addition of abatement of violations; 3) Revisions to the fine structure.

Proposed Revisions

Section 12.11.120 – Tree Planting, Maintenance and Removal Responsibilities and Requirements

- A. The planting, maintenance, removal, or replacement of any tree located in the right-of-way between the private property liven and the edge of the paved street shall be the responsibility of the adjacent property owner whose frontage the tree is located irrespective of who planted said tree. The adjacent property owner shall bear all costs of such planting, maintenance, removal, and replacement and shall restore the right-of-way if the right-of-way is disturbed in the course of such planting, maintenance, removal or replacement.

Section 12.11.110 – Abatement Authority

- C. If the Director requires a property owner to perform abatement or seeks costs from a property owner when County personnel performs summary abatement work, the Director shall provide notice of the need for abatement or request for costs. Such notice will describe the necessary abatement and provide opportunity for the property owners to correct the condition if such condition can be corrected.

Fine Structure

The Tree Advisory Board proposed to fine the tree ordinance violations on the basis of loss of value up to \$1000 plus administrative abatement costs. Other remedies would remain possible to be pursued through appropriate Board-approved civil action.

Outreach

The Public Works Agency has been working with District 3 on community outreach with information available in English, Spanish and Cantonese. The Agency has also improved website accessibility and added an online newsletter.

The proposed revisions will be presented to the Transportation and Planning Committee and then to the full Board of Supervisors for approval and adoption.

Speakers

Richard Hancocks asked why the outreach is only being concentrated in District 3; he is concerned about capping fines at \$1,000 value; only in District 3, capping the value at \$1,000 concerned. In reference to Section 12.11.160 – the year-long permit should be site specific.

Howard Beckman, asked if there is a record of issues that were raised in community meetings about the ordinance. Implementation of any ordinances – legislative creep – highly modified

Mark Winchel stated that he has had problems with the Public Works Agency about a tree in his neighborhood.

Robert Campisi asked about hefty fines for trees in his front yard.

Ruth Baratta asked if there are any protection for the Heritage trees written into the ordinance. Is there a permit process that discourages people from cutting them down; all trees in the right-of-way are protected; end of Harbor.

II. Update on Proposed Mission/Hampton Mixed-Use Project

[Attachment](#)

[Attachment](#)

Eileen Dalton, Director, Economic & Civic Development Department, Community Development Agency, presented a PowerPoint presentation on the proposed Mission/Hampton Mixed-Use Project.

- The former Redevelopment Agency purchased the site in 2009 for an economic development project that would revitalize Mission Blvd. and serve as a catalyst site
- Sales of former Redevelopment Agency-owned properties are subject to the County's Successor Agency-adopted *Long Range Property Management Plan*
- Mission/Hampton is not subject to the Surplus Lands Act
- By August of 2015, the economy rebounded and ECD solicited *Requests for Interest/Dev. Concept* and received five responses, including a mixed-use proposal from Bay Area Urban Development (BAU)
- On January 27, 2016, the Unincorporated Services Committee recommended moving forward with BAU as the "preferred developer" and asked ECD staff to draft an Exclusive Right to Negotiate (ERNA) for Board consideration

On April 12, 2016, BOS approved the ERNA which expires at the end of this month

BAU has made substantial progress, including:

- Outreach to over 100 local, independent retail businesses – "curating retail"
- Issued Letters of Intent for over one-third of the commercial space
- Met with the Flood Control District to plan improvements to the adjacent parcel
- Revised the site plan to incorporate community input
- Participated in significant public outreach including:

Cherryland Community Association Meetings, Chamber of Commerce Economic Development Committee, Unincorporated Services Committee, August 25th Merchant meeting, Eden Night Live booth, RAFTA meeting, FamFest booth and sponsor, Faith based community (Rev. Arlene Nehring – Eden Church), Chamber of Commerce Mixer, and Planning Commission Study Session, met with County departments to review design and infrastructure needs and negotiated a draft Disposition & Development Agreement (DDA) with ECD staff

- Half of the 13,900 retail space is offered at below-market rents (\$1.00 a square foot)
- Neighborhood-serving Art/Tech Center
- Outdoor public gathering space
- Food business incubator – launching local food businesses
- Publicly-accessible community garden
- Trailhead improvements to the adjacent Flood Control District parcel
- Signature place-making feature
- ECD will incorporate feedback from the Unincorporated Services Committee meeting into the draft DDA
- Hold a DDA public hearing at a November or December Board of Supervisors meeting – prior to meeting, ECD will provide a comprehensive report for public review
- BAU would return to the Planning Commission in early 2017 as part of securing planning entitlements
- BAU completes construction in summer of 2018

If the project is rejected there is no funding to erect and maintain a park; HARD is not interested in maintaining a park;

Stuart Rickard, Bay Area Urban Development, presented a PowerPoint presentation on the proposed mixed use development “Cherryland Place”. The presentation included conceptual drawings of the proposed development.

Speakers

Mike Barratta, Cherryland resident, presented a [PowerPoint](#) presentation on community interest for a proposed park for the property at Mission and Hampton. Petitioners support park.

Richard Hancocks,

Ashley Strausberg, Interim Executive Director, Eden Area Chamber of Commerce, stated that the Chamber supports Cherryland place.

Maria Cisneros, Padres Unidos, supports the Park and working on the project for the past 10 years, and has worked with Mike (Baratta) collecting signatures, we need all of this for our families and children. Consider the park.

Laura Rodrigues, supports, Padres Unidos, like my partners said, we’ve spent years working on this so we can be heard; we understand that this park will have areas for start-up businesses; your project is very nice but we also need youth and adult areas to work out, social and entertain; listen to the voice of the community.

Andrea Orea, Padres Unidos recommendation for a park at the sight;

Alex Archuleta asked if they are planning to bring on more law enforcement for possibly increased crime; how are you preparing for increased traffic and crime.

Rachel Yang, Bay Area Urban Development, stated that Mr. Stuart Rickard is open to listening to the community. Opportunities for small businesses;

Wilma Chan, liked the park, but there was no funding for it, suggests sit down with the parents group and talk to them County staff and developers;

Ruth Baratta, Cherryland property tax increment; it is not a gift from the County it is Cherryland people paying for Cherryland improvements;

Cherryland resident supports Cherryland Community Association supports Cherryland Place.

Randy Waage supports Cherryland Place;

Supervisor Miley; four projects reviewed for the site; out of the four projects Cherryland Place competitive process since January 2016; he will sit down with Parents United; if we don't do this

**III. Economic & Civic Development Department, Community Development Agency
Meekland Avenue Phase I Improvement Project**

Art Carrera, Deputy Director, Public Works Agency, Meekland Avenue Project – street improvement from Blossom Way, curb, gutter and sidewalk improvements, bicycle lanes, street trees, improved pedestrian safety, and improved access to transit; costs \$5 million for the project; funding source \$2.5 million from State and other Measure B and road funds, working with EBMUD for relocating pipes; completion should be January begin construction in April 2017 duration of construction is 16 months completion will be December 2018.

Mission Hampton site; 3 phases – phase 2 undergrounding utilities; advancing design, freeway to the city of Hayward, improvements; phase 3 streetscape elements; discuss improvements; timing of undergrounding utilities and streetscape;

Speakers

Robert Campisi – 153 signature petition to Public Works Agency for traffic calming measures on Hampton Road;

PWA looked at the location; have installed a sign at the location, will look at petition and get back to you;

ADJOURN

The meeting was adjourned to December 7, 2016.

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