



EDEN AREA

MUNICIPAL
ADVISORY
COUNCIL

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

Draft

Summary Action Minutes

Tuesday, August 9, 2022

Time: 6:00 p.m.

Via Zoom: <https://zoom.us/j/94902150938>

Call to Order

The meeting was called to order by Tyler Dragoni, Committee Chair.

Pledge of Allegiance

Roll Call

Councilmembers present: Donald Clowser, Mimi Dean, Tyler Dragoni, Jennifer Esteen, Michael Freed, Alejandra Melgoza, Aida Sizova

Public Announcements/Open Forum

None

Approval of Minutes

[Minutes of June 14, 2022](#)

A motion was made by Councilmember Esteen and seconded by Councilmember Freed to approve the minutes of June 6, 2022.

Ayes: Clowser, Dean, Esteen, Freed, Sizovza, Dragoni

Abstain: Melgoza

Noes: None

Motion passed 6/1

Consent Calendar

1. **Adopt Findings Authorizing Remote Teleconference Meetings for the Eden Area Municipal Advisory Council - ACTION ITEM** - Staff Recommendation: Adopt the findings that Council meetings will be held by teleconference in accordance with the Brown Act, due to state and local measures to promote social distancing.

[Attachment](#)

A motion was made by Councilmember Freed and seconded by Councilmember Esteen to adopt the findings authorizing remote teleconference meetings for Eden Area Municipal Advisory Council.

Ayes: Clowser, Dean, Esteen, Freed, Melgoza, Sizova, Dragoni

Noes: None

Motion passed 7/0

Regular Calendar

2. **American Rescue Plan Act (ARPA) Unincorporated County Services Request for Proposals (RFP) Recommendations – Informational Item**

Michael Drane, Housing and Community Development Specialist, Housing and Community Development Department

[Attachment](#)

Michael Dane presented information on the American Rescue Act Unincorporate County Services Request for proposals recommendations. Pursuant to the Board of Supervisors' direction on March 8, 2022, the Community Development Agency (CDA) is responsible for allocating \$14 million dollars of American Rescue Plan Act (ARPA) funding set aside for the Unincorporated County. The Board's direction included several allocations of funding, including a Community Services Program administered by CDA's Housing and Community Development Department (HCD). HCD issued a RFP for the Community Services Program allocation of \$3.5 million to identify programs that will improve access to services and create a more equitable community for unincorporated County residents. In addition to the ARPA funding, HCD included an additional \$500,000 of local funding for affordable housing capacity building for community-based organizations.

HCD received 39 applications for funding, of which two were deemed to not be eligible for funds under this RFP. County Selection Committees (CSC) reviewed each application. In two categories, Other Community Services and Unincorporated Capacity Building, applicants with scores that were high and similar were close to the funding cutoff for that category. In those instances, the CSCs recommended that the County add an additional \$231,292 of Boomerang funding to cover the needs of the applicants that would have received partial funding. The results of the RFP are detailed in Attachment A of the attachment.

3. **PLN2021-00224, DENNIS AUSTRIA/ MCG ARCHITECTURE, SITE DEVELOPMENT REVIEW – ACTION ITEM** - Application to allow façade remodel to existing store frontage at Creekside

Center (formerly Big Lots store), in the District Mixed Used (DMU), within the Ashland and Cherryland Business District Specific Plan, located at 20800 Mission Boulevard, southeast corner of its intersection with Mattox Road, Cherryland area of unincorporated Alameda County, bearing Assessor's Parcel Number: 414-0056-020-03. The project is deemed exempt from CEQA under Article 19, Section 15301, Existing Facilities.

Pat Anekayuwat, Staff Planner, Alameda County Planning Department

[Attachment](#)

[Attachment](#)

Sonia Urzua presented information on the Application to allow façade remodel to existing store frontage at Creekside Center (formerly Big Lots store), in the DMU (District Mixed Use, within the Ashland and Cherryland Business District Specific Plan, located at 20800 Mission Boulevard, southeast corner of its intersection with Mattox Road, Cherryland area of unincorporated Alameda County, bearing Assessor's Parcel Number: 414-0056-020-03. The project is deemed exempt from CEQA under Article 19, Section 15301, Existing Facilities.

Staff recommends that the Eden Area Municipal Advisory Council consider the staff report, review public testimony, and recommend approval of Site Development Review, PLN2021-00224, subject to the proposed conditions.

A motion was made by Councilmember Esteen and seconded by Councilmember Freed to recommend approval of the Site Development Review, PLN2021-00224, subject to the proposed conditions.

Ayes: Clowser, Dean, Esteen, Freed, Melgoza, Sizova, Dragoni

Noes: None

Motion passed 7/0

4. **PLN2021-00096 - SITE DEVELOPMENT REVIEW - BHULLAR / OUTFRONT MEDIA – ACTION ITEM** - Proposal to remove 5 static billboard structures with 10 signs from 4 locations, and to construct and operate an 80 ft tall electronic billboard sign, in the "CN-C" (Corridor Neighborhood Commercial, ACBD Specific Plan) District, located at 17338 Langton Way, east side, 100 ft north of Lewelling Blvd, Ashland Area of unincorporated Alameda County, APN 414-0008-045-02. Approval of this project will require the adoption of the project Mitigated Negative Declaration. (Continued from March 8, 2022).

Damien Curry, Staff Planner, Alameda County Planning Department

[Attachment](#)

[Attachment](#)

Damien Curry presented information on the proposal to remove 5 static billboard structures with 10 signs from 4 locations, and to construct and operate an 80 ft tall electronic billboard sign, in the "CN-C" (Corridor Neighborhood Commercial, ACBD Specific Plan) District, located at 17338 Langton Way, east side, 100 ft north of Lewelling Blvd, Ashland Area of unincorporated Alameda County, APN 414-0008-045-02. Approval of this project will require the adoption of the project Mitigated Negative Declaration.

Staff recommends that the Eden Area Municipal Advisory Council consider the staff report, the project Initial Study/Mitigated Negative Declaration, review public testimony, and recommend the Planning Commission recommend to the Board of Supervisors the adoption of the project Mitigated Negative Declaration and approval of Site Development Review, PLN2021-00096, subject to the proposed conditions.

A motion was made by Chair Dragoni and seconded by Councilmember Dean to deny the proposal to remove five static billboard structures with ten signs from four locations, and to construct and operate an 80 ft tall electronic billboard sign.

Ayes: Dean, Freed, Melgoza, Sizova, Dragoni

Noes: Clowser

Abstain: Esteen

Motion passed 5/1/1

Chairs Report

None

Council Announcements, Comments and Reports

Aida Sizova introduced herself. She works for La Familia as a mental health advocate and outreach specialist, and she has lives in Hayward for the past five years.

Councilmember Clowser announced the sandblasting art on the San Lorenzo sidewalks was completed in July. Rachael Osajima from the Arts Commission may be on next month's agenda to elaborate on the project.

Staff Announcements, Comments and Reports

Tona Henninger confirmed that Rachael Osajima from the Arts Commission will be on the agenda for next month.

Adjourn

The meeting was adjourned at 8:15 p.m.