

**ALAMEDA COUNTY
BOARD OF SUPERVISORS'
TRANSPORTATION/PLANNING COMMITTEE**

**Monday, August 2, 2021
9:30 a.m.**

**Supervisor Nate Miley, Chair
Supervisor David Haubert**

Location: County Administration Building
Board of Supervisors Chambers
1221 Oak Street, Room 512, 5th Floor
Oakland, CA 94612

Webinar: <https://zoom.us/j/99200164783>
Phone: 1(669) 900-6833, 1(408) 638-0968,
1(888) 475 4499 (Toll Free)
Webinar ID: 992 0016 4783#

Summary Action Minutes

- I. Agricultural Advisory Committee recommendation regarding Floor Area Ratio for Agricultural Buildings** *(continued from July 6, 2021)*
Community Development Agency
[Attachment](#)

Liz McElligott reviewed the current floor area ratio requirements for non-residential buildings; residential and residential accessory uses; and all buildings built in the LPA, RM, or WM designations.

Option 1 is Agriculture Advisory Committee (AAC) Measure D subcommittee recommendation to remove the FAR restrictions from agricultural buildings without a ballot measure by amending the County Zoning Ordinance to add a definition for “non-residential buildings” that does not include agricultural buildings.

Option 2 was proposed by the Friends of Livermore, and they supported a ballot measure to increase the square footage allowed for covered horse arenas on properties with general plan designations of Large Parcel Agriculture (LPA), Resource Management (RM), or Water management (WM), and would also allow a 0.025 Floor Area Ratio (FAR) for agricultural buildings on properties designated LPA.

AAC recommended and unanimously supported a ballot measure to allow a maximum additional square footage of 60,000 for equestrian covered riding arenas to accommodate a 200-foot by 300-foot covered arena in the LPA, RM, and WM general plan land use designation; and allow 0.025 AR for all types of agricultural buildings in the LPA land use designation.

Staff requests direction regarding the Zoning Ordinance amendment to add the proposed definition for nonresidential buildings and the ballot measure to increase the square footage allowed for horse arenas on properties with general plan designations of LPM, RM, or WM and allow a 0.025 FAR for agricultural building on properties designated LPA.

Staff will schedule meetings with Castro Valley MAC, Fairview MAC, Sunol CAC, District 4 Agriculture Committee, and the Planning Commission to obtain public input on the chosen option or options.

Supervisors Miley and Haubert were supportive of Option 2 with the potential of adding to the ballot measure. They recommend that staff bring the initiative to the November 2022 ballot.

II. Agricultural Advisory Committee recommendation regarding Solar Policy for the Unincorporated Area *(continued from July 6, 2021)*

Community Development Agency

[Attachment](#)

This item will be continued at the September 13, 2021, meeting.

III. Update on Implementation of SB 1383 – The Short-Lived Climate Pollutants Reduction Act

Community Development Agency

[Attachment](#)

Liz McElligott provided an update on steps toward progress on the implementation of SB 1383. The Planning Department must adopt an enforceable ordinance or similar mechanism to achieve local compliance with SB 1383. Stop Waste adopted a countywide ordinance to serve as a local ordinance for member agencies who chose to opt-in to the Stop Waste ordinance. Planning staff reviewed Stop Waste ordinance and recommended that the County adopt its own ordinance to provide more flexibility to revise the ordinance in the future. Planning staff is in the process of determining the funding necessary to provide adequate staffing to implement the legislation.

GSA-Office of Sustainability is responsible for coordinating the implementation of Article 12 of the SB 1383 regulations which requires the County to procure a target amount of recovered organic waste products, including compost, mulch, renewable gas, or biomass; and to procure recycled content paper, including office paper and supplies, janitorial paper, and printing paper. The regulations allow a jurisdiction to count procurement by direct service providers by "...requiring, through a written contract or agreement, that a direct service provider to the jurisdiction procure recovered organic waste products and provide written documentation of such procurement to the jurisdiction.

HCSA – Department of Environmental Health (DEH) is responsible for working with Stop Waste and its Member Agencies to conduct inspections and assist with education to establish a countywide edible food recovery program at retail food facilities (restaurants, supermarkets, etc.) that it currently permits. DEH is continuing to work with Stop Waste staff to finalize the Stop Waste (Waste Management Authority (WMA)/DEH agreement and a template MOU to enter with the other WMA Member Agencies in the County.

IV. Discussion on Departments Evaluations Processes/Procedures

Supervisor David Haubert, District 1, Board of Supervisors

County Staff

Supervisor Haubert presented options on Department evaluations processes/procedures. He recommended having a project advocate to help individuals navigate our system, to navigate through the multiple departments, and report to the Board of Supervisors or County Administrator. There is a need to use a technology portal across multiple departments to follow the permit process. There is a need for process to hear appeals by the full Board of Supervisor or a committee of the board.

Albert Lopez replied that the Community Development Department has an appeal process in place where a Planning decision appeal will go to the Planning Commission and then to the Board.

Dilan Roe replied that Environmental Health Department has a similar appeal process to Community Development Department.

Daniel Woldesendbet replied that the Public Works adheres to the Building Code. Any appeals will not go to the Board directly, but they would appoint a technical body made up of Building Officials to make interpretation changes. The Public Works building code is not a discretionary document, but rather a strict adoption to the building code.

Supervisor Miley asked to have reports scheduled for the Transportation/Planning Committee: on the appeals process for Fire, Public Works Agency, Planning, and Environmental Health; establishing an advocate; and how the technology portal functions.

V. PUBLIC COMMENT

Kelly Abru expressed his concern about the start time of the regular Board of Supervisors meetings. He expressed interest in joining the mailing list for District 4's agriculture committee meetings. He expressed his concern about a key provision for road safety that was removed from the Microbrewery ordinance.

Boards of Supervisors' Committee agendas are available via Internet at: www.acgov.org