

ALAMEDA COUNTY BOARD OF SUPERVISORS' TRANSPORTATION/ PLANNING COMMITTEE

Monday, September 16, 2019
12:30 p.m.

Supervisor Scott Haggerty, Chair, excused
Supervisor Nate Miley

Location: Board of Supervisors Chamber – 5th Floor
County Administration Building
1221 Oak Street, Oakland, CA 94612

Summary/Action Minutes

Supervisor Miley called the meeting to order

I. Consideration of Potential Changes to Existing Floor Area Ratio Restrictions on Agricultural Buildings as Discussed by the Measure D Stakeholders Group [Attachment](#)

Liz McElligott, Assistant Agency Director, Community Development Agency, presented a memorandum for Consideration of Potential Changes to Existing Floor Area Ratio Restrictions on Agricultural Buildings as Discussed by the Measure D Stakeholders Group.

Staff last updated this Committee on the work of the Measure D Stakeholders Group at the June 3, 2019 meeting. The Stakeholders Group met monthly from July 2018 to June 2019 to discuss options for a ballot measure to amend provisions of Measure D. At your June Committee meeting, several members of the agricultural community who participated in the Stakeholders Group gave testimony in support of changing the way the County applies the building intensity limits enacted by Measure D to agricultural buildings.

Staff believes the categorization of agricultural buildings as non-residential buildings, and therefore subject to the Measure D FAR restrictions, is proper. However, because members of the agricultural community have proposed that the County take the position that agricultural buildings are not non-residential buildings and should not be subject to the .01 FAR, staff recommends that the Transportation & Planning Committee refer consideration of a reinterpretation of how the FAR requirements apply to agricultural buildings to the full Board of Supervisors.

Speakers

Chuck Moore stated that the County staff should define what is an agricultural building.

Larry Gosselin stated that the Floor Area Ratio (FAR) matter should not go before the Board of Supervisors in part; it should be a comprehensive document.

David Kent, Executive of The Wine Group, stated that Measure D affirmed the 10% density agricultural preserve in the South Livermore Valley Area Plan.

Dick Schneider stated that a ballot measure is needed to change Measure D FAR restrictions.

Tamara Reus, Friends of Open Space and Vineyards, participated in the stakeholder process of Measure D. There was not a viable consensus on the FAR and meetings were discontinued. She does not support exempting agricultural buildings from the FAR.

Jean King, representing Friends of Livermore and participated in the Measure D stakeholders' group. Does not support exempting agricultural buildings the FAR.

Kelly Abreu if something is not non-residential, then it is residential. The County should be talking about how to bring zoning regulations into compliance with Measure D.

Dan Baldwin, General Manager, Rios Lovell Winery, stated that he considered building a bed and breakfast, but may not have enough FAR for that. Without being able to add accessory businesses to the winery, it makes it difficult to be profitable.

Purpose:

- Report progress
- Advocacy or Education
- Request Transportation and Planning Committee recommendation**
- Other:

Recommendation from Supervisor Miley: Supervisor Miley recommended that staff refer to the full Board of Supervisors for discussion and deliberation; 1) Measure D FAR, definition of agricultural buildings and does Measure D include the South Livermore Valley Plan.

II. Outline of Proposed Project to Implement Recent Housing Legislation for SB2 Planning Grants Program Application and Request for Referral of a Resolution of Support for the SB2 Grant Application to the Board of Supervisors for Approval
[Attachment](#)

Albert Lopez, Director, Planning Department, presented a memorandum of an Outline of Proposed Project to Implement Recent Housing Legislation for SB 2 Planning Grants Program Application; Request for Referral of a Resolution of Support for the SB 2 Grant Application to the Board of Supervisors for Approval.

Purpose

- Report progress
- Advocacy or Education
- Request Transportation and Planning Committee recommendation**
- Other:

Recommendation from Supervisor Miley: Staff to submit the proposed SB 2 Grant Application Resolution to the full Board of Supervisors for approval.

PUBLIC COMMENT

None.