

# ALAMEDA COUNTY BOARD OF SUPERVISORS' TRANSPORTATION/ PLANNING COMMITTEE

Monday, March 7, 2022  
9:30 a.m.

Supervisor Nate Miley, Chair  
Supervisor David Haubert

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

## Summary/Action Minutes

### I. **Draft ballot measure language to increase Floor Area Ratio requirements for agricultural buildings in LPA designation and allow additional square footage for covered equestrian arenas**

[Attachment](#)

Liz McElligott, Assistant Agency Director, Community Development Agency, presented a memorandum and draft ballot measure language to increase the Floor Area Ratio requirements for agricultural buildings in LPA designation and allow additional square footage for covered equestrian arenas.

On properties with general plan designations of Large Parcel Agriculture (LPA) and Resource Management (RM), Measure D currently allows a maximum building intensity of .01 Floor Area Ratio (FAR), but not less than 20,000 square feet, for non-residential buildings. Also, only on properties designated LPA, an additional FAR of .025 is allowed for greenhouses. FAR is a ratio of the gross building square footage permitted on a parcel to the square footage of the parcel. For example, on a 100-acre (4,356,000 square feet) parcel, an FAR of .01 would allow the equivalent of one acre (43,560 square feet) of building area for non-residential buildings. A maximum of 12,000 square feet is allowed for residential and residential accessory uses in all three designations.

*Draft Ballot Language:*

BALLOT QUESTION: To preserve and enhance agriculture in the unincorporated area of Alameda County, shall the “Save Agriculture and Open Space Lands” Initiative (Measure D 2000) allow (1) a maximum floor area ratio of .025 for agricultural buildings in Large Parcel Agriculture areas and (2) a maximum floor area ratio of .025, with a minimum of 20,000 and a maximum of 60,000 square feet, for covered equestrian riding arenas in Large Parcel Agriculture and Resource Management areas?

Staff requested the Transportation & Planning Committee review the draft language, take public testimony, and provide comments on the draft language. Staff will report on the comments received at the scheduled public meetings at the Committee’s April meeting.

### **Speakers**

Jean King, Friends of Livermore, supports draft ballot language.

Dr. Larry Gosselin stated that the ballot measure should have a 5% FAR and the draft LAFCO study may support that; he asked that the Board not leave out other options or room for improvement.

**Purpose:**

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

This item was informational only and required no Committee action.

**II. Phase I - Review, Assessment, and Next Steps of the Alameda County Permit Processing for the Public Works Agency, the Planning Department, Fire Department and Environmental Health Department**

Joni Patillo, County Administrator's Office, gave a brief update of the Phase I – review assessment and next steps of the Alameda County Permit Processing for the Public Works Agency, the Planning Department, Fire Department and Environmental Health Department.

The County has retained Management Partners for this project, to improve the permitting process, make the process more customer friendly efficient for the public. The consultant has already begun information gathering with data collection and interviews of some staff and clients. There will be in depth discussions with key stakeholders. The goal is to form best practices, and as findings occur some improvements could be implemented immediately.

The County Administrator has dedicated resources to this project and will continue to update the Committee as needed.

**Speaker**

Marc Crawford thanked the County Administrator's Office for giving this project the attention it deserves. He is pleased that the consultant has already been hired.

**Purpose:**

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

This item was informational only and required no Committee action.

**PUBLIC COMMENT**

None.