

ALAMEDA COUNTY BOARD OF SUPERVISORS' UNINCORPORATED SERVICES COMMITTEE

Wednesday, April 24, 2024
6:00 p.m.

Supervisor Nate Miley, Chair
Supervisor Lena Tam, excused

Location: San Lorenzo Library
395 Paseo Grande
San Lorenzo, CA 94580
Webinar: <https://zoom.us/j/84684430209>

Summary Minutes

I. **ACTION ITEM:** Presentation of the Eden Area Signage Plan [Attachment](#)

Kristin Perrault, Economic & Civic Development Department, Community Development Agency, presented a PowerPoint presentation on the Eden Area Signage Plan.

The Eden Area Signage Plan, developed over several years with community input and in partnership with landscape architects, involves wayfinding and gateway signage for unincorporated areas such as Ashland, Castro Valley, and Cherryland. The project includes an 86-page document summarizing the plan's details. The signs, tailored to each community with unique icons and colors, aim to guide people to key locations and enhance the sense of community. The presentation highlighted the collaborative process and the adaptability of the signage system for future updates.

Staff requests the Unincorporated Services Committee's support to bring the item to the full Board of Supervisors for approval.

Recommendation from Unincorporated Services Committee: Support. Move to the full Board of Supervisors for approval and adoption.

II. **INFORMATIONAL ITEM:** Update on the status of rebuilding Fire Stations in Unincorporated Alameda County funded by Bond Measure X [Attachment](#)

Eric Moore, Deputy Chief of Support Services and Communications, Alameda County Fire Department, presented a PowerPoint presentation on the status of rebuilding Fire Stations in Unincorporated Alameda County funded by Bond Measure X.

Phase One: Incorporates three fire stations: Station 7 in Castro Valley, Station 22 in San Lorenzo, and Station 25, also in Castro Valley.

Funding: The project is supported by a \$90 million general obligation bond, approved by the community in November 2020, to update, repair, or replace fire stations.

Project Team: The team includes project management and construction management firms, a bridging architect, and CEQA consultants.

Design and Construction: The stations will be built using a design-build approach. The initial steps involved an RFQ process, with five firms responding and ready to participate.

Station Details:

Station 7: Located on Palomares Hills, it will house three personnel and a type one fire engine.

Station 25: Considered the headquarters station, it will be rebuilt as a two-story facility, housing multiple fire engines and staffed by eight individuals daily.

Station 22: A new location has been secured on Santa Maria Avenue, and it will house three personnel and a type one fire engine.

Schedule: Preliminary drawings are complete, with further architectural reviews expected in May. The RFP process for construction starts in June, and construction is anticipated to begin around June next year. Station 22 will face delays due to additional environmental assessments.

The Fire Department will provide quarterly updates on the fire station rebuilds.

This item was informational only and required no Committee action.

III. ACTION ITEM: Presentation of the Sidewalk Vending Ordinance Draft

[Attachment](#)

[Attachment](#)

[Attachment](#)

Edward Labayog, Assistant Deputy Director, Code Enforcement, Community Development Agency, presented a draft Sidewalk Vending Ordinance, Sidewalk Vending Regulations and a PowerPoint presentation to inform the Committee and the community about the proposed ordinance.

The state has laws regulating street food vendors, and the community has requested a county ordinance to address health, safety, and welfare. The proposed ordinance will help law enforcement and other agencies provide a safe environment for sidewalk vending. The presentation outlined the proposed regulations, which align with State Bill 946 and Senate Bill 972, ensuring sidewalk vending is consistent with public health, safety, and welfare while promoting entrepreneurship in low-income communities. Key points include ensuring pedestrian safety, maintaining sanitary conditions, and complying with the Americans with Disabilities Act. Definitions and guidelines for sidewalk vending units, such as push carts, are also included.

Speakers

Charles Pisano, Diane Wydler and Keith Barros commented on the proposed Sidewalk Vending Ordinance.

Discussion

The Committee and County staff discussed concerns about enforcing compliance with the ordinance, including:

Penalties and Confiscation: Discussion on whether confiscation of property could be a more effective deterrent than fines.

Vendor Licensing: The need for vendors to obtain business licenses and meet other requirements

Concerns about collecting fines through collection agencies

State Law and Local Ordinances: The discussion references state laws and local ordinances that dictate fines and enforcement measures.

Limiting number of permits within a certain area

Roaming vendors could operate in residential areas; stationary vendors could be in commercial areas

County staff will work on the enforcement portion of the ordinance, receive input through community meetings and return to the Committee with results.

IV. ACTION ITEM: Consideration of an Urgency Ordinance related to Mobile Home Park Conversions or Closures
[Attachment](#)

Edward Labayog, Assistant Deputy Director, Code Enforcement, Community Development Agency
Albert Lopez, Director, Planning Department, Community Development Agency presented a staff report to Consider an Urgency Ordinance related to Mobile Home Park Conversions or Closures.

Staff has engaged with residents and identified concerns about housing stability due to new ownership, which might lead to rent increases and operational changes. There is a statewide trend of new owners threatening closures to hike fees.

To address this, the proposed measure includes creating a zoning overlay to protect mobile home parks and implementing a temporary moratorium on park closures and conversions while the overlay is developed. The moratorium would provide time to develop the overlay, aiming to prevent park closures during this period. The county already has rent stabilization ordinances and state laws governing park conversions, but the moratorium will add an additional layer of protection during the planning process.

Speakers

Several speakers commented on the need for a moratorium to prevent people from losing their homes due to mobile home park closures.

After discussion with County staff, the Committee continued the item. They proposed that existing state laws might be sufficient to protect tenants and park owners without imposing a moratorium. Additionally, the matter will be presented at community meetings and will be brought to a future meeting for a more informed decision, emphasizing the need for clarity and stakeholder input.

This item was continued.

PUBLIC COMMENT

None.

ADJOURN

The meeting was adjourned to May 22, 2024.

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