

ALAMEDA COUNTY BOARD OF SUPERVISORS' UNINCORPORATED SERVICES COMMITTEE

Wednesday, March 23, 2022
6:00 p.m.

Supervisor Nate Miley, Chair
Supervisor David Brown

Location: Virtual Meeting via Zoom
Webinar: <https://zoom.us/j/84684430209>
Webinar ID: 846 8443 0209
Phone: 877 853-5257 (Toll Free)

Summary Minutes

I. Resolutions to nominate Whitecotton Cottage on the Fairmont Campus, the Lake Chabot Nike Missile Base, and the Old Castro Valley Library at 20055 Redwood Road to the County Historical Register – Action Item

[Attachment](#)
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[Attachment](#)

Linda Willis, Vice Chair, Alameda County Parks, Recreation and Historical Commission, presented three (3) Resolutions to nominate Whitecotton Cottage on the Fairmont Campus, the Lake Chabot Nike Missile Base, and the Old Castro Valley Library at 20055 Redwood Road to the County Historical Register. meets the criteria in Section

The sites meet the criteria for the County Historical Register, based on the research of its members and the findings historic resources.

The Alameda County General Services Agency proposes to demolition the sites, as they have not been maintained over the years.

The Alameda County Parks, Recreation and Historical Commission, requests that the County support the nominations to add these items to the County Historical Register.

Speakers

- Tyler Dragoni does not support adding the Nike Missile Site to the Historical Register
- Ruth Baratta supports saving the historical sites and adding them to the Historical Register.
- Rosemary Vazquez stated that actions should be based on the needs of the community
- Matt Turner supports adding the sites to the Historical Register
- Elena Lepe supports adding the sites to the Historical Register
- Marc Crawford supports adding the sites to the Historical Register.

Recommendation from the Unincorporated Services Committee: 1) Support resolutions and move to the full Board for approval; 2) Linda Willis to provide additional information to Supervisor Brown on the Nike Missile site; 3) General Services Agency to support their reasons for proposed demolition of the sites.

II. Update on General Plan Environmental Justice Element, stakeholder, and community engagement - Informational Item

[Attachment](#)

Sophie McGuinness, Planning Department, Community Development Agency, presented a PowerPoint presentation on the General Plan Environmental Justice Element, stakeholder, and community engagement update.

The Environmental Justice Element objectives and policies aim to reduce the unique or compounded health risks in disadvantaged/ low-income communities in Ashland, Cherryland, Hayward Acres and parts of Castro Valley and San Lorenzo

Updates

- Updating greenhouse gas (GHG) targets and emissions inventories
- Developing new policies and programs to achieve targets
- Incorporating climate adaptation and resilience
- Incorporating 2021 Local Hazard Mitigation Plan (LHMP)
- Climate adaptation and resilience
- Flood and fire
- Evacuation routes and evacuation locations

Timeline

- Stakeholder engagement – started January
- Community engagement – starting April/ May
- Development and refinement of the EJ Element
- Public meetings
- Board adoption proposed by end of 2022

Speakers

- Rosemary Vazquez stated that she would like to educate families on Environmental Justice in a way that they will understand how it affects them.
- Sandra Macias supports the Environmental Justice Element and has also worked with the Planning Department on the project.
- Warren Cushman would like to see elements of the plan include supports for blind persons.
- Tyler Dragonetti asked about getting the Zoning Ordinance in line with Environmental Justice.

This item was informational only and required no Council action.

III. Business License Update - Informational Item

Supervisor Nate Miley, District 4, Henry Levy, Alameda County Treasurer-Tax Collector and Elvia Quiroga, Deputy Tax Collector presented an oral report on the Alameda County Business License.

The Treasurer-Tax Collector and Supervisor Miley have discussed convening a task force to look at the County's Business License operations to make them more contemporary and in line with other jurisdictions. Task force members would include representatives from the Municipal Advisory Councils (MACs), Eden Area Chamber of Commerce, Districts 1, 3 and 4 and other stakeholders from the business community.

The Business License Ordinance has not been updated since the 1980's and it should be updated to make procedures less cumbersome, revisit the structure, update fees, and include new businesses such as Uber, Lyft, Etsy.

Speakers

- Ruth Baratta stated that retail sales tax revenue generated in Cherryland goes to Hayward, CA and the County needs to address this issue.
- Matt Turner stated that the zip code issues is a problem for small home business models, and it is essential to resolve the issue.
- Mike Baratta supports that business in Ashland & Cherryland not be counted as Hayward businesses.

This item was informational only and required no Committee action.

IV. **Review Rental Registration and Proactive Rental Inspection Ordinance - Action Item**

[Attachment](#)

Michelle Starratt, Director, and Jennifer Pearce, Assistant Housing Director, Housing and Community Development Department, presented the proposed Rental Registration and Proactive Rental Inspection Ordinance.

In 2020, the Community Development Agency's Housing and Community Development Department began its work to explore possible tenant protection ordinances in the Unincorporated County after receiving the Partnership for the Bay's Future Challenge Grant.

The Proactive Rental Inspection and Rent Registry Ordinance is the first in a series of tenant protection ordinances that will be brought for consideration and recommendation to the full Board of Supervisors.

Draft Proposed Ordinance key aspects:

1. Enforcement of the Ordinance. This ordinance will be enforced by the Community Development Agency Director or his designee.
2. Registration required for all rental units. Each rental housing unit will be required to be registered with the County. A rental registry is needed to ensure proper information is recorded regarding available rental housing resources. Only hotels, motels and inns, and licensed care facilities are exempt from the registration requirement.
2. Inspections Required. All non-exempt rental properties are subject to routine, periodic, or intermittent inspections. Non-exempt rental properties will be inspected at least once every three years after passing the initial inspection. The following rental units are exempt:
 - New construction for the first five years from issuance of certificate of occupancy
 - Hotels, motels, or transient lodging
 - Units in a state-licensed hospital, hospice, community care facility or nursing home
 - Owner-occupied rental properties of four units or fewer
 - Units that are already regulated and inspected every three years pursuant to governmental requirements, copies of those inspections are required periodically.

Speakers

Joshua Polston, Chris Moore, Chunchi, Betty Yu, John Williams, Pan, Dan Pan, Soli Apart, George, Tuan, Jenny C., XM, David Stark, Ivory, Robert Robledo, Justin, Dr. Ann Maris, Brett Allard and Ralph Watkins, Yue, Caryl Mahar, Chris Ma, Rhovy Lyn Antonio, Matt Turner, Joshua Howard, Benjamin Scott, and Marc Crawford spoke in opposition to the Rental Registry and Rental Inspection Ordinance.

Leo Esclamado, Zane Huang, Alina Farooq, Les Morones, Eva Poon, Gina M., Rosemary Vazquez, Selena Perez Tejada, Charles Pisano, Sandra Macias, Sabyl Landrum, Barisha Spriggs, Julio Contreras, Warren Cushman, Angela, Paulinha Jacobo, Breann Gala, Elsa Casanova, Zuleni Paiz and Yuliana Wisner León spoke in support of the Rental Registry and Rental Inspection Ordinance.

Recommendation from the Unincorporated Services Committee: Move this item forward to the Transportation & Planning Committee with no recommendation from the Unincorporated Services Committee.

PUBLIC COMMENT

- Mr. Archuleta stated that most of the area speaks another language, and the meetings should have interpretation services.
- Charles Pisano stated that the County needs interpretation services at all County meetings.
- Leo Esclamado acknowledged the need for language access, there has been progress, however interpretation should be available for all County meetings.
- Sandra Macias advocates for standing translation at all County meetings.
- Alina Farooq agreed that standing interpretation services should be available at all County meetings.
- Ralph Watkins clarified that there are multiple resources available for low income persons in Alameda County.
- Chris Cohn thanked the staff for their reports and hopes owners and residents can come together and resolve their issues.
- Eva Poon supports standing interpretation services at all meetings, without requesting the service in advance of the meeting.
- Yuliana Wisner-León supports standing interpretation services at all County meetings.
- Julio Contreras supports standing interpretation services at all County meetings.
- Yue encouraged the County to listen to both tenants and landlords and supports language access for all.
- Ivory, the rights of the property owner, the tenants sign off, active landlord, have a balance, having the tenants have access to what the owner is doing is concerning
- Teresita De Jesus supports standing interpretation services at all County meetings.
- Juan asked the County to consider a more targeted approach to the rental inspection program.
- Adeles does not support the rental inspection ordinance.

ADJOURN

The meeting was adjourned to April 25, 2022.

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