



CASTRO VALLEY

MUNICIPAL

ADVISORY Advisory to Supervisor Nate Miley, 4th District

COUNCIL 224 W. Winton Avenue, Suite 111, Hayward, CA 94544 (510) 670-5400 FAX (510) 785-8793

GENERAL PURPOSE MEETING

Monday, June 1, 2017

6:00 p.m.

Council members present: Marc Crawford, Chair, Ken Carbone, Vice-Chair, Chuck Moore, Sheila Cunha, Dave Sadoff, Linda Tangren

Location: Castro Valley Library – 3600 Norbridge Avenue, Castro Valley, CA 94646

Summary Minutes

PUBLIC COMMENT

Michael Kusiak asked if there could be an item on a future MAC agenda concerning the County budget and how the services in the unincorporated area are prioritized. In addition, Mr. Kusiak acknowledged the work of Paul Sanftner from Supervisor Nate Miley's Office for following up on creek maintenance and landscape issues.

Peter Rosen expressed that had some concerns about the process of selecting a developer for the Daughtrey's Building, however the process has been great as three quality developers have been selected to choose from. Mr. Rosen thanked all of the developers that worked on this process.

I. Selection of Preferred Developer for the Daughtrey's Building

Eileen Dalton, Director, Economic & Civic Development Department, Community Development Agency, presented a PowerPoint presentation on the Selection of a Preferred Developer for the Daughtrey's Building.

On March 1, 2017, the Economic & Civic Development Department sent out a Request for Interest/Development Concept (RFI) to solicit development concepts for the former Daughtrey Department Store.

There were six (6) responses which successfully met the basic RFI criteria and were interviewed by the Selection Committee. The Selection Committee members include: Marc Crawford, Ken Carbone and Sheila Cunha from the Castro Valley MAC, Eileen Dalton, Susan McCue, county staff with the Economic & Civic Development Department, Sonia Urzua with the Planning Department and Stuart Cook with the County's Surplus Property Authority.

The top three developers according to the ranking of the Selection Committee include: Main Street Properties 1st, Bay Area Urban 2nd, and Alikian/Samson Properties 3rd, were invited to present their proposals to the MAC and community.

Alikian/Samson Properties

Shawn Alikian of Alikian Samson Properties presented a proposed mixed-use project with 11,000 to 12,000 square feet of ground floor retail, with a restaurant and a wine bar, Henry's Coffee and three (3) retail spaces. The second floor would feature 12-14 market-rate rental residential units with an additional 8 for-rent residential units on the third floor. Residential parking is proposed in the basement level and would require an amendment to the Shared Parking Agreement due to the elimination of parking spaces to access basement parking. Alikian/Samson properties does not have commitments for food/restaurant and retail uses with the exception of Henry's Coffee.

Bay Area Urban

Stuart Rickart of Bay Area Urban presented a proposal of a mixed-use project featuring 8,750 square feet of retail and a 2,500 square foot courtyard on the ground floor and nine-market rate residential rental units on the second floor. Proposed tenants that have committed to leasing space include a Mexican restaurant, CV Taphouse and Journey Coffee. Parking is proposed in the shared parking lot which would require an amendment to the Shared Parking Agreement.

Main Street Properties

Craig Semmelmeier of Main Street Properties presented a proposed retail-only project that features 24,000 square feet "department store of food" and utilizes the ground floor, second floor mezzanine, and basement. Ground floor tenants are oriented in to the new paseo and include the Castro Valley Marketplace, an organic specialty grocer with a deli and prepared foods, stalls, kiosks featuring artisan cheese, wine, fish, meat, poultry, gelato/chocolate, sushi merchant, florist, juice bar coffee and bakery with outdoor dining on the paseo.

The second floor would house a cooking school, yoga/Pilates studio, cookware shop and salon/spa. Blind Tiger, a restaurant specializing in cocktails and taps plates would use part of the basement. The overall project meets the parking requirement through the shared parking lot currently under construction.

Speakers

Al Bronzini, Castro Valley resident was impressed by all of the proposals and however he prefers the Alikian project.

Carolyn Darcy, forty-year Castro Valley resident, feels very strongly about the Alikian project.

Hera Alikian, Castro Valley resident, real estate professional states this is an opportunity to add to the housing market and maximize the best use.

Noreen Franklin, Castro Valley resident, supports the Alikian project, as it looks well planned and welcoming.

Steve Badarello urged the MAC to "get this right" considering the loss of the Sprouts store. He prefers the Alikian project.

Brian Morrison supports the Alikian project

Nina Turner Castro Valley resident, stated that she did not have a preference for any of the projects and urged the Council to look at which developer can meet criteria; make sure developer is accountable to what they put forward in their proposal.

Ben Schweng, MTC Policy Advisory Council, is in favor of residential mixed use and supports the; Alikian project.

Peter Rosen stated that he now supports mixed use and urged the MAC to determine which project will attract business and improve downtown.

Kyle Schmid, shop owner in the Castro Valley Village, stated that a big concern is parking spaces; he feels that the Alikian's proposal is viable.

Arra Alikian supports the Alikian project.

Council Discussion

Councilmembers had discussions regarding the three proposals and the possible amendment to the Shared Parking Agreement.

In response to questions, Eileen Dalton stated it would be difficult to estimate a time frame to amend the Shared Parking Agreement.

MAC Motion (1):

Linda Tangren made a motion, seconded by Chuck Moore, that the Council recommend the Alikian/Samson project with criteria established that would resolve within a sixty (60) day period of time, the shared parking agreements and that those individuals involved should sign a stipulation that if an agreement does not occur the item is to be brought back to the Castro Valley MAC for further discussion of the other proposals.

Motion failed. 3/3

Ayes: Linda Tangren, Chuck Moore, Ken Carbone

Noes: Marc Crawford, Dave Sadoff, Sheila Cunha

MAC Motion (2):

Sheila Cunha made a motion, seconded by Marc Crawford to move forward with the Main Street Properties project as the preferred developer for the Daughtrey's Building site.

Motion failed. 3/3

Ayes: Marc Crawford, Dave Sadoff, Sheila Cunha

Noes: Linda Tangren, Chuck Moore, Ken Carbone

Council Discussion

Eileen Dalton offered the options available due to a deadlocked Council vote:

- Defer to the Selection Committee
- Send to the Board with no recommendation from the MAC
- Continue the item for a period of time to discuss at future meeting with seven (7) Councilmembers available to break a tie, if any
- Staff could make a recommendation to the Board of Supervisors

MAC Motion (3):

Linda Tangren made a motion seconded by Ken Carbone, that this item be continued to the Castro Valley Municipal Advisory Council General Purpose meeting on Monday, July 17, 2017, and during that time all attempts are made to draw up a memorandum of understanding (MOU) or contractual agreement for the Shared Parking for the Daughtrey's Building projects.

Council Discussion

Eileen Dalton recommended that the Shared Parking amendments and or MOU be worked out with the Preferred Developer for the project.

Dave Sadoff recommended that the changes to the Shared Parking Agreement to be vetted by County Counsel. (However County staff cannot guarantee County Counsel to vet the agreement in a certain time period).

Linda Tangren amended the motion, seconded by Ken Carbone, to continue the item to the Castro Valley Municipal Advisory Council General Purpose meeting on Monday, July 17, 2017.

Motion passed 6/0.

II. Council/Staff Comments

None.

ADJOURN

The meeting was adjourned to July 17, 2017