



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, November 20, 2017

6:00 p.m.

Council members present: Marc Crawford, Chair, Sheila Cunha, Chuck Moore, Linda Tangren, Ted Riche

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

Summary Minutes

PUBLIC COMMENT

Janine Dictor stated that the KFC is coming up for a design review before the MAC and she suggested that the MAC could possibly stipulate that KFC should maintain the park; there is a lot of trash generated from KFC.

I. Approval of Minutes

A motion was made by Sheila Cunha and seconded by Linda Tangren that the minutes of September 18, 2017, be accepted as submitted.

Motion passed 5/0.

II. Code Enforcement Update Report

Edward Labayog, Senior and Code Enforcement Manager and Rodrigo Orduña, Assistant Deputy Planning Director, Code Enforcement Manager, presented a PowerPoint presentation on the Code Enforcement Division for unincorporated Alameda County.

Code Enforcement's mission is: "To protect residents' quality of life, to keep neighborhoods clean and safe, to address blight and nuisance through education and responsive enforcement, and to protect property values by enforcing land use regulations."

The Code Enforcement Program works together with neighborhood associations, residents, and business owners to eliminate situations that could lead to unsightly and decaying conditions, providing assistance in promoting a safe, healthy, and attractive community.

Code Enforcement staff has four investigators (one vacancy) each primarily assigned to specific unincorporated areas of Ashland, Cherryland/Hayward Acres, Castro Valley, San Lorenzo and Fairview/Sunol and Livermore.

Code Enforcement Process

Typical case:

- Intake - Case created with a specific case number.
 - By phone 510 670-5400.
- In person - CDA Planning Dept. at 224 W. Winton Ave. Room 111 Hayward CA 94544.
- Site investigation 1-5 days.
- Notification (Notice of Violation).
 - Specific violation with the code section. Timeframe to comply. Mailed to the property owner and cc: to the resident if applicable.
- Re-inspection (3, 10, 15, 30 days)
 - In compliance: no fees assessed, case is closed.
 - Not in compliance: inspection fees, fines, hearing, order abatement, etc.
- Appeals accepted from property owner(s) only.
- Hearings
 - Board of Zoning Adjustment (BZA) declare a Public Nuisance, order abatement by rehabilitation, repair, removal, or demolition. (semi-monthly).
 - Property owner(s) will have the opportunity to be heard.
 - Board of Supervisors (BOS) if property owner appeals the decision of the BZA (scheduled as needed).
- Subsequent violations (automatic fine)
 - Same type within a two year period.
 - Same property owner.

Since January 2017, there have been 256 complaints registered to Code Enforcement and there are currently with 35 open cases, approximately 91% of cases are closed.

Fee Summary:

- Inspection fees - \$140.00
- Violation Fine Schedule
 - Trash and Recycling Containers, Parking Limitations,

Garage Sales, and Vehicle Repair:

- First letter \$0, Second \$100.00, Third \$200.00, Subsequent \$400.00
- Zoning violations:
 - First \$250.00, Second \$500.00, Third \$1000.00

Fourth and every Subsequent \$5,000.00 (typically every 30 days)

- Subsequent Violation within 2 years - \$500.00
- Abatement (staff time plus actual abatement cost)
- Warrants (staff time)
- Unpaid invoices -Lien - Attached to the property taxes.

Most common violations included:

- Abandoned/unsecured/unmaintained buildings/lots
- Overgrown grass/weeds vegetation
- Accumulation of trash, debris in open areas
- Discarded, damaged furniture, mattresses, materials etc. in open areas
- Unlawful outdoor storage including vehicles
- Vehicle repairs
- Paving over 50% of the front yard
- Graffiti

Code Enforcement work is complaint driven and community members can find out resources for recycling or free dumping, inform and educate tenants and other property owners about Code Enforcement.

Speaker

JoAnn Lauer, Bike-Walk Castro Valley, thanked Code Enforcement and the Castro Valley MAC regarding the parked car issue on Stanton Avenue as well as the Pilot Program on Stanton. Ms. Lauer asked when will the Pilot Program move to other areas and are the cars parked along Stanton Avenue reported to the Sheriff's Office.

Mr. Orduña reported that cars parked along Stanton Avenue are reported to the Sheriff's Office. Marc Crawford stated that the Public Works Agency will be in attendance at the next Castro Valley MAC General Purpose Meeting and the Pilot Program can be discussed at that time.

Castro Valley MAC Questions/Comments

Linda Tangren asked does the public know that Code Enforcement is complaint driven.

Code Enforcement will get more information out to the public via brochures that will be mailed to unincorporated area households.

Marc Crawford stated that the Council may need to create a subcommittee to handle some code enforcement issues, such as Jack 'n' the Box with their posters and banners not in the designated areas, graffiti at the skate park and issues further along Stanton Avenue and Proctor.

Waste Management offers a coupon for multi-family and single family households to haul away debris, could be a very effective way to curb illegal dumping.

The MAC will also set up a field trip with Code Enforcement to review issues along Stanton Avenue past Castro Valley Boulevard.

III. Alameda County Sheriff's Office Annual Update Report – Sheriff's Office

Sergeant Brett Scheuller, Sheriff's Office gave the Sheriff's Office annual report.

The Sheriff's Office works closely with Code Enforcement, the Public Works Agency and other county agencies on complaint driven issues in the unincorporated area.

Stolen vehicles have been up slightly but nothing of significant concern. There has been an increase in robberies throughout several jurisdictions, targeting phones, laptops, shoes, backpacks, armed robberies. Auto thefts are up slightly, nothing of significant concern. Commercial and residential burglaries are down, however the Sheriff's Office encourages people to get cameras, trim bushes and lock gates as deterrents to criminals.

General theft is down and vandalism has been consistent. Property crimes to watch for include: thefts from work trucks, equipment, vans, tools and package thefts.

The Sheriff's Office often go out to the homeless encampments work closely with other County agencies/departments to try to get services to the homeless. There are approximately 20 encampments in the unincorporated area.

Proposition 47, which reduced some felonies to misdemeanors could be a reason that the Sheriff's Office sees a number of repeat offenders because they receive little or no jail time for misdemeanor crimes that were once felonies.

The Sheriff's Office has been and will be an active partner in dealing with adult use cannabis. They have been paying attention to Washington, Oregon and Colorado where adult use has already been legalized.

Castro Valley MAC Questions/Comments

Marc Crawford asked if there is a way to put a line or some signage that help alleviate the parking line issue on Stanton Avenue.

Sergeant Schueller stated that it could likely help the situation, however, the probable reason most of the parking citations on Stanton Avenue get thrown out is because the parking area appears to be a legitimate parking space.

Marc Crawford asked the Sheriff's Office to submit information to the Council on how many speeding/ violation tickets are being written in Palomares Canyon.

Proposition 47 felonies reduced to misdemeanors is that related to the increase in crime?
Yes it has an impact on crime, but does not have statistics on that at this time

IV. California Highway Patrol Annual Update Report –

Commander Stephen Perea, California Highway Patrol, gave the California Highway Patrol (CHP) annual update.

To date, there have been 158 stolen vehicles recovered, about one third in Castro Valley; most coming from Central Valley, Turlock and Modesto area. Last year the CHP recovered 190 stolen vehicles.

Traffic complaint system, data is available upon request. The CHP Community Response Team responds to all traffic complaints, so far this year there have been only 92 complaints. Last year the Community Response Team (CRT) handled 167 complaints. The CRT sends out complaint letters for reckless driving, bicycle violations.

The CHP has handled 441 Driving Under the Influence (DUI) arrests to date; last year the CHP handled 510 DUI arrests.

Proposition 64, adult use cannabis; all uniform officers will or have received Advanced Roadside Impaired Driving Enforcement (ARIDE) training to combat adult use cannabis. The training is free and open to all law enforcement officers.

Lieutenant Daniel Jackowitz, is the Public Information Officer for the unincorporated area. Lt. Jakowitz has completed nine (9) Start Smart classes for young drivers as well as eleven (11) Age Well Drive Well classes for the aging community.

The CHP has handled 1817 traffic collisions in the unincorporated County, two (2) were fatalities, in addition to 494 hit-and-runs with 50% of hit and runs in Castro Valley.

Reports for property damage only and minor injury are available to the public within eight (8) days of the incident.

CHP engages with the community with "Coffee with Cops" events, in addition to a sergeants' leadership forum to be held in January 2018.

The CHP will begin their Maximum Enforcement period for the Thanksgiving Holiday beginning at midnight on Wednesday, November 22, 2017 and ending on Sunday, November 26, 2017.

Castro Valley MAC Questions/Comments

Chuck Moore asked how many DUIs hold up in Court.

Commander Perea stated a significant number of DUIs are upheld in court; the CHP has a Drug Recognition Expert (DRE) who has more clinical experience in identifying persons under the influence of narcotics.

Marc Crawford asked about the CHP's efforts in enforcement in Palomares Canyon.

Commander Perea will make sure there is a CHP presence in Palomares Canyon.

Marc Crawford asked about CHP staffing since the recession.

Commander Perea reported that in approximately mid-March to April, the CHP should be back to 41 Officers in the unincorporated area.

V. Council/Staff Comments

ADJOURN

The meeting was adjourned to December 18, 2017