

CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL
Minutes for August 8, 2005
(To be approved)

A. CALL TO ORDER: The Chair called the meeting to order at 6:30 p.m. Council members present: Dean Nielsen, Chair; Jeff Moore, Vice Chair. Council members: Andy Frank, Karla Goodbody, Carol Sugimura and Cheryl Miraglia. Council members excused: Ineda Adesanya. Staff present: Jana Beatty, Bob Swanson and Maria Elena Marquez. There were approximately 2 people in the audience.

B. APPROVAL OF MINUTES OF JULY 11 & 25, 2005

Mr. Nielsen moved, seconded by Ms. Sugimura that the minutes of July 11 & 25, 2005 be reviewed and approved at the next meeting. Motion passed. 6/0.

C PUBLIC ANNOUNCEMENTS – Mr. Nielsen welcomed Cheryl Miraglia as the new council member.

D. REGULAR CALENDAR

Mr. Nielsen recused himself.

1. SITE DEVELOPMENT REVIEW, S-1985 – HUGHES – Application to remodel an addition of an existing restaurant and reconfigure parking and landscape areas in a CVCBD, Sub 10 (Castro Valley Central Business District Specific Plan, Sub Area 10) District, located at 3714 Castro Valley Boulevard, northeast corner of the intersection of Yeandle Avenue and Castro Valley Boulevard, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 84C-0724-063-00. **Continued from June 27, July 11 and July 25, 2005.**

Ms. Beatty presented the staff report. She added that included in the agency comments, the Public Works Agency and the Redevelopment Agency both support the idea of closing the existing Castro Valley Boulevard driveway. Currently, there are two access points into the property. As proposed, staff feels that the project meets the basic intents of the policies of the *Castro Valley Central Business District Specific Plan* for Sub-area 10. The project also meets the parking requirements as set forth in the *General Ordinance Code* and the *Specific Plan*.

Mr. Moore asked Ms. Beatty how Staff felt about the exit on Castro Valley Boulevard. Ms. Beatty indicated that staff is leaning towards the Fire Department's opinion that it should be oriented for emergency vehicle access and that it would be better to have the two driveways.

Ms. Miraglia said that the report indicates that the exterior of the building will be stucco and the metal painted a light yellow color, it does not say what color the stucco will be painted. Will it all be metal, except for what is in the front, and is it going to be painted yellow also? Ms. Beatty indicated that Ms. Hughes will respond to that question. Ms. Miraglia said that the planter area in the front looks to be roughly 8 feet from the sidewalk back and directly above the sidewalk. Ms. Beatty said that she believed it is a small raised planter.

Ms. Hughes, the applicant, stated that the set back will line up with the building next door and the planting area will be raised and there will be something around the raised portion. The driveway has never been a problem and she would like to keep the driveway on Castro Valley Boulevard. The building will be yellow stucco, the metal will be silver color.

Ms. Miraglia asked if the metal shown on the side will be silver. Ms. Hughes replied yes, and then indicated that the cover over the garbage facility has been taken care of, it will be enclosed. Mr. Moore asked Ms. Hughes regarding the driveway if it has been discussed to make it an exit only. Ms. Hughes said that over the years she has never had a problem there.

Mr. Frank indicated that he does not recall any accidents there.

Public testimony was called for. No public testimony was submitted.

Mr. Moore asked council members if they were ready to make a motion. **Mr. Frank moved to approve Site Development Review, S-1985 to retain the ingress and egress on Castro Valley Boulevard as well as on Yeandle with Planning considerations and landscaping considerations, to meet the Fire Department's requirements for ingress and egress. Ms. Goodbody seconded.**

Ms. Miraglia stated that after going to all the Redevelopment and General Plan meetings and listening to comments from the public, it seems to her that overall the public is looking for more consistency and cohesiveness in the Boulevard. There is nothing wrong with this design. She is concerned with the anodized aluminum and the architectural design itself as it pertains to the rest of the Boulevard. There has been a very strong consensus, although there have not been any definitive architectural guidelines yet. She thinks this is not the look that most of the Castro Valley residents are looking for.

Ms. Goodbody said that she does not know what would be an example of cohesiveness and how long the Council can keep the property owner waiting. The project seems to meet all the guidelines and the General Plan.

Ms. Sugimura said that she thinks this is also considerable improvement over what is there today.

Mr. Moore told Ms. Miraglia that her point is well taken and involves a lot of the meetings, but there are no guidelines established yet. It is difficult to hold an applicant up for something that has not been developed and because of the age of the building and the context for what it is and it was.

Ms. Goodbody said that Ms. Miraglia's point is completely valid. The Council needs to expedite the design guidelines process so there can be something in place and not make every property owner wait until guidelines are established.

Ms. Miraglia said that she contacted the Planning Department because she wanted to know when the guidelines were going to be ready and it looked like it will not be until mid or late 2006. That it is a long time to wait. She stated that she is not against the diner concept at all, she spent a lot of time researching diners. There are some on the National Registry, but most of those are more of the stainless steel diner type.

Ms. Goodbody asked if this application will come back to the MAC and asked Ms. Hughes if she has samples and drawings. Ms. Hughes said that the Planning Department has the samples of the colors. Ms. Miraglia asked Ms. Hughes if she has a tenant. Ms. Hughes said that they have interested people but they can not choose a tenant until they know what their cost will be to set up the rental schedule. They want to keep it for breakfast and lunch at least, family type food.

Mr. Moore asked if the Council was ready to make a motion. Ms. Goodbody said that she would like to see color samples. She indicated that she would like to continue the item. Mr. Moore said that the Council has delayed this item for a month, it is a four week delay in this project. He asked Ms. Goodbody if the proposed continuance was due to the lack of color samples or what is exactly the reason for the continuance. Ms. Goodbody said that she would also like more public comment on this particular project.

Mr. Frank objected to that because he thinks it is not necessary. The public has had plenty of opportunity to respond, and has not done so. The Council can move forward to approve with considerations that the color schemes come back to us. Everybody in town knows that something is going to be done at that corner. People seemed to be pretty comfortable with it. Mr. Frank said unfortunately the Council does not have the color samples. Ms. Hughes showed some color pictures she had with her.

Mr. Moore asked Ms. Beatty if this project went before the Chamber of Commerce. Ms. Beatty said yes. Mr. Moore asked what was their recommendation. Ms. Beatty said that the Chamber was recommending that the applicant work closely with the Redevelopment Agency since the site is adjacent to a future opportunity site. The Chamber found that the application by itself was acceptable. Mr. Moore asked Ms. Beatty if she talked with Redevelopment at all and if they approved the concept. Ms. Beatty said that the statement that she has

from Redevelopment did not comment on the facade or the architectural features of the building. They were more concerned with landscaping and the access point, but they did review it.

Ms. Miraglia said that her understanding was that the Redevelopment Agency asked Ms. Hughes if she wanted to participate in the façade improvement program because that was their desire, but she did not want to.

Ms. Goodbody asked Ms. Hughes how close she was to securing a tenant and if she was still shopping around for tenants. Ms. Hughes said that as soon as they get approved, they have plenty of interested parties.

Mr. Frank moved to approve Site Development Review, S-1985 with the plans as submitted, the colors scheme as submitted provided that they meet the Fire Department's arrangements for ingress and egress, and to keep ingress and egress open as they have for the last 45 years, move forward with the landscaping arrangements for beautification along the strip line. Ms. Sugimura seconded. Motion carried. 5/1. Ms. Miraglia opposed.

- E. Open Forum – None.**
- F. Chair's Report – None.**
- G. Committee Reports – None.**
- H. Staff Announcements, Comments and Reports – None.**
- I. Council Announcements, Comments and Reports – None.**
- J. Adjourn –**

The meeting was adjourned at 6:55 p.m.

Next Hearing Date: Monday, August 22, 2005