

CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL
Approved Minutes for April 14, 2008

A. CALL TO ORDER: The Chair called the meeting to order at 6:05 p.m. Council members present: Jeff Moore, Chair; Cheryl Miraglia, Vice-Chair. Council members: Andy Frank, Sheila Cunha, Dean Nielsen, Dave Sadoff and Carol Sugimura. Staff present: Tona Henninger, Jana Beatty, Bob Swanson and Maria Palmeri. There were approximately 8 people in the audience.

B. Approval of Minutes of February 25, March 10 & March 24, 2008
Member Sugimura moved to approve the minutes of February 25, 2008 with minor changes submitted by her; Member Frank seconded. Motion carried 6/0. Member Miraglia excused.

Member Miraglia moved to approve the minutes from March 10, 2008, Member Sugimura seconded. Motion carried 5/0, Dave Sadoff and Dean Nielsen excused.

Member Miraglia moved to approve the minutes of March 24, 2008. Member Frank seconded. Motion carried 5/0. David Sadoff and Dean Nielsen excused.

C. PUBLIC ANNOUNCEMENTS / Open Forum – None.

D. Consent Calendar – Member Miraglia motioned to have items #1 and #3 moved to consent calendar. Member Miraglia moved to approve the consent calendar. Member Frank seconded. Motion passed 7/0.

E. Regular Calendar

1. CONDITIONAL USE PERMIT, C-8708 – METRO PCS - Application to allow continued operation of a cell site, in a “A” (Agricultural) District, located at 23207 Hollis Canyon Road, east side 100 feet north of I-580 Freeway, Castro Valley area of unincorporated Alameda County, bearing County Assessor’s designation: 085A-1150-001-05.

Moved to consent calendar

2. SITE DEVELOPMENT REVIEW, S-2119, MCDONALDS/RHL DESIGN GROUP
- Application to allow the demolition and reconstruction of a McDonald’s restaurant with a drive through located within the CVCBD-SUB1 (Castro Valley Central Business District Specific Plan, Sub Area 1) District, located on 1620 Strobridge Avenue, east side, 200 feet south of Castro Valley Boulevard, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Numbers: 084A-0007-022-00, 084A-0007-023-02, and 084A-0007-023-03. **(Continued from January 14, 2008). Staff Planner: Jana Beatty**

Ms. Jana Beatty presented the staff report. She reminded council members that this application had been before the council a few months back. The council had requested the applicant to come back with a new façade design. The applicant has submitted new plans with a new façade design and modified parking lot.

Member Nielsen expressed his concern with the huge arches on the plan. He felt that the application should also include sign changes to the development. He commented on the submitted

design and said the rendition is spectacular. The Chair asked clarification on Member Nielsen's concern with the application. The Chair said it is not unusual for an application to be submitted this way, but tonight the council is only considering the building itself, not the sign. Member Nielsen said that he does not want to continue the item but for future applications planning staff should take the entire project, including signage, all at once instead of half now and half later. Ms. Beatty informed the Council that Castro Valley Chamber would support whatever recommendation is made by this board. The Redevelopment office expressed concern with the "Welcome to Castro Valley sign". Member Nielsen commented that he did not understand how redevelopment could make that comment when the CAC had not yet seen this project.

Mr. Drew Bardet and Malcom Carruthers, representing the applicant, shared design renderings with the board. They said they took into consideration comments from board members at the last meeting and incorporated them into their present design. Some of these changes reflect some of the elements found at two other locations, Brentwood and Lafayette. One of the exhibits showed the landscaping plans for the site with a trellis and stone accents. They asked to keep the existing sign which is visible from the freeway and not so visible from the street level once the landscape grows and matures. Member Nielsen expressed his concern with the size of arches since the community is trying to get rid of billboards and huge signs.

Member Miraglia was very pleased with the design changes and complimented the architect on the landscape, façade material and sign. She stated that she has no issues with the Castro Valley welcome sign, the only concern she had was the white background. The architect said he is willing to work with county staff and redevelopment on the signage. Council members expressed how pleased they were with the design and landscape plans.

There being no speaker from the public, public comment was closed.

Member Miraglia moved to approve the application with staff's recommendation and to have applicant work with redevelopment on the sign. Member Cunha seconded the motion. Motion passed 7/0.

- 3. CONDITIONAL USE PERMIT, C-8619 – FIRST BAPTIST CHURCH**
– Application to allow continued operation of a church, in a C-N (Neighborhood Business) District, located at 4274 Seven Hills Road, north side corner west of Watters Drive, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 084D-1212-001-11.
Staff Planner: Richard Tarbell

Moved to consent calendar

- 4. TENTATIVE PARCEL MAP, PM-9762, VARIANCE V-12109 – KLEIN**
– Application to subdivide one parcel containing 1.1 acres into two lots, in a R-S-D-20 (Suburban Residence, 2000 sq. ft. Minimum Building Site Area per Dwelling Unit) District, and to allow 26 off-street parking spaces where 38 parking spaces are required on an existing 19-unit apartment building site, located at 20670 Forest Avenue, east side, 500 feet of Castro Valley Blvd., Castro Valley area of unincorporated Alameda County, bearing County Assessor's designation: 084C-0716-002-01. **Staff Planner: Howard Lee**

Member Moore recused himself. Member Miraglia took over as Chair.

Jana Beatty presented the staff report. She said several months ago the applicant had an application for a condo conversion on the same site. After comments from council at the last meeting, the applicant has now decided to apply for the subdivision to keep the house and the apartment complex on separate lots.

Member Frank asked if they can do the subdivision now and come back later with a condo conversion. County staff said that the condo conversion would be a separate application and has nothing to do with this variance application. The council would have to take into consideration the condo guidelines.

Doug Rodgers, representing the applicant, addressed council. He said that this is simply a subdivision for the single family residence. The apartment complex will be on a separate lot. The home will be fenced off and totally separate from the apartment complex. There are no other changes.

There was no one to speak on the item. Public testimony was closed.

Member Sadoff expressed his concern with recommending approval for this application because the applicant could still move with the condo conversion application. The consensus from council members was that the parking situation on Forest Avenue is not adequate and the condo conversion would make it worse.

Member Nielsen moved to deny the application. Member Sadoff seconded. The motion passed 7/0.

F. Chair's Report - None

G. Committee Reports

- **Eden Area Alcohol Policy Committee –**

Member Miraglia announced the Streetscape meeting tomorrow night at 6:30 p.m.

Member Sugimura announced the Castro Valley Clean up event on April 26, 2008. Lunch will be served at Lake Chabot Regional park.

- **Redevelopment Citizens Advisory Committee**

- **Ordinance review Committee –** Member Miraglia said the Ordinance Review committee finally met. County staff sent out RFPs to various firms. Five consultants were chosen and she is on the interview panel.

- **Eden Area Livability Initiative** Member Sugimura expanded on the April 5th Charrette session and listed the top 5 projects with the most votes:

1. Cherryland Community Center
2. Changing Planning Commission representation
3. School and neighborhood violence prevention and injury reduction programs
4. Improve government accountability
5. Teen Center in Ashland

-
- She said approximately 250 people participated in the charrette. The remainder 20 projects will be taken into consideration as the other projects are completed. The first five are supposed to be finalized within the next five years.

H. Staff Announcements, Comments and Reports – None.

I. Council Announcements, Comments and Reports – County staff informed the council that Eden Hospital has submitted an application and it will be on the next the agenda as an informational item only.

Council members asked staff to check on the term limits for all 7 members. Three of the members' term will expire June of this year. County staff said they will report at the next meeting.

J. Adjourn – 6:42 p.m.

NEXT HEARING DATE: Monday, April 28, 2008