

CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL

Minutes for February 8, 2010

(Approved as corrected March 8, 2010)

A. CALL TO ORDER: The Chair called the meeting to order at 6:04 p.m. Council Members present: Cheryl Miraglia, Chair, Dave Sadoff, Vice Chair, Sheila Cunha, Dean Nielsen, Jeff Moore, Andy Frank and John Ryzanych. Council Members excused: none. Staff present: Sonia Urzua and Maria Elena Marquez. There were approximately 5 people in the audience.

B. Approval of Minutes of January 25, 2010
Council Member Frank moved to approve the minutes of January 25, 2010 as submitted. Council Member Cunha seconded. Motion carried 7/0.

C. PUBLIC ANNOUNCEMENTS / Open Forum

Frank Vaughn approached the Council Members about preliminary plans to construct a day care center for 150 to 200 students with a small retail presence such as coffee shop and convenience store, maybe small catering for the day care and the club house.

Council Member Moore expressed support for the concept and the direction. He proposed that staff bring this proposal in a formal manner to get some more feedback on some specifics on the design concept.

Council Member Miraglia agreed with Council Member Moore. Council Members Miraglia, Sadoff and Moore strongly urged Mr. Vaughn to talk to the people from the homeowners association. Council Members Miraglia and Nielsen suggested to Mr. Vaughn to talk to the 4 C's of Alameda County. There is definitive a need for infant and toddler care out there that has not been filled any place else.

Council Member Nielsen added that 4 C's supports infant child care and preschool in Alameda County and the requirements for staffing.

Mr. Vaughn said that they have done some research regarding the child care/preschool project and asked for comments on the retail.

D. Consent Calendar – No Items.

E. Regular Calendar

1. Presentation regarding the public art component of the Castro Valley Streetscape project.

Rachel Osajima, Director of Alameda County Arts Commission and Manager of the Public Art Program, spoke about the new public art registries and announced that applications are being accepted for this program. The deadline is March 19, 2010. There were informational meetings for artists on January 14 and February 2, 2010. There are opportunities for a wide range of artists working in a variety of materials and styles. This registry is for artists who have experience making permanent, site-specific public art work; opportunities will be available for exterior and interior projects.

2. **SIGN REVIEW, PLN2009-00094 – NABHAN** – Application to allow exterior repainting; repair of existing neon sign; and replacement of existing awning with new awning, at the Dell Café, for property within land use designation Sub-Area 2 of the *Castro Valley Central Business District Specific Plan* (CVCBDSP, S-02), located at 2637 Castro Valley Blvd, south side, approximately 110 feet west of Park Way, Castro Valley area of unincorporated Alameda County, bearing County Assessor's Parcel Number: 084A-0012-002-01. **Continued from October 26 and November 9, 2009. Staff Planner: Rodrigo Orduña.**

Ms. Urzua summarized the staff report. This project was before this Council on August 24, 2009. The Redevelopment Agency is co-sponsoring this design. The project came back with this modified design. A comment was received recently from the Chamber of Commerce not supporting the blue color around the windows.

Council Member Miraglia commented that the new colors are much more in keeping with Castro Valley. She wanted to acknowledge the Castro Valley Chamber of Commerce's concern about the blue. Jaimie Benson, with the Redevelopment Agency, suggested maintaining the blue around the windows since they also received feedback from other Chamber members in support of the proposed color scheme.

Council Member Cunha made a motion to approve Site Development Review, PLN2009-00094. Council Member Sadoff seconded. Motion carried 7/0

3. **CONDITIONAL USE PERMIT, PLN2009-00148 – BONORA/CLEARWIRE LEGACY-CHRISTIE** – Application to allow construction and operation of a telecommunication facility (rooftop antennas and microwave dishes) in a C-N (Neighborhood Commercial) District and PD (Planned Development, 1417th Zoning Unit) District, located at 19125 Redwood Road, on the west side, at the southwest corner of Wilson Avenue, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Number: 084B-0583-003-06. **Staff Planner: Christine Greene**

Ms. Urzua summarized the staff report. Staff recommends approval.

Chad Christie, representing Clear Wire Legacy, explained that the co-location is on a two story building on Redwood Road, adjacent to the high school. The proposal is to place the antennas and the microwave, behind a fiber glass screening that currently exists on the building. He noted that there are other carriers on the site. He believed that the antennas will be visually unobtrusive and invisible.

Council Member Miraglia noted that the entirety of the building needed painting and asked Mr. Christie about painting the existing screen. Mr. Christie agreed to re-paint the metal screen the same color.

Council Member Ryzanych asked Mr. Christie to elaborate about additional electronic equipment proposed to be on the ground level and noise generated from this unit. He is concerned that additional noise would interrupt the adjacent residents. Mr. Christie said that there will be additional noise; however the noise will be no greater than approximately 10 db, which is very small. He thought that cumulatively the noise would not exceed the noise ordinance. Council Member Ryzanych raised the issue of improving the overall aesthetic appearance of the building and asked staff about the option of including financial support from the Redevelopment Agency.

Council Member Nielsen moved to approve Conditional Use Permit, PLN2009-00148 with the condition that the screening be painted the same as the current building and suggest that the owner consider painting the building as a whole. Council Member Frank seconded. Motion carried 7/0

F. Chair's Report – None.

G. Committee Reports

- **Eden Area Alcohol Policy Committee**
- **Redevelopment Citizens Advisory Committee**
- **Eden Area Livability Initiative**

H. Staff Announcements, Comments and Reports

I. Council Announcements, comments and Reports

Council Member Cunha asked for an update on the batting cages. Ms. Urzua said that it is going to be heard tomorrow at the Board of Supervisors.

Council Member Miraglia said there will be no meeting on February 22 because of the meeting of the design guidelines task force. She encouraged all Council Members to attend.

J. Adjourn

The meeting was adjourned at 6:38 p.m.

Next Hearing Date: Monday, February 22, 2010