

CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL

Minutes for November 8, 2010

(Approved as submitted November 22, 2010)

A. CALL TO ORDER: The Chair called the meeting to order at 6:00 p.m. Council members present: Cheryl Miraglia, Chair. Dave Sadoff, Vice Chair, Dean Nielsen, John Ryzanych, Jeff Moore, and Sheila Cunha. Council member excused: Marc Crawford. Staff present: Sonia Urzua, and Bob Swanson. There were approximately 8 people in the audience.

B. Approval of Minutes of October 25, 2010

Council member Ryzanych moved to approve the minutes of October 25, 2010 as submitted. Council member Nielsen seconded. Motion carried 5/1/1 with Council member Cunha abstaining and Council member Crawford excused.

C. PUBLIC ANNOUNCEMENTS / Open Forum

D. Consent Calendar –

Council member Nielsen made a motion to approve the consent calendar. Council member Cunha seconded. Motion carried 6/0/1 with Council member Crawford excused.

E. Regular Calendar

- 1. SIGN REVIEW, PLN 2010-00157/FOXWORTHY/CAPITAL CITY SIGNS - SAMPOGNARO** - Application to allow new signage (Castro Valley Tire Pros). The property is zoned Sub Area 1 (Low Intensity Retail) within the Castro Valley Central Business District Specific Plan and is located at 2470 Castro Valley Boulevard, north side, six feet east of John Drive, in the unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 084A-0224-003-04. **Staff Planner: Christine Greene.**

Council member Nielsen made a motion to move Sign Review, PLN2010-00157/Foxworthy/Capital City Signs - Sampognaro to the Consent Calendar. Council member Cunha seconded. Motion passed 6/0/1 with Council member Crawford excused.

- 2. TENTATIVE PARCEL MAP, 9994, PLN2010-00099 – RUSU / DIGGINS –** Application to subdivide an approximately 32,705 square foot lot into two lots with respective net lot areas of approximately 17,080 and 10,070 square feet, in the R-1-B-E-CSU-RV (Single Family Residence, 10,000 MBSA, 80' MAW, Conditional Secondary Unit with Recreational Vehicle) District, located at 17635 Almond Road, approximately 80' west of Walnut Road, bearing Assessor's Parcel Number: 84D-1160-016-01. **Staff Planner: Andrew Young**

Ms. Urzua summarized the staff report.

Council members asked staff how the net square footage and whether the fire truck turnaround was included. Questions also arose about the history of the buildings.

Public testimony was opened.

The applicant stated that the fire turnaround was already approved by the fire department.

Ms. Reichelderfer, resident at 17619 Almond, described the history of the subdivision. She explained that the odd shaped lot was due to the two front houses.

Public testimony was closed.

While considering the lot size consistency policy, Council members expressed concerns about the proposed configuration of the lot. While the Council did not object to the irregular shape of the lots, Council members discussed how square footage for the fire turnaround was distributed between the two proposed lots, how much “useable” square footage there would be. Staff also mentioned the option of applying for a variance if the applicant’s goal was to expand the secondary unit in the rear. The applicant was directed to revisit and revise the configuration of the proposed lots.

The item was continued to a date uncertain.

F. Chair’s Report

Council member Miraglia provided an update on the remediation of the blighted CalTrans property. She also informed the Council about ongoing efforts to develop a recycling ordinance. Council member Miraglia discussed the schedule for the Climate Action Plan. Finally, with regard to future meetings, she discussed the Castro Valley sign to be discussed at the next General Purpose MAC meeting and alternate future dates of other upcoming General Purpose MAC meetings.

G. Committee Reports.

- **Eden Area Alcohol Policy Committee. None**
- **Redevelopment Citizens Advisory Committee. None.**
- **Ordinance Review Committee. None.**
- **Eden Area Livability Initiative. None.**

H. Staff Announcements, Comments and Reports. None.

I. Council Announcements, comments and Reports. None.

J. Adjourn

The meeting was adjourned at 7:25 p.m.

Next Hearing Date: Monday, November 22, 2010