

## **CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL**

**Minutes for March 14, 2011**

**Approved on March 28, 2011**

- A.** **CALL TO ORDER:** The Vice Chair called the meeting to order at 6:04 p.m. Council members present: Dave Sadoff, Vice Chair, John Ryzanych, Jeff Moore, Sheila Cunha and Marc Crawford. Council members excused: Cheryl Miraglia, Chair and Dean Nielsen. Staff present: Sonia Urzua, and Bob Swanson. There were approximately 10 people in the audience.

- B.** **Approval of Minutes of February 28, 2011.**

**Continued**

- C. PUBLIC ANNOUNCEMENTS / Open Forum**

Mr. Swanson announced that Council Member Moore will be leaving his position on the MAC and begin serving on the West County Board of Supervisors.

- D. Consent Calendar**

- 1. PLN2010-00186 - SITE DEVELOPMENT REVIEW - SAFEWAY/JOHNSON/PARADIS -** Application to allow renovation of an existing building (Safeway store) with new paint colors, signage, new outdoor display & seating; new windows for Starbucks portion of store, and to designate an area for seasonal truck parking, in the Castro Valley Central Business District Specific Plan – Subarea 7 (Central Castro Valley Boulevard/Redwood Road – Intensive Retail Core) District, located at 20629 Redwood Road, Suite 190, northwest corner of Castro Valley Boulevard and Redwood Road, unincorporated Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Numbers 084A-0080-011-011 and 084A-0080-011-012. **Continued from January 24, 2011 to March 28, 2011. Staff Planner: Andrew Young**

**Council member Cunha made a motion to approve the consent calendar. Council member Crawford seconded. Motion carried 5/0/2**

- E. Regular Calendar**

- 1. Update about the Castro Valley Blvd Streetscape Improvement Project** – Presentation by Rachel Osajima, Executive Director of the Alameda County Arts Commission

Ms. Benson, Redevelopment Agency staff, informed the Council that construction of the Castro Valley Boulevard Streetscape project has begun. She described the current work in the median. San Miguel and Redwood Road are the only openings of the median at this time. Council members asked Redevelopment staff about responding to commercial owner's concerns about limited pedestrian openings along Castro Valley Boulevard and Santa Maria intersection. A concern was also raised and discussed about the need for improved signage indicating that left turns are prohibited at the intersection of Redwood Road and Castro Valley Boulevard.

Ms. Osajima informed the Council about the selection of the public artwork to be installed as part of the streetscape project. A Powerpoint presentation described the artwork. The artist's contract will be presented to the Board of Supervisors for approval in late March.

Castro Valley Municipal Advisory Council

Minutes March 14, 2011

Page 2

---

Council member Moore asked about changes in the project. Ms. Benson replied that 35 instead of 40 benches are proposed in order to stay within budget. The material was changed from limestone to granite. Council member Crawford commented about the colors and noted that he is pleased with the selection of the more subdued proposal.

2. **PLN2010-00208 – CONDITIONAL USE PERMIT - DONALD & VERA CLAIR/AT&T MOBILITY - BYRNE** - Application to allow continued operation of a telecommunications facility (ground mounted antennas) in a PD (Planned Development under Zoning Unit 156<sup>th</sup>) District, located at 4169 High Ridge Place, southeast side, 200 feet east of Chaparral Lane in unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number 85-6301-020-06. **Staff Planner: Christine Greene**

Ms. Urzua summarized the staff report. Council members asked staff about the lapse in time for renewing the conditional permit, which expired in 2007. Staff advised that the applicant provided pictures for Council members, which addressed camouflaging the antennas, relocating with T-Mobile, the need for the antennas, and the lack of public comment.

Public testimony was opened.

Rosemary Byrne, applicant, apologized for not applying for a conditional use permit sooner. Council member Crawford asked about co-locating with the existing T-Mobile site on the same property and about exploring the option of locating the facility in the nearby shopping center. Ms. Bryne stated that the T-Mobile is too short for co-location.

Mr. Robert Glare, relative of the property owners, described the current installation and commented that it was an ideal spot.

Public testimony was closed.

Council member Sadoff asked about tracking expiration periods for conditional use permits. Council members discussed whether the installation was visual blight. They also discussed the County's policy which makes co-location a priority.

**Council member Crawford made a motion to approve PLN2010-00208, with an expiration period of April 11, 2012, to coincide with the expiration of T-Mobile's conditional use permit. Council member Ryzanych seconded. Motion carried 5/0/2.**

3. **PLN2010-00109 – CONDITIONAL USE PERMIT - MICHAEL/LOCKAWAY STORAGE** - Application to allow continued operation of a storage facility for recreational vehicles in a PD (Planned Development under Zoning Unit 1833<sup>rd</sup>) District, located at 8555 Dublin Canyon Road, south side, 1.5 miles east of Palo Verde Road in unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number 85A-0800-008-01. **Staff Planner: Damien Curry**

Ms. Urzua summarized the staff report. She elaborated on the staff report's inclusion of a condition requiring a contract for pumping waste. The Health Care Services Agency has not formally agreed to an alternate remedy to this concern. Staff also commented about the condition of approval referring to a Mandatory Review period of 10 years. Council member Miraglia expressed concern via written

correspondence with the 10 year period and likewise expressed concern about the one year lapse since the previous conditional use permit expired.

Public testimony was opened.

Mr. Dave Michael appeared and provided a history of the project. He made a few “housecleaning” remarks regarding the condition of approval regarding mandatory review and the landscaping requirement.

A discussion between the applicant and Council members ensued regarding the landscaping requirements included in the staff report. Mr. Michael made comments about the original landscape plan and the extent to which the operators would replace and maintain the landscaping. The applicant did not object to replacing trees and shrubs. Council members expressed concerns over the poor condition of the existing landscaping. They clarified that that applicant was responsible for proposing and maintaining landscaping. They recommended amending the existing soil and suggested that the applicant look to mine reclamation re-vegetation as example of handling challenging soils. The applicant expressed concern about proposing landscaping that will fail. Council members recommended that the applicant retain the services of a professional landscape architect.

Council members disagreed with the applicant’s suggestion to strike condition of approval #8. The applicant believed that the condition was contrary to the results of the previous lawsuit.

Public testimony was closed.

**The item was continued to April 11, 2011, in order to allow the applicant additional time to prepare a landscaping plan.**

**F. Chair’s Report. None.**

**G. Committee Reports.**

- 1. Eden Area Alcohol Policy Committee. None**
- 2. Redevelopment Citizens Advisory Committee.** Arts Commission staff made a presentation about the public artwork component of the Castro Valley Boulevard Streetscape project.
- 3. Ordinance Review Committee.** Council member Sadoff asked staff to remove this item from future agendas.
- 4. Eden Area Livability Initiative. None.**

**H. Staff Announcements, Comments and Reports.** Staff noted potential meeting dates for the Planning Commission work session on April 4<sup>th</sup> and a presentation sponsored by the Alcohol Working Group on May 5<sup>th</sup>. Details to be confirmed at a later date.

**I. Council Announcements, comments and Reports.** Council member Crawford reported that the Planning Commission considered the proposed Alcohol CUP ordinance and recommended denial.

**J. Adjourn**

The meeting was adjourned at 7:37 p.m.

Castro Valley Municipal Advisory Council

Minutes March 14, 2011

Page 4

---

**Next hearing date: Monday, March 28, 2011**