



CASTRO VALLEY

MUNICIPAL
ADVISORY
COUNCIL

224 W. Winton Avenue, Suite 111, Hayward, CA 94544 (510) 670-5400 FAX (510) 785-8793

**Monday, August 17, 2020
6:00 p.m.**

Council Members present: Ken Carbone, Chair, Ted Riche, Vice-Chair, Sheila Cunha, Chuck Moore, Shannon Killebrew, Dolly Adams

Summary Action Minutes

I. Call to Order

The meeting was called to order by Ken Carbone, Chair.

II. Pledge of Allegiance

III. Roll Call

Councilmembers present: Carbone, Moore, Killebrew, Adams, Padro, Thomas, Prokopoff

IV. Public Comment

Dr. Ann Maris, neighborhood organizer, asked that the Castro Valley MAC revive the subcommittee for the former I- 238 properties to keep the community informed on what is happening with the thirty (30) acres of land that is proposed to be developed.

Dr. Marlina Selva asked that the City and the County listen to the residents that live in the area of the I-238 properties, and not appease developers which would harm community members.

Kristine Standley, a resident of the area who lives near Ruby Meadows, agreed with the previous speakers regarding keeping the community informed on what is happening with the former Caltrans properties.

V. Approval of Minutes

A motion was made by Councilmember Killebrew and seconded by Councilmember Adams to approve the minutes of June 15, 2020.

Ayes: Carbone, Moore, Killebrew, Adams

Noes:

Abstention: Thomas, Padro, Prokopoff

Motion passed 4/0

VI. COVID-19 (Novel Coronavirus) Update – Informational Item [Attachment](#)

Aneeka Chaudhry, Director of Strategic Initiatives, Health Care Services Agency, presented a PowerPoint presentation on the COVID-19 update.

The presentation included information on case rates, hospitalizations, testing capacity, disease containment and sufficient personal protective equipment (PPE).

COVID-19 Strategy

Goals

- **Prevent & control the spread of COVID-19**
Objective- minimize community transmission
Protect high-risk populations
- **Find, test & isolate cases and their contacts to prevent further spread**
Objective- test widely; investigate cases and trace contacts; isolate infected people and quarantine their contacts
- **Support care of COVID-19 patients**
Objective- Ensure availability of critical care capacity; provide high-risk populations with needed support through their illness and recovery; distribute available treatment and vaccines
- **Coordinate an effective response**
Objective-establish functional incident management system; use data to drive decisions; engage communities and organizations; clear communication through multiple means

Updates

Isolation & Quarantine Supports

- Emergency food distribution and meal delivery
- Pilot stipend program
- Emergency rental assistance program

Homeless Response

- Fairmont Safer Ground, Project Roomkey, Tiny Homes
- Expansion of Homelessness Vendor Pool
- Authorization to submit Homekey Program proposal
- Livermore Project Roomkey hotel lease
- IHSS services for Project Roomkey hotel residents
- Face coverings included in all County messaging

Additional updates

\$25 million expansion of the Request for Qualifications for COVID-19 testing

Provide testing, cleaning/disinfection, outbreak control measures and reopening guidance
Dedicated outbreak teams for Long Term Care Facilities, Santa Rita Jail and Homeless persons

Mask On Alameda County outreach, posters available for distribution; youth engagement

Testing – exploring mobile options in the Eden Area (Tiburcio Vasquez, Eden Church)

Testing sites- Hayward Fire @ Skywest Golf Course, San Leandro Marina Community Center, Allen Temple Church, Roots Community Center)

Speakers

Amy suggested that it may be helpful if the Health Department could provide the total number of cases, number of tests, number deaths and active versus inactive cases with population data. It would help the community better understanding how Castro Valley is doing with the caseload.

Renae Earl, salon owner, licensed professionals should be able to reopen safely. Health Department is welcomed to visit salon to see all the safety measures in place.

Pam Russo, member, Eden Health District Board of Directors, also a registered nurse, suggested that the Health Department disseminating information regarding the pandemic in a more user-friendly way. The Eden Health District has sent a letter to the Alameda County Health Care Services Agency to assist in providing a user friendly way of getting information to the general public.

Lisa Carmack asked if there have been any lessons learned from contact tracing and earlier cases. She also when testing will be available for everyone and not just those who are sick.

Peter Rosen suggested that the Public Health Department fast track the mobile testing for the unincorporated area. If data is collected by zip code, several areas share the same zip code, such as Hayward, Ashland and Cherryland and it is not known in which community they live.

Ashley Strausberg, Executive Director, Eden Area Chamber of Commerce, stated that the personal service industry (salons and barbers) should be able to reopen safely in Alameda County during the COVID-19 pandemic. They have purchased the proper PPE and are able to keep customers safe. Alameda County residents are going to other counties such as Contra Costa County for services.

Lee Carmack stated he knows someone who has been approved to produce COVID-19 test kits, but he was unable to sell the test kits the United States however he has sold them in Europe. If there is a shortage of test kits why couldn't he sell the test kits in the U.S.?

Christine Palmer, professional salon owner stated that she should be able to open her salon during the COVID-19 pandemic, because she is a state licensed trained professional who knows how to properly sanitize and keep customers and staff safe. Salons need to be recategorized to allow them to open safely. Salons are currently grouped with bars and family entertainment. Should be grouped with like professionals such as dentists and medical spas, which are currently open.

Maila Wheeler stated that salon owners need someone to advocate for the salons to reopen. She is a trained professional who has proper personal protective equipment (PPE).

This item was informational only and required no Council action.

VII. Updates on Parcel Group 8 and Parcel Group 9 as a part of the City of Hayward's I-238 Disposition and Development Project – Informational Item
[Attachment](#)

Jennifer Ott, Deputy City Manager, City of Hayward and Monica Elise Davis, Community Services Manager, City of Hayward presented a PowerPoint presentation on the Parcel Group 8 and Parcel Group 9, as part of the City of Hayward's I-238 disposition and development project.

Proposed Approach to Development: Parcel Group 8

Subdivide into three major segments and move forward with three distinct community and development process:

1. Nonprofit affordable housing development to minimize impacts to existing residential tenants exploring land trust, rehab, and new construction options for Bridge Court property –
2. open space dedication to HARD for expansion of Carlos Bee Park
3. Lower density market rate housing and trial expansion consistent with County Housing Element on middle parcels to address neighborhood traffic concerns and satisfy purchase price for Caltrans

Next Steps

- Seek Hayward City Council authorization to enter into an Exclusive Negotiation Agreement to implement affordable housing project
- Continue discussions with HARD on dedication of open space parcels for park expansion
- Solicit Letters of Interest from developers for market rate housing and seek Council authorization to enter into an Exclusive Negotiation Agreement

Parcel Group 9 Update

Parcel Group 9 was rezoned to Commercial General (Cg) development in the Hayward portion of the parcel to create greater flexibility. The COVID-19 crisis creating substantial market and financing uncertainty. Community feedback was not supportive of a hotel development for the area. A broad solicitation of Letters of Interest was sent out.

The City of Hayward will continue to meet with community groups and other stakeholders regarding these projects.

Speakers

Ida Alvarez, tenant at Bridge Court Apartments in the area of Parcels 8 and 9, stated that the City of Hayward needs to do more with the property to keep homeless persons out. When will the problem be addressed? There is a serious problem with homeless persons damaging cars and property.

Don Osborne lives near the parcels proposed for development and stated that there have been six (6) fires due to homeless encampments. There should be a curfew on the trail and or lighting along the trail. Concerned about the one-way in on Gary Drive, consider an exit/entrance on Foothill Boulevard.

Dr. Ann Maris, maintaining and keeping all the CalTrans properties rented. Properties are boarded up per settlement, City of Hayward neglected to do that. This is in the middle of a neighborhood has been damaged badly, please consider community improvement as much as possible. City of Hayward take a more active role on Oak Street to be walkable.

Dr. Marlina Selva, it is important that we look at the definition of affordable housing. Affordable Housing is subsidized by public funds. Under covenants, and they expire. Expiration dates between 15-50 years, sustainability, bypass public processes City of Hayward. Riparian areas are primary areas, how is that sustainable.

This item was informational only and required no Council action.

IX. Chair's Report/Council/Staff Comments

Al Padro, emails from Richard and Barbara Cox, regarding fire hazards. Has there been a response to their concerns?

Dolly Adams requested a roster of all Castro Valley MAC members.

Tojo Thomas asked if the Council had any jurisdiction to change the category of hair salons, to allow them to open during the pandemic.

Tona Henninger, Chief of Staff, District 4, stated that the Health Care Services Agency representative, Aneeka Chaudhry, would discuss the re-categorizing hair salons, however, she believes that action takes place at the State level.

Adjourn

The meeting was adjourned to September 21, 2020.