



# CASTRO VALLEY

MUNICIPAL

ADVISORY Advisory to Supervisor Nate Miley, 4<sup>th</sup> District

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

## GENERAL PURPOSE MEETING

**Monday, September 21, 2015**

**6:00 p.m.**

**Council members present:** Marc Crawford; Chair, Cheryl Miraglia; Vice Chair, Sheila Cunha, Chuck Moore, Janet Everson

**Location:** Castro Valley Library – 3600 Norbridge Avenue, Castro Valley, CA 94646

### Minutes

#### **PUBLIC COMMENT**

None.

#### **I. Approval of Minutes - July 2015**

A motion was made by Cheryl Miraglia and seconded by Sheila Cunha that the minutes of July 20, 2015, be accepted as submitted.

Motion passed 5/0.

#### **II. Solid Waste Update on Canyonlands Annexation**

Marc Crawford, Chair, Castro Valley Municipal Advisory Council reported that a representative from the Castro Valley Sanitary District could not be present at the meeting. The Castro Valley Sanitary District will send out notices to the property owners in the Castro Valley Canyonlands, notifying them of the annexation and anticipated solid waste collection service implementation.

A Town Hall meeting is scheduled for Thursday, October 29, 2015 at 6:00 p.m. at the Castro Valley Library for customers who would like more information on Castro Valley Sanitary District service.

#### **III. Status of the Old Castro Valley Library**

Carmen Martinez, Interim County Librarian, presented introductory comments on the status of the old Castro Valley Library.

Albie Udom, Library Project Manager, presented a PowerPoint presentation on the status of the old Castro Valley Library. The building has been vacant since 2009. At that time all of the mechanicals were turned off but the electricity was still running. The mechanicals have since been turned on as the library has used the space for storage.

The building is being used by the County Building Maintenance Department. The San Lorenzo Library had been under renovation since 2013 and the old Castro Valley Library had been used to store books, material and equipment from San Lorenzo.

There are a lot of repairs that need to be completed on the building, such as window replacement, repair of cracks in the ceiling and walls and replacing the carpet. In addition the General Services Agency completed an evaluation of the building in 2014 and concluded there are more serious repairs to be made to the building before it is habitable.

The Library staff is open to community input on what they would like to see happen with the building.

Caroline Judy, Acting Director, General Services Agency, reported that the Agency is continuing to review the evaluation of the building to address code compliance and other issues before the building can be used for any purpose. The General Services Agency is in the process of addressing the following community concerns:

- Homeless persons occupying the site
- Trees /shrubbery maintenance
- Broken windows

If the County were to sell the property, there is a governmental surplus property process that has to be followed. If the Board of Supervisors determines that there is no governmental use for the property, the property can then be sold through the surplus property process.

Currently the site is still being used for storage.

### **Councilmembers Questions/Discussion**

Cheryl Miraglia asked how long does the San Lorenzo Library intend to use the site for storage and what is the process to determine if the community would like to make use of the site.

Caroline Judy stated that the library does not have a definite of date to discontinue use of the site at this time.

Carmen Martinez, Interim County Librarian, stated that the MAC would work with the Board of Supervisors to facilitate a discussion for a community use of the site and the Library and General Services Agency staff would participate in the discussion.

Marc Crawford stated that prior to 2009 the building was a function site; what repairs are necessary to reopen the building?

Caroline Judy stated that the building is 53 years old and repairs are needed to bring the building up to current code standards, such as American's with Disabilities Act compliance for entrances, exits and bathrooms, electrical and structural work.

The General Services Agency recommends the Councilmembers to work with the Board of Supervisors to facilitate a discussion on a community use for the building.

This item was informational only.

#### **IV. Mobile Home Park Rent Stabilization Ordinance Proposed Revisions**

Michelle Starratt, Assistant Director, Housing and Community Development Department, presented a PowerPoint presentation on the Mobile Home Park Rent Stabilization Ordinance Proposed Revisions.

Alameda County has had a Mobile Home Park Rent Stabilization Ordinance since 1990 and has not been updated. The current ordinance allows for a 5% annual increase in rents each year. It also allows for park owners to apply for higher than 5% increases but does not specify a process or procedure for such.

The Community Development Agency conducted a survey of mobile home park rent stabilization ordinances throughout the state and a total of 95 jurisdictions have a rent control ordinance governing mobile home parks. The majority of these utilize a Consumer Price Index and a flat rate percentage to govern increases.

Alameda County is the only jurisdiction which calculates its' allowable space rent increase solely as a percentage of the current space rent. This has resulted in rent space increases in the unincorporated area being significantly higher than neighboring jurisdictions ordinances.

The Community Development Agency proposed several revisions to the current ordinance including:

- Amend the maximum amount of space rent increase each year from a flat rate of 5% to rent control of 100% of the Consumer Price Index (CPI) or 3% whichever is less
- Capital Improvement pass-through, amortized over the life of the capital improvement.
- Vacancy Control
- Administrative fee

#### **Speakers**

Several speakers commented on the ordinance, stating it was confusing, lengthy and cumbersome. Owners and renters were confused about the new proposed administrative fee, which a definitive amount is not listed in the ordinance. In addition some of the park owners stated that there was erroneous information in the report concerning rents at their parks. There were some speakers who supported the new ordinance.

#### **Councilmember Questions/Discussion**

Sheila Cunha made a motion, seconded by Chuck Moore that the Council not support the proposed revisions of the Mobile Home Rent Stabilization Ordinance and keep the existing ordinance until such time as parties can confer to more agreeable ordinance terms.

Motion passed: 4/1

Ayes: Cunha, Crawford, Moore, Everson

Noes: Miraglia

#### **V. Council & Staff Comments**

Paul Sanftner announced the following events:

- Alameda County Cop Shop Barbecue held at First Presbyterian Church, Friday September 25<sup>th</sup> 5:30 p.m. to 9:00 p.m.

- FamFest 5K Ashland Cherryland to be held on October 10<sup>th</sup> at the Ashland Reach Center
- Unincorporated Area Fall Clean-Up, Meek Estates, Saturday, September 26, 2015 at 9:00 a.m.

## **Adjourn**

The meeting was adjourned to October 19, 2015.