

CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL
Minutes for July 28, 2008

(Approved as submitted September 8, 2008)

A. CALL TO ORDER: The Chair called the meeting to order at 6:00 p.m. Council members present: Jeff Moore, Chair; Cheryl Miraglia, Vice Chair. Council members: Dean Nielsen, Sheila Cunha, Carol Sugimura and Dave Sadoff. Council members excused: Andy Frank. Staff present: Tona Henninger, Jana Beatty Weldon, Bob Swanson and Maria Elena Marquez. There were approximately 8 people in the audience.

B. Approval of Minutes of June 9 and 23, 2008

Ms. Miraglia and Ms. Sugimura submitted corrections to both June 9 and 23 minutes. Both minutes will be continued to the next meeting with the amendments.

C. PUBLIC ANNOUNCEMENTS / OPEN FORUM - None.

D. CONSENT CALENDAR –

Ms. Miraglia made a motion to move items 3, 4 and 6 to the Consent Calendar. Mr. Nielsen seconded. Motion carried 6/1/0. Mr. Sadoff made a motion to approve Site Development Review, S-2170, Site Development Review, S-2171 and Site Development Review, S-2175 with Planning recommendations. Ms. Cunha seconded. Motion carried 6/1/0 with Mr. Frank excused.

E. REGULAR CALENDAR

1. Presentation by the Alameda County Sheriff's Department, Special Investigation Unit regarding Marijuana Cultivation.

Paul Liskey, Deputy Sheriff, from the Sheriff's Office, presented a staff report on medical marijuana in the unincorporated areas of the county. A copy of the report and the power point presentation are attached to the minutes. After his presentation, a discussion ensued among council members and staff. He also presented a video tape of the 60 Minutes TV program related to the illegal use of marijuana. Discussion ensued among the MAC members and Deputy Sheriff Liskey regarding these facilities.

2. TENTATIVE PARCEL MAP, PM-9666 – CHEN/TRAN - Application to allow subdivision of one parcel into two lots containing approximately 0.54 acres, in a R-1-BE-CSU-RV (Single Family Residence, 10,000 square feet Minimum Building Site Area, 70 feet M.L.W, Conditional Secondary Unit, Recreational

Vehicle) District, located at 3822 Seven Hills Road, north side, approximately 180 feet west of Almond Road, Castro Valley area of unincorporated Alameda County, bearing County Assessor's Parcel Number: 084D-1175-011-00. **Staff Planner: Howard Lee (Continued from May 27, 2008)**

Ms. Beatty summarized the staff report. She said that staff is recommending approval.

Ms. Miraglia asked if the Fire Department requested that the improved access driveway width be 20 feet. Ms. Beatty said yes, and that is a very new requirement. The Fire Department has changed its policy.

Mr. Moore said that he asked Bonnie Terra from the Fire Department to come and give the Council a presentation.

Mr. Nielsen said that the Council needs to really average the square footage for other lots in this area.

Mr. Sadoff asked for clarification for the record, on page 2, under historic significance, the site is not included on the Alameda County, State or Federal Register.

Mr. Chan, architect, said that due to the existing condition where a portion of the existing building makes the 20' access impossible, he proposes the newly paved access to be 12' wide in the beginning and widen to 20'. The access easement was excluded from the gross area of the parcel.

Mr. Tran, property owner, referred to the letter from the Fire Department requesting that a fire hydrant be installed. He said he does not see that is necessary. Mr. Moore told him that the County Fire Department or any other agency has the right to request whatever they consider necessary and it is a fairly common requirement. He suggested to Mr. Tran to take it to the Fire Department.

Mr. Sadoff said that there is also the question about water pressure and size.

Ms. Miraglia asked staff if the motion was to approve the parcel map, the recommendation by the Fire Department that the required easement or property width be 20'. Ms. Beatty said that the Planning Director will hold up the approval until the requirement has been met.

Mr. Chan said that they would have to tear the building down to make a 20 foot drive. They are proposing the newly paved access to be 12' wide in the beginning. He asked the Council to approve the design as proposed, otherwise it will not work. Also, they are proposing a standard turnaround for the Fire Department.

Mr. Moore said that the Council has to decide whether it is going to be an impact. In his opinion, it has significant grading impacts.

Mr. Chan said that there is only one house there. They have provided a hydrant and a turnaround. He said that everything is conforming.

Ms. Miraglia said that in her opinion she does not understand why the Fire Department is now changing their policy on this.

Ms. Miraglia made a motion to approve Parcel Map, PM-9666 with staff and agency recommendations, based on whatever the final decision is from the Fire Department. Ms. Cunha seconded. Motion carried 5/1/1 with Mr. Nielsen opposed and Mr. Frank excused.

3. **SITE DEVELOPEMTN REVIEW, S-2170 – LEE’S SIGNS/CHIU FAMILY TRUST/TAM’S KITCHEN** Application to allow a sign at an existing building, in the Castro Valley Central Business District Specific Plan – Sub-area 6 (CVCBDSP-SUB 6) District located at 3235 Castro Valley Boulevard, south side, approximately 150 feet east of Chester Street, Unincorporated Castro Valley Area of Alameda County, designated Assessor’s Parcel Number 084A-0040-016-02. **Staff Planner: Pat Anekayuwat – This item was moved to the Consent Calendar.**
4. **SITE DEVELOPMENT REVIEW, S-2171 – PARAMOUNT SIGN/AVERS PROPERTY MANAGEMENT/THE GAME ALLEY** - Application to allow new signage on an existing building in the Castro Valley Central Business District Specific Plan – Sub-area 7 (CVCBDSP-SUB 7) District located at 20438 Redwood Rd, east side, approximately 400 feet north of Castro Valley Boulevard, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084C-0770-006-02. **Staff Planner: Damien Curry – This item was moved to the Consent Calendar.**
5. **SITE DEVELOPMENT REVIEW, S-2172 – RAGO NEON** - Application to allow new signage on an existing building in a CVCBD SP-SUB 7 (Castro Valley Central Business District, Sub-area 7) District, located at 20923 Redwood Road, east side, 300 feet south of Redwood Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 84A-0064-026-02. **Staff Planner: Donna Vingo**

This item was heard at 6:11 while waiting for Sheriff’s Deputy Liskey to arrive. Ms. Beatty summarized the staff report. She presented a sample of the proposed signage. She said that the sign colors are not going to be fluorescent.

Ms. Miraglia made a motion to approve Site Development Review, S-2172 with staff recommendations. Mr. Sadoff seconded. Motion carried 6/1/0 with Mr. Frank excused.

- 6. SITE DEVELOPMENT REVIEW, S-2175 – LAU/CHENG** - Application to allow new signage in a CVCBD Sub 7 (Castro Valley Business District Specific Plan – Sub-Area 7) District, located at 20855 Redwood Road, west side 200 feet south of Castro Valley Blvd., Castro Valley area of unincorporated Alameda County, bearing County Assessor’s designation: 084A-0064-008-08. **Staff Planner: Damien Curry - This item was moved to the Consent Calendar.**

F. Chair’s Report

G. Committee Reports

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

Mr. Nielsen said that he attended a meeting at Supervisor Miley’s office last Thursday and one of the issues was the Kremer variance and said that it should be referred back to MAC.

- **Ordinance Review Committee**
- **Eden Area Livability Initiative**

Ms. Sugimura summarized the meeting held last Thursday, July 24. She said that if anyone is interested in participating in any of the projects, to go online for information regarding the project of interest. She also said that they need to have a new Castro Valley representative because this is her last meeting. Mr. Moore requested that Ms. Sugimura be the official liaison.

H. Staff Announcements, Comments and Reports

Ms. Henninger told council members that this is Jana Beatty’s last MAC meeting since Sonia Urzua is back with the Planning Department and she will be the staff planner at the upcoming meetings.

Deputy Liskey added that on Monday, August 4, the Sheriff’s will be having a town hall meeting at the San Lorenzo Homeowners Association hall at 4:00 p.m. This is the same as the Sheriff’s advisory; however, the Sheriff’s office is up for accreditation and the accreditors will be hosting the meeting as a question and answer for the Sheriff.

Ms. Henninger said that next Saturday, at the Lone Tree Cemetery, there will be a memorial at 11 a.m. for fallen public protection people (police and fire). There is one in Sacramento and it is important that Alameda County has one too.

Deputy Liskey added that next Monday, August 4 at 6:30 the 100 Club will be hosting the Night of Honor event at the Redwood Chapel. This event is a steak dinner honoring law enforcement and fire fighters. Everything is free and 2 medals of bravery will be given to fire and law enforcement staff.

On Tuesday, the Sheriff's office will host national night out crime prevention spaghetti feed at Saint John's Church on Lewelling Blvd. This event begins at 6 p.m.

Mr. Moore said that he invited Bonnie Terra from the Fire Department to come to speak to the Council and give some guidelines, something to help developers. New guidelines and lot size consistency issue will be discussed at that time. Ms. Henninger said that the new Planning Director is interested in that issue. He will be coming as well.

I. Council Announcements, Comments and Reports

J. Adjourn

The meeting as adjourned at 7:45 p.m.

Next Hearing Date: Monday, August 11, 2008