

CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL

Minutes for March 8, 2010

(Approved as submitted March 22, 2010)

- A. CALL TO ORDER:** The Chair called the meeting to order at 6:04 p.m. Council Members present: Cheryl Miraglia, Chair. Dave Sadoff, Vice Chair, Sheila Cunha, Dean Nielsen, Andy Frank John Ryzanych and Jeff Moore. Council Members excused: none. Staff present: Sonia Urzua, bob Swanson and Maria Elena Marquez. There was one person in the audience.
- B. Approval of Minutes of February 8, 2010**
Council Member Sadoff made a correction to the last paragraph of page three. Council Member Cunha moved to approve the minutes of February 8, 2010 as corrected. Council Member Ryzanych seconded. Motion passed 7/0.
- C. PUBLIC ANNOUNCEMENTS / Open Forum**
- D. Consent Calendar – No Items.**
- E. Regular Calendar**
- 1. CONDITIONAL USE PERMIT, C-8737 - PLN2010-00020 - ANIL SINGH -** Application to allow the expansion of an auto parts and service facility not to include engine, transmission, or differential rebuilding or body repair in the CN (Commercial Neighborhood) District, located at 19592 Center Street, east side, corner of Edwards Lane, Castro Valley area of unincorporated Alameda County, bearing assessor's Parcel Numbers: 84C-1062-024-00. **Staff Planner: Shahreen Basunia**

Ms. Urzua summarized the staff report.

Council Member Moore asked Ms. Urzua about the landscape requirements and suggested that a two or three-foot planter strip could be installed along the inside of the fence to enhance landscaping. He also asked about any requirements for maintaining painting and cleaning. Ms. Urzua explained that this was based on conditions of approval of a CUP that expired in 2001.

Council Member Nielsen asked about the status of the site's conditional use permit. Council Member Frank also asked about the applicant's compliance with the county's requirements. Ms. Urzua said the Planning Department has been working with the applicant since 2008.

Council Member Sadoff asked for clarification of an "investigation permit." Ms. Urzua explained that this was a comment received from BID and Planning was unfamiliar with the details of it. Council Member Sadoff also asked if the Fire Department had any particular concerns. Staff stated that, given the lapse of time since the last referral review, the Fire Department wanted to revisit the project.

Anil Singh Jr., applicant, asked for direction from the Council regarding the landscaping. He also said that he is in the process of removing some of the cars stored outside within a couple of weeks.

Council Member Moore said that his only issue is to see the building painted and more of landscaping.

Council Member Nielsen recommended installing landscaping along the interior of the fence.

With regard to the outdoor storage of vehicles, Council Member Sadoff recommended that Mr. Singh explore storing the vehicles at nearby storage yard. A discussion ensued about the number of cars that should be allowed to be stored on-site. Council Member Nielsen suggested that proper landscaping would help alleviate the visual impacts of outdoor storage of cars.

Council Member Moore made a motion to approve Conditional Use Permit, PLN2010-00020 with staff conditions and the following modifications: recommendation that the applicant paint the exterior of the building and to provide additional clarification on landscaping as follows: he would like to see a 3 foot wide planter strip along inside of the fence along Edwards Lane in addition to the vines along Center Street and enhanced landscaping inside towards the north side of the lot on Center Street. He also recommended leaving the number of cars at six. Council Member Nielsen seconded. Per Council Member Frank's request, discussion ensued about coordinating an increase in the number of cars to be stored on –site with the installation of the additional landscaping.

Council Member Moore restated the motion. Council Member Moore moved to approve Conditional Use Permit, PLN2010-00020 with staff conditions and the following: that the applicant paint the building and that he provide a 3 foot wide landscape buffer strip along Edwards Lane and provide enhance landscape towards the north side of the property on Center Street and that the total number of exterior parking stalls can be increased to eight upon satisfactory completion and installation of the landscape plan. Council Member Nielsen seconded. Motion carried 7/0.

F. Chair's Report

Council Member Miraglia suggested that Council Members contact Supervisor Miley's office regarding pending matters that previously came before the MAC under appeal to the Board of Supervisors. For example on March 30th the kennel will be heard. She also reported that an update on the post office will be provided during the General Purpose meeting on the 15th. Also during this meeting, Supervisor Miley will address the Earth Day in April and a 10 minute presentation on the Census.

Council Member Nielsen said that on the 10th there will be an interesting update on the Daugherty Building. The County Redevelopment Agency is moving ahead rapidly.

G. Committee Reports

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

H. Staff Announcements, Comments and Reports

I. Council announcements, Comments and Reports

J. Adjourn

The meeting was adjourned at 6:39 p.m.

Next Hearing Date: Monday, March 22, 2010