

CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL
Minutes for November 22, 2010
(Approved as submitted December 13, 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, Dean Nielsen, John Ryzanych, Jeff Moore, and Marc Crawford. Council member excused: Sheila Cunha. Staff present: Sonia Urzua, and Bob Swanson. There were approximately 8 people in the audience.
- B. Approval of Minutes of November 8, 2010**
Council member Ryzanych moved to approve the minutes of November 8, 2010 as submitted. Council member Nielsen seconded. Motion carried 5/1/1 with Council member Crawford abstaining and Council member Cunha excused.
- C. PUBLIC ANNOUNCEMENTS / Open Forum – None.**
- D. Consent Calendar – None.**
- E. Regular Calendar**
- 1. Review and Public Comment of the Revised Draft Castro Valley General Plan. Staff Planner: Sonia Urzua**

Ms. Urzua summarized the staff report. She described how the recommended changes would be carried forward to the Planning Commission and the Board of Supervisors.

Public testimony was opened.

Stephen Boeri, East Bay Municipal Utility District (EBMUD), noted the correspondence previously submitted by EBMUD.

Richard Hancocks, resident at Manchester Road, Castro Valley, expressed concern for creating a separate zoning district for hillside areas. Development standards and design guidelines will address hillside development better than creating a new zoning district. The 2007 Draft Castro Valley General Plan included two single family designations, one for 5,000 square feet and one for 7,500 square feet. The 2010 draft does not include the 5,000 square foot option. Staff will research the status of the 5,000 square foot option.

Jim Negri, Superintendent, Castro Valley Unified School District, encouraged including a reference to the applicable sections of the State Government and Education code into the General Plan.

Debra Butler, Castro Valley resident, referred to her written comments previously submitted. She expressed concerns about changing zoning in hillside areas and increasing densities. Future development could overburden hillside areas.

Unknown speaker, concerns about loss of crosswalk at Redwood Road and Vegas, which increased the walkable path to the BART station. He asked about future plans to replace the crosswalk. A discussion followed referencing the PWA's Master Plan Pedestrian Projects. Reference was made to Table 6.6-1. Staff will contact PWA's Traffic section to get an update.

Public testimony was closed.

A discussion ensued about the table of recommended changes to the 2010 Revised Draft Castro Valley General Plan.

Council member Miraglia noted that on page **3-1**, introductory paragraph should retain 2010 language and add, “and areas where development potential is limited.”

Council member Miraglia noted that on page **3-9**, the second bullet point, should be revised to read, “Maintain the character of existing neighborhoods when allowing infill with new home additions, and secondary units.”

Council member Miraglia noted that on page **3-16**; change the projected buildout rate to 100.

Council member Miraglia noted that on page **3-18**, figures in Table 3.3-2, correct because the numbers do not add up.

Council member Crawford called attention to the proposed new action regarding requirements for private and public streets.

Council member Miraglia noted that on page
Council member noted that on page **4-27**,

Council member Miraglia noted that on page **4-30**, if there is no statutory requirement for ministerial approval of large family daycares, then should be discretionary. A discussion followed about the statutory distinctions between the various scales of daycare options.

Council member Crawford proposed including the County-owned properties in the Public Facilities zoning designation.

Council member noted that on page **4-49**, concerns about Action 4.7-7 raised the broader concerns with Table 4-2.

Council member Crawford called attention to the Action regarding replacement of mobile homes.

Council member Miraglia asked for clarification on p. 4-55.

Council member Miraglia noted that staff should refer to page 4-66 and delete references to changing the Madison Avenue Specific Plan, Action 4.10-1.

Council member Crawford asked for clarification on whether Action 4.10-2 would remain given the proposed changes to the application of the Public Facilities designation. Staff agreed that this Action would be implicated.

A discussion ensued about Action 5.1-3, on p. 5-6. Flood control district maintains facility. Staff will make recommended changes and get Flood Control’s opinion. Council member Crawford suggested making it a policy instead of an action. Add “economically feasible” delete “as a flood control facility.”

Council member noted that Lot Size Consistency will be discussed at the time the tables and maps are reviewed given the application of Table 4.2.

Council member Miraglia asked that staff correct the table from bold to underline showing that “were appropriate” would be added.

Council member Miraglia asked that the Castro Valley sign on p. 5-38 stay in.

Council members discussed Action 5.5-1 and recommending keeping the language as written in the table, which adds “potentially including.”

Council member Miraglia suggested changing “will be” to “is” p. 5-46.

Council member Miraglia suggested changing the revision to Policy 6.1-3 to “Make land use decisions in the Central Business District that promote a multi-modal.....

Council member Miraglia discussed Action 6.1-4. Staff will provide Council members a copy of the correspondence from the Castro Valley Unified School District about the District’s school schedule. Member Miraglia suggested adding an Action which would read “Encourage School Districts to consider scheduling school times for all schools in a staggered fashion so as to ease the impact on local streets.”

Council member Miraglia suggested correction the table of changes to reflect proposed changes to Action 6.5-4, not Policy 6.5-4. Restore deleted language from 2007.

A discussion ensued about p. 7-12, Action 7.1-1. Member Crawford expressed concern about the implications of the maps illustrating the required rezoning and the overlay zone. Delete portion of 2nd bullet after “reduced.”

Council member Miraglia reminded staff to provide a definition of “environmental justice.”

Members discussed Policy 7.3-1 and whether a tree ordinance regarding trees on private property.

Council member Miraglia suggested adding the specific examples to Policy 8.2-13.

Council member Miraglia suggested changing the language to Action 8.2-3 to “Maintain County in lieu fees for park...”

Council member Miraglia noted that Action 8.4-2’s revision would include references to the Education and Government Code.

Council member Miraglia suggested changing Action 9.3-3 to say “Encourage” instead of “Require” in the first option.

A discussion ensued about the Fire Marshall’s explanation of “Defensible Space.” Maps with information up front are helpful for developers. Incorporate references. See figure 10-1 on page 10-4.

Council member Crawford called attention to the proposed action regarding a request to EBMUD to maintain consistent average water pressure.

Council member Crawford suggested changes to Action 9.4-6, strike out last half of Action.

Council members Miraglia and Crawford suggested changing the revised Action 9.4-4 to say “Encourage property owners to repair or replace....”

Council member Miraglia raised a concern about Action 10.2-19 on page 10-20. Staff will follow up with the Flood Control regarding the significance of “no impact.” Consider FEMA regulations.

Council member Ryzanych asked for clarification of Action 10.3-6.

Council member Miraglia asked staff to get more information about the methodology used for the tables on page 12-11. Specifically, staff should look into to the 56% share of County’s average daily vehicle miles travelled (DVMT).

A discussion ensued discussing Ms. Butler’s correspondence dated October 31, 2010. Members asked staff to make the changes on the document regarding:

-Page 3- add more and different types of photos depicting El Portal.

Add language to Action 5.3-19 about NPO and add Foothill Road.

-Page 4- regarding the arterial and collector road daily traffic volumes.

-Page 5- Correct the caption of photo referring to the community facility.

-Page 6- Correct the full title of HARD. Not Hayward Avenue but Hayward Area.

-Page 7- Clean up language re: the library. Delete “current.”

Add language to Page 9-25 encouraging regular street cleaning.

Add language about including Hillcrest Knolls on the list of areas most susceptible to earthquake-induced landslide, as indicated by the map.

Topics for next meeting. Mr. Beckmans’s correspondence, and the maps and tables.

The item was continued to December 13, 2010.

F. Chair’s Report. The chair informed the audience that Safeway was planning to occupy the grocery store space which was previously occupied by PW at the 580 Marketplace.

G. Committee Reports.

- **Eden Area Alcohol Policy Committee. None**
- **Redevelopment Citizens Advisory Committee. None.**
- **Ordinance Review Committee. None.**
- **Eden Area Livability Initiative. None.**

H. Staff Announcements, Comments and Reports. None.

I. Council Announcements, comments and Reports. None.

J. Adjourn

The meeting was adjourned at 8:25 p.m.

Next Hearing Date: Monday, December 13, 2010