

## **CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL**

### **Minutes for September 25, 2006**

(Approved as corrected October 23, 2006)

- A. CALL TO ORDER:** The Chair called the meeting to order at 6:30 p.m. Council members present: Dean Nielsen, Chair; Ineda Adesanya, Vice Chair. Council members: Jeff Moore, Cheryl Miraglia and Carol Sugimura. Council members excused: Andy Frank. Staff present: Sonia Urzua, Tona Henninger and Maria Elena Marquez. There were approximately three people in the audience.

**B. Approval of Minutes August 28 and September 11, 2006.**

Mr. Nielsen made minor corrections to the August 28 minutes. Ms. Miraglia made a minor amendment to the September 11 minutes, on page 10, under Ordinance Review Committee Report, should read Eden Area Alcohol Policy Committee instead of Eden Area Committee. Mr. Moore approved the minutes of August 28 and September 11, 2006 as amended. Ms. Miraglia seconded. Motion carried. 4/0/1/1 with Mr. Frank excused. Ms. Adesanya arrived after the minutes were approved.

**C. PUBLIC ANNOUNCEMENTS –**

Ms. Henninger indicated that the Board Room will not be available for the October 9, 2006 meeting. For this reason, the meeting has been cancelled.

**D. Consent Calendar - None.**

**E. REGULAR CALENDAR**

- 1. SITE DEVELOPMENT REVIEW, S-2067 – DOLAN ENTERPRISE/TACO BELL** – Petition to allow construction of a new 2,195 square foot Taco Bell Restaurant, in the CVCBD SUB 10, (Castro Valley Central Business District Specific Plan, Sub Area 10) District, located at 20925 Redwood Road, west side, corner with Redwood Court, Castro Valley area of unincorporated Alameda County, bearing County Assessor's Parcel Number: 084A-0064-009-07.

Ms. Urzua presented the staff report. She indicated that the staff report suggested two specific changes to the proposal. Planning staff recommended replacing multi-colored panes with lattice work and vines. The other modification is to the west facing signage. Although it is within signage area allowance, staff recommends some modification to its features which will mitigate any adverse impacts to the residents on Redwood Court. The Applicant has submitted additional renderings.

Mr. Nielsen asked Ms. Urzua if the replacing panel is gravel finish. Ms. Urzua said yes.

Richard Low, representing Dolan Foster, operator of Taco Bell, said they want to upgrade and update the facility, as other businesses have done. They want to elevate the dining experience for customers. One of the major aspects will be the design of the building, which will enclose the dining area and eliminate exterior accessed bathrooms. The dining room will provide comfortable booths, interesting colors, textures and lighting. The interior is more like a casual dining room. He is looking forward for the opportunity to do it.

Mr. Moore asked about the color panels on the exterior elevations. The architect said that it is a painted surface.

Mr. Nielsen expressed his support for the colors and noted that it is really an upscale model. Ms. Miraglia also expressed support for the design.

Mr. Moore asked about the timing. Mr. Low said that it should be about 90 days to demolish the existing structure and construct the new building.

Ms. Sugimura asked if it will take 90 days to demolish and reconstruct. She also asked for clarification about clean water issues noted in the staff report. Ms. Urzua said that some storm water treatment policies that does not apply to them. Clean water however has other regulations in terms of how to deal with the grease that would apply.

Mr. Low explained that the trash enclosure will have a trap so the rain water does not go into the system.

Ms. Adesanya asked if Taco Bell does not combine sources with other restaurants at this location. Mr. Low said they do not because the site is fairly small and because of that amount of parking they think it is not a good idea to do that.

Public testimony was called for. No public testimony submitted.

**Ms. Miraglia made a motion to approve Site Development Review, S-2067, with Planning staff recommendations. Mr. Moore seconded. Motion carried 5/0/1 with Mr. Frank excused.**

2. **SITE DEVELOPMENT REVIEW, S-2081 – CHARLES & DONNA KOOPMAN – CHARLES & DONNA KOOPMAN** – Application to allow continued operation of a horse boarding facility for 50 horses (35 boarded horses plus the 15 horses owned by the applicant) in a “A” Agricultural District, located at 10330 Crow Canyon Road, west side 1.8 miles north of Norris Canyon Road, Castro Valley area of unincorporated Alameda County, bearing Assessor’s Parcel number: 085-1901-002-01. **Withdrawn**

- 
- 3. SITE DEVELOPMENT REVIEW, S-2082 – ROBERT S. MILLER –**  
Application to allow continued occupancy of a caretaker's unit, in a "A" (Agricultural) District, located at 10678 Crow Canyon road, northwest side 1.1 mile south west of Contra Costa County, Castro Valley area of unincorporated Alameda County, bearing Assessor's parcel number: 085-1991-001-00.  
**Continued.**

**F. Open Forum.**

Mr. Moore said that construction is under way at Center and Heyer where they are upgrading the shopping center. MAC approved this project a long time ago and the owners started two weeks ago.

**G. Chair's Report – None.**

**H. Committee Reports**

- **Eden Area Alcohol Policy Committee**
- **Redevelopment Citizens Advisory Committee –.**
- **Castro Valley Parkland Committee**

Ms. Miraglia said that they are having a fundraiser for Measure Q on October 12. It is going to be at the Golden Tee Golfland. The donation will be \$100.00 per person.

- **Ordinance Review Committee**

**I. Staff Announcements, Comments and Reports – None.**

**J. Council Announcements, Comments and Reports**

Ms. Miraglia asked about a meeting last week about Cull Canyon and asked what happened at that meeting. Ms. Sugimura said they talked about background information. Three County representatives were there and they were talking about how a minimum amount of money is available. There will be a subsequent meeting. Apparently there was a report done in June 2006 and submitted to the committee on the safety of dams and water. They are going to provide us a copy of that report that was submitted and it indicates several options that could be available as next steps and actions. There were several questions that were raised from the audience and those questions too will be addressed at the next meeting.

**K. Adjourn**

The meeting was adjourned at 6:50 p.m.

**Next Hearing Date: October 23, 2006**