

CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL
Minutes for January 24, 2011
(Approved as amended February 28, 2011)

A. CALL TO ORDER: The Chair called the meeting to order at 6:03 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 January 10, 2011

Continued

C. PUBLIC ANNOUNCEMENTS / Open Forum

Mr. Dan Briggs submitted a list of questions address to the Public Works Agency. The Chair accepted them and suggested that the correspondence would most properly be placed on a future General Purpose MAC agenda.

D. Consent Calendar

PLN2010-00178 – CONDITIONAL USE PERMIT, GANDOLFI/CASTRO VALLEY COMPANION ANIMAL HOSPITAL / GANDOLFI

Council member Nielsen made a motion to approve the consent calendar. Council member Moore seconded. Motion carried 6/0/1.

E. Regular Calendar

1. PLN-2010-131 - CONDITIONAL USE PERMIT, AT&T MOBILITY/GOMEZ - Application to allow modification of an existing wireless telecommunications facility in an “C-1” (Retail Business) District located at 22596 Center Street, east side, at the intersection with Kelly Street, in unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 417-0030-014-04. **(Continued from January 10, 2011) Staff Planner: Jeff Bonekemper**

Ms. Urzua summarized the staff report. Staff noted the changes to the Public Safety Interference and the Revocation Conditions of approval which was not reflected in the staff report. Council member Sadoff asked why they are modifying it. Staff said that sometimes technology changes trigger changes to existing changes.

Public Testimony was opened.

Ana Gomez, representing the applicant answered questions. She explained that modifying the antennas from omni to panel antennas would improve service. Council member Sadoff asked whether other locations had been considered. Ms. Gomez explained that it is AT&T’s policy to make existing sites work since these are already built into the network. Council member Sadoff asked about installing a monopole design to be camouflaged by the existing vegetation instead of the rooftop installation. He also asked about the material which would screen the panel antennas. Ms. Gomez explained that the FRP Panels (Fiberglass Reinforced Panels) can be manufactured to match any material, including wood. Council member Miraglia noted that adding the parapet to the roof increased the blighted condition of the property. Ms. Gomez explained that the proposal was the owner’s preference. They also proposed another design in

the middle of the roof but the owner did not support that design and the roof would not support it. Councilmember Crawford asked more questions about a monopole design. Ms. Gomez stated that the monopole design was less preferable since the adjacent property is residential and typically, residents do not care for a facility to be so close to their property. Council member Crawford and Ms. Gomez discussed the coverage projected from this site. Council member Ryzanych asked about T-Mobile's facility on the same site. Council member Moore was okay with the concept but concurred that the site needed improvements. If maintenance related Conditions of Approval were not added to the terms, then the expiration period should be reduced to three years.

Public Testimony was closed.

Council members suggested that the applicant talk with the owner regarding maintenance concerns. Specifically, the owner should paint the exterior of the building, including the mansard; replace cap flashing; make enhancements around the new equipment; and slurry seal, and re-stripe the parking lot.

A discussion ensued about appropriate grounds for denial. Staff clarified that the application could be denied based on aesthetic concerns if the denial was based on substantial evidence in the record.

The item was continued. Staff will find out about T-Mobile's CUP and the applicant will continue working on the design.

2. **PLN2010-00178 – CONDITIONAL USE PERMIT, GANDOLFI/CASTRO VALLEY COMPANION ANIMAL HOSPITAL / GANDOLFI** – Application to allow continued operation of a veterinary hospital in a C-1 (Retail Business) District, located at 2509 Lessley Avenue, south side, at the intersection with Redwood Road, on the east side, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel number: 416-0030-002. **Staff Planner: Christine Greene**

Council member Sadoff made a motion to move PLN2010-00178 to the consent calendar. Council member Nielsen seconded. Motion carried 6/0/1.

3. **PLN2010-00186 - SITE DEVELOPMENT REVIEW - SAFEWAY/JOHNSON/PARADIS** - Application to allow renovation of an existing building (Safeway store) with new paint colors, signage, new outdoor display & seating; new windows for Starbucks portion of store, and to designate an area for seasonal truck parking, in the Castro Valley Central Business District Specific Plan – Subarea 7 (Central Castro Valley Boulevard/Redwood Road – Intensive Retail Core) District, located at 20629 Redwood Road, Suite 190, northwest corner of Castro Valley Boulevard and Redwood Road, unincorporated Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Numbers 084A-0080-011-011 and 084A-0080-011-012. **Staff Planner: Andrew Young**

This item was continued to February 14, 2011.

F. Chair's Report.

Council member Miraglia read into the record a report submitted by CVCAN. The Alcohol CUP ordinance will be coming back to the MAC. She noted that there will be more time to review MAC packets. The Chair reported that Safeway agreed to sponsor a job fair, the new store will not include a Starbucks. There is no definitive answer to the strong request for more upscale product lines. Lastly, the chair noted that the Redevelopment Agency Director, Eileen Dalton sent an email about Governor Brown's budget proposal eliminating redevelopment agencies.

G. Committee Reports.

1. **Eden Area Alcohol Policy Committee. None**
2. **Redevelopment Citizens Advisory Committee. None.**
3. **Ordinance Review Committee. None.**
4. **Eden Area Livability Initiative. None.**

H. Staff Announcements, Comments and Reports. Staff commented about the upcoming workshop, the ethics training and the future development of a telecommunications ordinance.

I. Council Announcements, comments and Reports. A discussion ensued about EBMUD's replacement of the south reservoir at the end of Gill Drive off of Grove Way. Council member Sadoff suggested that EBMUD staff to present at a General Purpose meeting. Council members also raised an interest in receiving more warning about upcoming projects. Council members asked about the implementation of an application to track projects. Staff will discuss with the Chair the scope and scale of this interest.

J. Adjourn

The meeting was adjourned at 6:58 p.m.

Next Hearing Date: Monday, February 14, 2011