This is intended as a summary of actions only. Persons interested in greater detail may view the meeting video at https://www.acgov.org/cda/planning/agendas.htm

CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL
LAND USE
SUMMARY OF ACTIONS
December 9, 2024 - DRAFT

A. CALL TO ORDER

The regular meeting of the Castro Valley Municipal Advisory Council was called to order by Chair Moore at 6:00 p.m. at the Castro Valley Library, 3600 Norbridge Ave, Castro Valley, CA.

Present:	Chair Moore, Vice-Chair Mulgrew, Members Thomas, Martinez, and Davis
Excused:	Members Killebrew and Prokopoff
Planning Staff:	Rodrigo Orduña, Aubrey Rose, and William Chin Board of Supervisors Staff: Tona Henninger Admin Support: Crystal Rosewicz IT: Peter Baria

B. PLEDGE OF ALLEGIANCE

Attendees stood for the Pledge of Allegiance.

C. ROLL CALL

D. PUBLIC ANNOUNCEMENTS/OPEN FORUM

There was one public comment.

One member of the public, Hara Alikian, expressed concerns about general parking issues on Castro Valley Boulevard. Seeking enforcement of 2-hour parking.

E. APPROVAL OF MINUTES

Consider approval of the meeting minutes for November 25, 2024.

Member Davis moved to approve the minutes from the November 25, 2024, meeting as submitted. Vice-Chair Mulgrew seconded the motion.

Motion carried 5-0

F. CONSENT CALENDAR - None

G. REGULAR CALENDAR

1. **PLN2023-00151, MANDATORY REVIEW (5-YR): SITE DEVELOPMENT REVIEW # PLN2018-00124, SUDHISH MOHINDROO, applicant (for: DONNA LAYBURN / CASTRO VALLEY MARKETPLACE LLC, property owner)** – Application for a Mandatory Review (5-yr) of Site Development Review # PLN2018-00124 for interior and exterior renovations and revised Conditions of Approval including for alcoholic beverage sales at the Castro Valley Marketplace, in the CVGP-CBD-5 Castro Valley General Plan-Central Business District-Core Pedestrian Retail land use area and CVCBD-S07 Central Castro Valley Blvd/Redwood Rd Intensive Retail Core zoning district, located at 3295 Castro Valley Blvd, south side, 280-feet south of cross street: Chester St, designated County Assessor's Parcel Number: 084A-0040-018-04, in the Castro Valley area of unincorporated Alameda County. This project is Categorically Exempt from the requirements of the California Environmental Quality Act; Article 19, Section 15301, Class 1, "Existing Facilities".
   Staff Planner: Aubrey Rose, Action Item

   Aubrey Rose presented the staff report.

   The owner/applicant presented their proposal for the site.

   Chair Moore opened the item for public comment.

   There were two public speakers, Gary Slate and Hera Alikian who spoke in favor of the project.

   Chair Moore closed the item to public comment.

   Councilmembers Thomas and Martinez questioned the paseo and parking lot being a separate permit. Are these separate issues regarding a pending crosswalk and the paseo permit's mandatory review?

   Councilmember Davis and Thomas question the Paseo and the pending conditions for review. Councilmember Martinez and Vice-chair Mulgrew raise concerns about the pending conditions and the timeline for their resolution.

   Rodrigo Orduña stated the paseo and parking lot will be brought back at a TBD under a separate permit. The paseo has no expiration, is under litigation, and will be addressed separately under a mandatory review. The crosswalk improvements are currently being worked on by the owner/applicant and the Public Works Agency.

   Conditions of approval include installing the crosswalk or the funding allocated for the crosswalk could be applied in some other ways to make this project better. The project would come back in June of 2025 prior to approval of the AMUP.

   Member Davis moved to approve the item. Member Mulgrew seconded.

   Motion carried 5-0

2. **PLN2024-00165, SITE DEVELOPMENT REVIEW, THOMAS TARN / SGPA, applicant (for: RANDY NAHAS / CVA LLC, property owner)** – Request for a Site Development Review to allow for exterior renovation of existing Castro Village Bowl building, and the construction of a new, adjacent outdoor dining patio; includes the demolition of two existing commercial retail buildings and the construction of one new commercial retail building; project scope includes the re-orientation and expansion of existing parking adjacent to new building, with general site and landscape improvements, in the 'CVGP-CBD-5, Castro Valley General Plan-Central Business District-Core Pedestrian Retail' land use area and Zoning District of 'CVBD-S07: Castro Valley Central Business District-SubArea 7, Central Castro Valley Blvd / Redwood Rd: Intensive Retail Core', located at 20413 Redwood Rd (aka "3501 Village Dr") and 20634-20634-20638 Patio Dr, west side, 500-feet north of: Castro Valley Blvd, designated County Assessor's Parcel Numbers: : 084A-0080-025-02; 084A-0080-021-01; 84A-0080-016-07; 084-0080-016-08, in the Castro Valley area of unincorporated Alameda County. This project is Categorically Exempt from the requirements of the California Environmental Quality Act; Article 19, Section 15303, "New Construction". Staff Planner: Aubrey Rose, Action Item

   Aubrey Rose presented the staff report.

   The owner/applicant presented the project and history of the structure. The proposal includes exterior renovations, a new outdoor dining patio, and the demolition of two buildings. They also answered questions of the council. The new building will have five suites, and the project will increase parking by 10 spaces. The tenants in the demolished buildings will be offered alternative spaces.

   Randy Nahas, explains the projects goals, including modernizing the bowling alley and providing additional gathering space.

   Chair Moore opened the item for public comment.

   Gary Slate, Eden Area Chamber of Commerce spoke in favor of the project.

   Chair Moore closed the item for public comment.

   Council Member Thomas and Martinez raise concerns about traffic control during construction and the location of the new building. The council discusses the importance of maintaining traffic flow and ensuring the project meets community needs. They reiterated the need for careful planning during construction.

   Member Davis moved to approve the item. Member Thomas seconded the motion.

   Motion carried 5-0

3. **PLN2024-00213, PRELIMINARY REVIEW REQUEST, WARD AND ASSOCIATES MANAGEMENT** – Review for the conversion of an existing donut shop to a childcare center, Kids Konnect Infant Care and Preschool for up to 55 children, located at 3692 Castro Valley Blvd, corner of Yeandle Ave. and Castro Valley Blvd, Castro Valley area of unincorporated Alameda County, in the Castro Valley Central Business District Specific

Plan, Subarea 10, bearing Assessor's Parcel Number: 084C-0724-091-02. This proposal is not yet a development project, so is not currently subject to the requirements of the California Environmental Quality Act (CEQA). Staff Planner: William Chin, Informational Item

William Chin presented the staff report.

Ward and Associates Management presented their proposal for the site. $2.2 million grant from the state of California to support low-income families, though the fit for Castro Valley is uncertain due to higher income levels.

Chair Moore opened the item for public comment.

There was one public speaker, Hera Alikian in favor of the childcare facility in a different location. Parking concerns were raised.

Chair Moore closed the item for public comment.

Council members emphasized the importance of balancing retail and community needs while focusing on the traffic impacts, subsidies, and parking. Traffic management strategies were discussed with the applicant. Concerns were raised about the location's suitability due to limited parking and heavy traffic during commute hours. Councilmembers suggested considering mixed-use or retail commercial alternatives for the site. They welcomed the applicant to come back with a different location for the proposed childcare center. Exploring alternative locations and mixed-use developments to address the need for childcare while mitigating traffic issues.

Council Member Thomas and Martinez asked questions about the building's history and the potential for retail use.

H. CHAIR'S REPORT - None

I. SUBCOMMITTEE REPORTS:

- Economic Development – None
- Ad Hoc Subcommittee City of Hayward/238 Parcels - None
- Ad Hoc Subcommittee Castro Valley Central Business District Specific Plan Update - None

J. COUNCIL ANNOUNCEMENTS, COMMENTS AND REPORTS

Chair Moore announced that the Board of Supervisors will be appointing new CVMAC members in January 2025 for the current vacancies.

K. STAFF ANNOUNCEMENTS, COMMENTS & CORRESPONDENCE

Rodrigo Orduña, Planning Staff, announced that there were no pending items for the December 23, 2024, regular meeting and that it would be cancelled.

L. ADJOURNMENT

The meeting of the Castro Valley Municipal Advisory Board adjourned at 7:58 p.m.

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Rodrigo Orduna, Assistant Planning Director	**Crystal Rosewicz, Secretary II**

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ALBERT LOPEZ - SECRETARY
CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL