MUNICIPAL ADVISORY COUNCIL
Advisory to Supervisor Nate Miley, 4th District
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GENERAL PURPOSE MEETING

Monday, July 17, 2017
6:00 p.m.

Council members present: Marc Crawford, Chair, Ken Carbone, Vice-Chair, Chuck Moore, Sheila Cunha, Dave Sadoff, Linda Tangren, Ted Riche

Location: Castro Valley Library – 3600 Norbridge Avenue, Castro Valley, CA 94646

Summary Minutes

PUBLIC COMMENT

Michael Kusiak asked the MAC to consider a resolution to support all communities to have a Municipal Advisory Council. In addition, Mr. Kusiak requested the Council have conversations about displaced residents in the community.

Barisha Spriggs stated that Ashland, Cherryland and San Lorenzo lack a local form of government, for their unincorporated areas and it is unacceptable; advocating for Eden Area MAC, Invited community and MAC to attend a meeting on July 27th at 5:30 p.m., 1530 167th Ave, San Leandro to discuss Eden MAC.

I. Approval of the Minutes

Councilmember Tangren was not in attendance at the April 17, 2017 General Purpose meeting, correction noted.

A motion was made by Dave Sadoff and seconded by Sheila Cunha that the minutes of April 17, 2017 be accepted as corrected.

Motion passed 6/0
Abstained – Linda Tangren

A motion was made by Chuck Moore and seconded by Sheila Cunha that the minutes of June 1, 2017, be accepted as submitted.

Motion passed 6/0
Abstained – Ted Riche

II. Update on Castro Valley’s Community Identifier Project

Rachel Osajima, Executive Director, Alameda County Arts Commission, gave an update on Castro Valley’s Community Identifier Project.
In August 2016, the Board of Supervisors approved the Community Identifier Project, which will create a community gateway marker on freeway overpasses in the unincorporated area. The Artists Selection Committee for Castro Valley, comprised of seven community members include: on the Selection Committee: Kathy Anderson, Jason England, Carl Hodges, Roxanne Lewis, Kimberly Oberton, Ashley Strausberg and Linda Willis. The Artists Selection Committee has selected five semi-finalists’ proposals, which are on view at the Castro Valley Library through July 26, 2017. Proposals can also be viewed on line and public comments can be submitted at http://www.acgov.org/arts/.

Community members are encouraged to submit comments describing why each artists’ proposal design may or may not be a good match for the whole community.

The Selection Committee will meet in September and make a recommendation on a proposal, then the Arts Commission will return to the Castro Valley MAC with the recommendation.

Speaker

Michael Kusiak thanked Alameda County for supporting this project and other communities are being inspired by what is going on in Castro Valley.

III. Selection of Preferred Developer for the Daughtrey’s Building

Eileen Dalton, Director, Economic & Civic Development Department, Community Development Agency, presented a PowerPoint presentation on the Selection of a Preferred Developer for the Daughtrey’s Building.

On March 1, 2017, the Economic & Civic Development Department sent out a Request for Interest/Development Concept (RFI) to solicit development concepts for the former Daughtrey’s Department Store.

The top three developers according to the ranking of the Selection Committee include: Main Street Properties 1st, Bay Area Urban 2nd, and Alikian/Samson Properties 3rd, were invited to present their proposals to the MAC and community.

Daughtrey Building Facts

- 40,000 square feet in building; 15,000 square ft. basement; 15,000 sq. ft ground floor, 9,000 sq. ft. mezzanine
- 25,000 square feet of net leasable space is available for use due to the Shared Parking Agreement
- Water flowing beneath building enters under the freight elevator and is continuously pumped and is contaminated by outside source (dry cleaner)
- Water treatment system within the building needs to be maintained – Regional Water Quality Control Board Permit
- CEQS has already been approved for retail/commercial use only

Shared Parking

- Shared Parking Agreement is supported by the Specific Plan
- Shared Parking program and ratio approved by the Castro Valley MAC and Planning Department
- $4.8 million Shared Parking improvements underway – 165 shared parking spaces
- Shared Parking Agreement executed by Alameda County and three (3) adjacent property owners (Chau, Fong and Schweng).
- Shared Parking Agreement prohibits overnight parking or removal of any parking spaces; any changes require approval of all parties.
Eileen Dalton relayed the selection and evaluation criteria and scores of the top three developers chosen: Main Street Properties 1st with a 97% overall score; Bay Area Urban 2nd, with an 82% overall score; Alikian/Samson Properties, 3rd, with a 68% overall score.

**Alikian/Samson Properties**

Shawn Alikian of Alikian Samson Properties presented a proposed mixed-use project with 11,000 to12, 000 square feet of ground floor retail, with a restaurant and a wine bar, Henry’s Coffee and three (3) retail spaces. The second floor would feature 12-14 market-rate rental residential units with an additional 8 for-rent residential units on the third floor. Residential parking is proposed in the basement level and would require an amendment to the Shared Parking Agreement due to the elimination of parking spaces to access basement parking. Alikian/Samson properties does not have commitments for food/restaurant and retail uses with the exception of Henry’s Coffee. No written approval from Shared Parking Agreement members for amendments has been received.

**Bay Area Urban**

Stuart Rickart of Bay Area Urban presented a proposal of a mixed-use project featuring 8,750 square feet of retail and a 2,500 square foot courtyard on the ground floor and nine-market rate residential rental units on the second floor. Proposed tenants that have committed to leasing space include a Mexican restaurant, CV Taphouse and Journey Coffee. Parking is proposed in the shared parking lot which would require an amendment to the Shared Parking Agreement. BAU has received a written agreement from the Chau owners to amendment the shared parking agreement.

**Main Street Properties**

Craig Semmelmeyer of Main Street Properties presented a proposed retail-only project that features 24,000 square feet “department store of food” and utilizes the ground floor, second floor mezzanine, and basement. Ground floor tenants are oriented in to the new paseo and include the Castro Valley Marketplace, an organic specialty grocer with a deli and prepared foods, stalls, kiosks featuring artisan cheese, wine, fish, meat, poultry, gelato/chocolate, sushi merchant, florist, juice bar coffee and bakery with outdoor dining on the paseo.

The second floor would house a cooking school, yoga/Pilates studio, cookware shop and salon/spa. Blind Tiger, a restaurant specializing in cocktails and taps plates would use part of the basement. The overall project meets the parking requirement through the shared parking lot currently under construction. No amendments to Shared Parking Agreement required.

**Speakers**

Stuart Rickard supports BAU proposal.
Mike Smith supports BAU proposal.
Craig Semmelmeyer supports Main Street Properties proposal.
Sudhish Mohindroo supports Main Street Properties proposal.
Edward Yoo supports Main Street Properties proposal.
Shawn Alikian supports Alikian Samson Properties proposal.
David Wilhite supports either BAU proposal or Alikian Samson proposal.
Dorothy Chow supports either BAU or Alikian Samson Properties proposal.
Ben Schweng supports Alikian Samson Properties proposal.
Thomas McCoy supports BAU proposal.
Bill Saltzman supports either BAU or Alikian Samson Properties proposal.
Lauren Mitchell supports Main Street Properties proposal.
Janine Dicior supports Main Street Properties proposal.
Joe Moulton supports Main Street Properties proposal.
Bill Knox supports Main Street Properties proposal.
Bob Stubill supports Main Street Properties proposal.
Al Chamarro supports Main Street Properties proposal.
Shay Knudsen supports Alikian Samson Properties proposal.
Peter Rosen believes the building should be torn down or BAU or Alikian proposal.
Hans Cho supports Main Street Properties proposal.
Carolyn Lucento supports Main Street Properties proposal.
Brian Morrison supports Alikian Samson Properties proposal.
Samuel Jimenez supports Main Street Properties proposal.

Several public comments were submitted to Councilmembers via e-mail supporting various projects.

**MAC motion**

Marc Crawford made a motion seconded by Dave Sadoff to accept the Main Street Properties proposal based on the fact that it meets the criteria in the Request for Interest (RFI), it complies with CEQA and it address the desire and need for a natural grocer in the community.

**Motion passed 5/2**
Ayes: Crawford, Sadoff, Carbone, Cunha, Moore
Noes: Tangren, Riche

**IV. Council/Staff Comments**
None.

**ADJOURN**

The meeting was adjourned to September 18, 2017