



CASTRO VALLEY

MUNICIPAL _____

ADVISORY Advisory to Supervisor Nate Miley, 4th District

COUNCIL 224 W. Winton Avenue, Suite 111, Hayward, CA 94544 (510) 670-5400 FAX (510) 785-8793

GENERAL PURPOSE MEETING

Thursday, February 4, 2016

6:00 p.m.

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

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

Summary Minutes

PUBLIC COMMENT

Peter Rosen stated that he respects differences of opinion however Castro Valley Matters is a grass roots organization that advocates and engages with the community on a broad spectrum of issues. The organization has participated in several local events and has directed several people to the MAC body. Constituents should be talking about the things that everyone agrees upon.

Judy Rose, manager of the ReMax Office in Castro Valley has had serious internet issues. Ms. Rose requests that the cable lines be laid for better internet service whenever street work is done in the area.

I. **Approval of Minutes** - November 16, 2015

A motion was made by Dave Sadoff and seconded by Janet Everson that the minutes of November 16, 2015, be accepted as submitted.

Motion passed 5/2: Carbone, Tangren; abstained

II. **Mobile Home Park Draft Ordinance**

Michelle Starratt, Assistant Director, Housing and Community Development Agency, presented a PowerPoint presentation on the Mobile Home Park Draft Ordinance.

The Ordinance was enacted in 1990 and has not been updated since that time. Due to residents' complaints regarding the annual rent increase, review of the Mobile Home Rent Stabilization Ordinance was requested ordinance by Supervisor Miley.

Staff conducted research, received public comment at several community meetings, conducted a survey of residents and owners, held stakeholder meetings with owners and residents and have

developed a draft of a new Rent Stabilization Ordinance. Key elements of the draft ordinance include:

- Vacancy control
 - a. Full vacancy decontrol is allowed in instances of eviction, abandonment or voluntary removal
 - b. Modified vacancy decontrol is allowed for in-place transfer of not more than three times the annual standard rent increase each calendar year
- Annual standard rent increase: the maximum allowable annual space rent increase is a flat rate of 4% of the space rent with no banking allowed.
- Capital Improvement Pass-through: A capital improvement pass-through is not separately allowed.
- Administrative Fee: The County may charge a fee at the Board of Supervisors' discretion, but the fee is not mandated. The fee must be paid by park owners but may be split evenly between owners and park residents.

The Housing and Community Development staff will take comment at this Committee meeting, return to the Planning Commission in January 2016, present the ordinance at another Board Committee meeting and move to the full Board of Supervisors.

Speakers

J.W. McCarthy stated that retired professionals do not receive a 5% increase every year and he opposes the yearly rent increase.

Doug Johnson, Mobile Home Operators Association support the 4% change in CPI increase and full vacancy de control.

Stephanie Goosey, mobile home park resident, representing several other residents supports certain provisions of the ordinance. She submitted information she felt would be helpful to the Council regarding the proposed ordinance.

Judy Rose stated that she is very familiar with all of the mobile home parks in the area. There are only a few mobile home parks comparable to other parks in Pleasanton or Hayward, which have significantly greater improvements amenities. She asked was that taken into consideration when staff made comparisons.

Hera Alikian, mobile home park owner stated that since this ordinance has been in place two (2) parks have closed and an additional 622 spaces in unincorporated are not part of the ordinance. She supports full vacancy decontrol.

Ken Williams, mobile home park owner, stated that the three (3) page ordinance was very successful.

Shon Alikian stated that his family works hard to maintain the mobile home parks.

Randall Berger, mobile home park owner, supports the 4% increase and full vacancy decontrol.

Arra Alikian, mobile home park owner, supports the 4% increase and full vacancy decontrol.

Charlie Two Eagle asked who makes the decision to increase the rent. People are low income and some people don't have anywhere to go.

Linda Haley, mobile home park resident stated that she is on a fixed income and she supports the 4% increase and full vacancy decontrol and no capital improvements. The owners and managers do a great job at the parks.

Recommendation from MAC Council:

A motion was made by Marc Crawford and seconded by Janet Everson that:

The Mobile Home Park Rent Stabilization move forward with the following:

- 1) Any fee structure would go back to the public for comment: the MAC, Planning Commission, Unincorporated Services Committee and a one year review of the ordinance;
- 2) Full vacancy decontrol and 4% annual rent increase ;
- 3) County staff to track all complaints that come into the Housing & Community Development Agency going forward.

Discussion

Janet Everson offered an amendment to the ordinance that the mobile home park issues be reviewed by a neutral third party.

Marc Crawford stated that he does not believe that provision of the ordinance will be utilized often since the 4% increase and full vacancy decontrol was agreed upon in the ordinance.

Dave Sadoff does not support the motion made by Councilmember Crawford, because he is not in favor of full vacancy decontrol. Mr. Sadoff would support a modified vacancy decontrol.

Motion passed 6/1:

Ayes: Crawford, Carbone, Cunha, Moore, Everson, Tangren

Noes: Sadoff

III. Proposed Letter of Support for the Woodroe Woods School Relocation

Marc Crawford, Chair, Castro Valley Municipal Advisory Council read a letter to the San Lorenzo Unified School District, in support of the bid submitted by Woodroe Woods School to purchase the El Portal School site.

The bid represents a fair market value and will provide the San Lorenzo Unified School District with the funds to use for facility improvements and educational programs.

A motion was made by Sheila Cunha and seconded by Ken Carbone to approve, sign and submit the letter of support for Woodroe Woods school relocation to the El Portal School site.

Motion passed 7/0:

IV. Civic and Economic Development Updates

Eileen Dalton, Director, Economic & Civic Development Department and Sue McCue, Economic & Civic Development Manager, presented a PowerPoint presentation on civic and economic developments in the unincorporated area including Castro Valley.

Key projects in 2016

- Shared parking – funded by the County General Fund – this project is a common parking area off of Wilbeam Avenue. This project is agendized for the Castro Valley MAC on February 22, 2016.
- Daughtrey's Building – In December 2015, the Board of Supervisors approved a resolution to transfer the property to the County from the Successor Agency. This will allow the developer to get leases signed. A site plan will be developed and brought to the MAC.
- Billboard reduction program – reducing the number of billboards on the boulevard; ordinance in 2008, authorize new billboards in exchange for reduction of billboards; will come forward with proposals with new digital billboards, in exchange for reductions.

New Businesses opened in Castro Valley

- Lake Chabot Market Place – Hans Cho and the Cho Family – four tenants Tea for You, Shumi Ramen, Ice Cream Bar, Mama Cho's meat market – open floor plan
- Denica's Restaurant
- JP's Sports Bar & Lounge
- Sprout's Market – will go the MAC land use meeting
- Habit Burger – coming soon
- Meridian Dialysis Center – Spring 2017

In addition, the Economic & Civic Development department proposes an extension to the contract with the Eden Area Chamber of Commerce on activities. The contract is for \$2500 per month, to retain partnership with the chamber and work on Economic Development activities; remainder of the contract is pass through payments for banner program and events, such as Food trucks, Light Parade, Fall Festival, Barks & Brass.

Food Training Academy - First academy there were 30 food entrepreneurs; 10 class intensive course; Monday & Wednesday evening for five (5) weeks.

Speaker

Peter Rosen asked where are the possible billboard locations? (Lewelling & Mission on Langton Way (cul de sac). Has the Chamber of Commerce grown in the last 2 years? (From 267 members to 344 members) Food Truck Mafia, would be in the same location.

Hera Alikian stated that there are 85 units of Transitional Housing at Kent & Ashland which was a former mobile home park. Comcast issues: there are at least 86 residents at Chetwood Crest and 53 residents at Wagon wheel that need Comcast cable service.

Marc Crawford: Denica's parking situation – cars are being towed from Togo's parking lot. Council members have received e-mails that cars were being towed; there is a possible shared parking fix with a link to the Moose Lodge parking lot. Moose Lodge is willing to share the parking lot. Economic Development would like to help with those conversations

V. Camp Sweeney Replacement Project

Esa Ehmen-Krause, Assistant Chief, Probation Department, Ian Long, Deputy Chief Probation, Facilities Division, Rona Rothenberg, Program Manager, Technical Services, General Services Agency, and Maritza Delgadillo, Senior Project Manager, General Services Agency presented an oral overview of the Camp Wilmont Sweeney Replacement Project.

The Probation Department is proposing to relocate the Camp more adjacent to the Juvenile Justice Center. The proposed 120 bed coed facility will have enhanced program and recreational space; baseball, soccer, track & field, volleyball and flag football.

The project is still in the design phase and the Draft Environmental Impact Report was released last week. The cost for the project is \$65 million. The project will break ground, early 2017, 24-30 month project with transition to occupancy.

VI. Council/Staff Comments

Ken Carbone, commented on the Lake Chabot Market Place, he thanked Supervisor Miley for keeping the property for commercial use.

ADJOURN

Next meeting date: March 21, 2016