

**CASTRO VALLEY GENERAL PLAN  
COMMUNITY WORKSHOP #5  
DECEMBER 1, 2005**

<b>Welcome –Introduction and Meeting Objectives</b>	<i>5 minutes</i>
<b>General Plan Initiatives and Priorities</b>	<i>60 minutes</i>
Presentation	
Questions and Answers	
Small Group Discussion	
Choosing Priorities	
<b>Community Development Strategy and Proposed Land Use</b>	<i>25 minutes</i>
Overall Strategy and Maps	
Overall Community Development Strategy	
Land Use Map	
Biological Resources Overlay Zone	
Residential Land Use Classifications	
Commercial Land Use Classifications	
Questions and Answers	<i>15 minutes</i>
<b>Next Steps</b>	<i>10 minutes</i>
Notice of EIR Preparation and Scoping Meeting	
<b>Adjourn</b>	

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For questions or more information, contact:

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## **CASTRO VALLEY GENERAL PLAN**

### **PROPOSED MAJOR INITIATIVES FOR 2005-2025**

1. **Valleys, Creeks, Canyons, and Hillides Preserved.** Establish a framework of legal, managerial, and operational protections for the community's natural resources, including the valleys, creeks, canyons, and hillides, as well as views to those resources. Ensure that there is ongoing stewardship and maintenance.
2. **Greening Castro Valley.** Plant street trees, install planted medians, create parks and open views to green spaces, and create parks, so that Castro Valley has a green landscaped character that makes it attractive and harkens back to its rural beginnings.
3. **Design Standards and Guidelines for New Housing.** Establish a comprehensive detailed framework of zoning regulations, development standards and guidelines used in the review of all new housing projects in unincorporated Alameda County to ensure that new residential development fits with the desired character for the community.
4. **Preserve Resources that Embody Castro Valley's Historic Rural and Small-Town Character.** Castro Valley evolved from a rural agricultural area to become a residential community. While there are few "historic resources" eligible for listing on the State and federal registers, there are some resources that can be preserved or enhanced to retain a connection with the community's agricultural history and traditional small-town character. These include the natural hillside and canyon resource areas, as well as specific sites or structures such as the Adobe Arts Center, the Strobridge House, and the row of early 20<sup>th</sup> century commercial storefronts on the western end of Castro Valley Boulevard.
5. **Traffic Calming.** Allow traffic flow so that auto circulation is convenient for residents, but control the volume and speed of traffic on streets to maximize safety and ensure that the nature of the traffic fits with the character of the area. Develop a traffic calming program that includes education and enforcement as well as control devices such as signals, new sidewalks, speed limits, traffic humps, and roundabouts.
6. **Walkable Town Center:** Create a central pedestrian-friendly shopping and restaurant area on a few blocks along Castro Valley Boulevard and key side streets, including Castro Village Shopping Center. Over time, add and relocate buildings, sidewalks, and parking so that the area has a pedestrian environment. Create a plaza or central green place with features to create a public gathering place that can be identified as the heart of the community. If at all possible, establish a place for a new post office as part of this area.
7. **Beautiful Castro Valley Boulevard.** Complete a streetscape improvement project on Castro Valley Boulevard that adds street trees, lights, banners, billboards, medians, bulb-outs and other such features to make it a beautiful boulevard. Establish or continue other programs that improve the appearance of the commercial area, including a Façade Improvement Program, Billboard Reduction Program, Revised Sign Regulations, and Design Review Guidelines for commercial projects.
8. **New Shops and Restaurants in Castro Valley.** Establish a business attraction and retention program to bring new shops, restaurants, and services to Castro Valley, help existing businesses expand or upgrade, and help new businesses to get established. The Redevelopment Agency should work to facilitate the provision of adequate sites, parking, and maintenance.

**9. Castro Valley Civic and Community Center.** Build the community library on Norbridge Street. Over time, add other facilities and uses in the area to create a real civic and community center with space for county and other public agency offices, community programs, and other appropriate office uses.

**10. Castro Valley Parks/Recreation Centers:** Over the next twenty years, add at least one new neighborhood park in the underserved western area of Castro Valley, possibly on the East Bay Municipal Utilities District surplus site, and a large community gym/recreation center. Develop programs in conjunction with the Hayward Area Recreation and Park District and the Castro Valley and Hayward Unified School Districts to provide quality after-school facilities that will allow fuller use of existing schools and parks.

**11. Lake Chabot Road Medical District:** Allow the rebuilding of Eden Hospital so it can continue to provide high-quality medical and emergency services in seismically-safe structures. The hospital and the citizens of Castro Valley should form a working committee to ensure that the new campus and surrounding sites create an attractive and functional medical district with medical offices, retail, restaurants, supportive housing, and programs and services to benefit the community such as a community recreation and fitness center. Establish standards and guidelines to ensure that the medical facility construction and operation does not negatively impact the surrounding residential neighborhoods.

**12. Castro Valley Neighborhood Centers:** Renovate or rebuild on the neighborhood commercial sites in Castro Valley so that there are convenience stores and services close to residences, and the properties look attractive and well maintained so they contribute to the community. Establish zoning that allows the construction of housing or other uses that make the renovation or rebuilding financially viable; and work with project applicants to facilitate the renovation through all means available, including Redevelopment Agency tools.

**13. Housing In and Around the Town Center:** Adding new housing in and around the town center is a way to meet housing needs for smaller and more affordable units, and offer housing choice where residents can walk to shops and transit. It will also help support downtown businesses by locating customers within walking distance. The neighborhood between Somerset and Castro Valley Boulevard, the BART station, and some of the existing mobile home parks all offer potential housing sites. New housing should be in attractive buildings with well-planned open space that fit in with the desired character of the area and are generally 2-4 stories tall.

**14. An Improved Look for Castro Valley.** Improve the general appearance of Castro Valley by establishing and funding new and enhancing existing programs such as: Streetscape Improvements, Planting Programs, Façade Renovation, New Sign Regulations, and Gateway Entry Structures.

**15. Enforcement.** Enforce the zoning regulations, zoning permit conditions, traffic regulations, and all the other types of agreements that the community has adopted through public participation and/or legislation. Establish more thorough Plan Check and Inspection procedures to make sure that buildings are built as approved; public notice is sent when project designs are substantially revised, etc.

# Castro Valley General Plan

## COMMUNITY PRIORITIES FOR 2005-2025

### PROJECTS AND PROGRAMS THAT ACHIEVE COMMUNITY GOALS AND CARRY OUT MAJOR INITIATIVES

#### Capital Projects

- New Park in West Side, possibly an EBMUD site
- Library Enhancements
- Performing Arts or Music Venues
- Traffic Calming
- Sidewalks on Somerset and Heyer
- Castro Valley Boulevard Streetscape Improvements
- Town Center
- Gateway Landscaping or Structures at Key Entrances to Castro Valley
- Streetscape Improvements to Identified Arterials
- Tree Planting
- Community Meeting Room
- Fitness Center/Recreation Center, possibly with Eden Medical Center
- Other sites for parks, recreation, and other community facilities

#### Land Preservation Through Purchase, Lease, or Easement

- Creekside Property
- Sensitive Biological Sites
- Highly visible Hillside or Canyon sites to be preserved as open space.
- Historic and Cultural Resources

#### Redevelopment Assistance

- Retail Site Creation Program
- Downtown Parking Lots
- BART Site Joint Development
- Commercial Façade Improvement Program
- Billboard Buyout
- Neighborhood Commercial Center Sites Redevelopment – Heyer/Center or Seven Hills/Lake Chabot Road

**Programs**

- Business Attraction Program
- Local Cultural Resource Preservation Program
- School Safety Plans – County and School District to jointly prepare detailed circulation plans for safe drop-off/pick up; and safe walking routes; and improvements plans

**Regulations**

- Changes to the Zoning Map and Ordinance
- Residential Design Standards and/or Guidelines
- Commercial Design Review Standards and/or Guidelines
- Revised Subdivision Standards
- Standards for Private Streets
- Overlay Districts for Creeks and sensitive habitat areas
- New Sign Regulations

**Enforcement**

- Property and Landscape Maintenance
- Non-conforming Sign Abatement
- Zoning Compliance Review

**CASTRO VALLEY GENERAL PLAN**

**Table 1B: Land Use Classifications – Commercial and Central Business District**

<i>Land Use Category</i>	<i>Description</i>	<i>Typical Uses</i>	<i>Corresponding Existing Zoning Districts</i>	<i>Maximum Density*</i>
<b>Neighborhood Commercial</b>	Small –scale commercial goods and services to serve the daily needs of surrounding residents and mixed-use with residential above ground floor	Groceries, retail shops, convenience stores, specialty foods, dry cleaning agents, drug stores, exercise and dance studios, video rental stores, shoe repair shops, book stores, small restaurants, day care centers, banks, barber shops, clothing stores, flower shops, pharmacies, gas stations (not including auto repair), small appliance repair shops, accountants, insurance agents, copy services, tax services, live-work, dwelling units in mixed-use development, etc.	Neighborhood Business (C-N)	Up to 22 units/acre in mixed-use development
<b>Community Service and Offices</b>	Low-intensity administrative and professional offices	Accountants, architects, attorneys, insurance agents, tax services, charitable organizations, copying services, medical, dental, chiropractor, live-work, etc.	Administrative Office (C-O)	
<b>Community Commercial</b>	A wide range of commercial goods and services to meet community needs generally in an auto-oriented setting.	Retail Stores, supermarkets, banks, home improvement stores, restaurants, drive-in and drive-through uses, plant nurseries, live-work, animal hospitals, funeral homes and mortuaries, auto repair and service, parking lots and structures, hardware stores, locksmiths, commercial recreation, religious assembly, clubhouses and lodges.	Retail Business (C-1), General Commercial (C-2)	
<b>General Commercial</b>	Retail and service uses that provide goods and services to meet sub-regional and regional needs.	All of the uses allowed in community commercial; and in addition: machine shops, equipment rental and repair, commercial print shops, auto sales, adult business, storage facilities, wholesale business, ambulance services, large-format retail, etc.	General Commercial (C-2)	

\*Floor area ratio (FAR) to be determined.

<i>Land Use Category</i>	<i>Description</i>	<i>Typical Uses</i>	<i>Corresponding Existing Zoning Districts</i>	<i>Maximum Density*</i>
<b>CENTRAL BUSINESS DISTRICT</b>				
<b>Central Business District</b>	Low- to mid-rise commercial, institutional, and civic uses and residential development in mixed-use projects in specified areas; auto-oriented development at the western and eastern ends of Castro Valley Boulevard around a pedestrian-oriented core.	See below for proposed uses by CBD Sub-Area	CBD Specific Plan	Up to 60 units per acre in mixed use development where specifically permitted.
Low-Intensity Retail	Auto-oriented uses retail, service, wholesale commercial, and industrial uses.	Auto sales and service, motels, contractor's yards, carwash, convenience markets, distribution facilities.	CBD Specific Plan, Sub-Area 1	
Regional Retail and Entertainment	Large-scale and auto-oriented community and regional retail and entertainment uses.	Hotels, motels, large-format retail, miniature golf, drive-in and drive-through food service.	CBD Specific Plan, Sub-Area 2	
Heritage Area	Preserve and improve Castro Valley Boulevard frontage for small-scale retail and service uses with general commercial and service uses and live-work to north along San Carlos and east to Lake Chabot Road.	Professional offices, arts and crafts, hobby shops, picture framing, antique stores, camera shops, specialty retail, and live-work development. Create two sub-areas: one for pedestrian retail on properties facing Castro Valley Boulevard; and one for general commercial uses facing San Carlos Avenue.	CBD Specific Plan, Sub-Area 3	Up to 20 units per acre for live-work.

\*Floor area ratio (FAR) to be determined.

<i>Land Use Category</i>	<i>Description</i>	<i>Typical Uses</i>	<i>Corresponding Existing Zoning Districts</i>	<i>Maximum Density*</i>
Professional-Medical District	Medical offices, medical support facilities, and related office and commercial uses with convenience retail sales and services to meet needs of employees working in the District and nearby residents.	Hospital, clinics, medical and dental offices and laboratories, ambulance services, pharmacies, congregate care and senior housing, convalescent homes, ambulances, restaurants, other food service outlets, laundry and cleaning agents, convenience stores, flower shops, gift shops.	CBD Specific Plan, Sub-Area 4	
Entertainment-Theater District	Restaurants, specialty retail, galleries and other uses to support and complement theater use.	Movie and live-performance theaters, galleries, full-service restaurants, cafes, gift shops, arts and crafts, hobby shops, book stores, music stores, music and ballet schools,	CBD Specific Plan, Sub-Area 5	
Downtown Commercial	Generally auto-reliant commercial goods and services to meet community needs.	Banks, video sales and rental, real estate, title insurance, hardware, sporting goods, restaurants, drug and variety stores, clothing stores, auto parts (not service or installation), book stores, specialty foods, supermarkets, convenience stores , fitness centers, childcare, etc.	CBD Specific Plan, Sub-Area 6	
Core Pedestrian Retail	Pedestrian-oriented commercial retail uses with offices and residential above and behind retail frontage.	Banks, video sales and rental, hardware, sporting goods, restaurants, drug and variety stores, clothing stores, bookstores, flower shops, gift shops, hobby shops, art galleries, framing shops, camera stores, specialty foods (not supermarkets or convenience stores), etc. (Title insurance not permitted.)	CBD Specific Plan, Sub-Area 7	
BART Transit Village	High-density residential.	Multi-family residential, senior housing, childcare facilities.	CBD Specific Plan, Sub-Area 8	40-60 units/acre

\*Floor area ratio (FAR) to be determined.

<i>Land Use Category</i>	<i>Description</i>	<i>Typical Uses</i>	<i>Corresponding Existing Zoning Districts</i>	<i>Maximum Density*</i>
Redwood Road Office/Commercial District	Offices and pedestrian-oriented retail along Redwood Road to serve nearby residents and office workers and BART patrons. New BART parking structure.	Banks, restaurants, specialty food stores (not supermarkets or convenience stores), clothing stores, camera shops, stationery stores, pharmacies, copy services, barber and beauty shops, video sales and rentals, shoe repair, laundry and dry cleaning agents, book stores, medical and dental offices, accountants, tax services, travel agencies, childcare facilities, fitness centers, BART parking.	CBD Specific Plan, Sub-Area 9	
Downtown Commercial	Generally auto-reliant commercial goods and services to meet community needs.	Banks, video sales and rental, real estate, title insurance, hardware, sporting goods, restaurants, drug and variety stores, clothing stores, auto parts (not service or installation), book stores, specialty foods, supermarkets, convenience stores, fitness centers, childcare, etc.	New Sub-Area within CBD Specific Plan, Sub-Area 10	
Downtown Civic and Community Center	Library, community meeting center, government and other offices.	Banks, title insurance, headquarters offices, government offices, social service agencies, library, childcare facilities, community assembly, library.	New Sub-Area within CBD Specific Plan, Sub-Area 10	
Downtown High Density Residential	High-density residential. Ground-floor non-residential along Castro Valley Boulevard.	Multi-family residential, senior housing, childcare facilities, and commercial and office uses on the ground floor. Require ground floor retail, restaurants, office, or other commercial uses along Castro Valley Boulevard if west of Forest Avenue or Norbridge, and landscaped front yards with residential on the ground level if east of Forest Avenue.	New Sub-Area within CBD Specific Plan, Sub-Area 10	40-60 units units/acre
Residential-Low Density	Residential-single family and duplex	Predominantly single family homes on small lots (5000 sf). Duplexes allowed in some areas.	CBD Sub-Area 11	
Residential-Medium Density	Residential-Townhouses, Condos and Apartments	Higher density permitted on larger lot sizes closest to Castro Valley Blvd. and BART; sliding scale based on lot size and width.	CBD Sub-Area 11	

\*Floor area ratio (FAR) to be determined.

Source: Kahn/Mortimer/Associates and Dyett & Bhatia: 2005, Castro Valley Central Business District Specific Plan, 1993.

**CASTRO VALLEY GENERAL PLAN**

**Table 1A: Land Use Classifications – Residential, Public, and Open Space**

<i>Land Use Category</i>	<i>Map Designation</i>	<i>Description</i>	<i>Typical Uses</i>	<i>Corresponding Existing Zoning Districts</i>	<i>Maximum Density</i>
<b>Residential Zones</b>					
<b>Rural Residential I</b>	RI-RR	Establish a new rural residential zone that is for larger lots in the more rural areas, and allows some animal keeping on those lots. These could be areas where second units are not permitted, because they all have access limitations and are in areas with steep slopes and/or habitat areas.	RI-RR-40: Rural Residential – 40,000 sf lot size	R-I (B-E)-40,000 sf lot size	1-2 Units Per Net Acre
			RI-RR-20: Rural Residential – 20,000 sf lot size	R-I (B-E)- 20,000 sf lot size	
<b>Hillside Residential</b>	RI-H	Establish a new hillside residential zone in areas where there are steep slopes, and/or a high fire hazard due to proximity to regional open space. Generally require larger lot sizes in these areas. Establish a sliding scale of lot sizes based on slope. Establish provisions that allow for height averaging on sloped lots, exceptions to front yard setbacks on steep upslope lots, standards for retaining wall heights, and other provisions specific to hillside areas. Consider stricter lot coverage limits, due to need to minimize water runoff on steep lots.	Hillside Single Family Residential – 5000 – 10,000 sf lot size depending on lot slope		4-8 Units Per Net Acre
			RI-H-10: 10,000 sf lot size	R-I (B-E) 10,000	
			RI-H -8: 8,000 sf lot size		
			RI-H -7.5: 7,500 sf lot size	R-I (B-E) 7,500	
			RI-H -6.5: 6,500 sf lot size	R-I (B-E) 6,500	
RI-H -5: 5,000 sf lot size	R-I (5,000)				
<b>Residential - Single Family</b>	RI	This is the district for single family homes which predominates throughout Castro Valley, and	RI-7.5: Single Family Residential; 7500 sf lot size	R-I (B-E) 7500	6-8 Units Per Net Acre

<i>Land Use Category</i>	<i>Map Designation</i>	<i>Description</i>	<i>Typical Uses</i>	<i>Corresponding Existing Zoning Districts</i>	<i>Maximum Density</i>
		should be kept as it exists. Allow modifiers where they exist already as a BE district, e.g. RI-7.5 (7500 sf lot size) on Alana.	RI-5: Single Family Residential; 5000 sf lot size	R-1 (5000)	
<b>Residential - Small Dwelling</b>	RS	Establish a classification for duplexes, small lot single family lots, and townhouses. This would encompass the existing zones of R2, RS D-35, and RS D-25. The density of those zones is 12-17 dwelling units per acre. This zone would also establish standards for the new small lot subdivisions where lots are less than 5000 sf, but greater than 3500 sf, so there would be need to be a new zone (proposed as RS-5) for those lot sizes, which equate to 8-12 units per acre. Thus there would be a base zone for these, instead of always doing it with a PD.	RS-5: Single Family, Duplexes and Townhouses – 5000 sf lot area/unit	RS	8-17 Units Per Net Acre
			RS-3.5: Small Single Family Detached; 3500-5000 sf lot area/unit	RS(D-35) – 3500 sf	
			RS-2.5: Duplexes and Townhouses – 2500 sf lot area/unit	R2 – 2500 sf RS(D-25) – 2500 sf	
<b>Residential - Low Density Multifamily</b>	RLM	This is the district for high density townhouses; and low density apartments and condominiums. Maintain the existing zoning densities allowed under R3 and RS (D-20).	RLM: Apartments and Condos – 2000 sf lot area	R-3 RS (D-20)	18-22 Units Per Net Acre

<i>Land Use Category</i>	<i>Map Designation</i>	<i>Description</i>	<i>Typical Uses</i>	<i>Corresponding Existing Zoning Districts</i>	<i>Maximum Density</i>
<b>Residential - Medium Density Multifamily</b>	RM	This is the district for medium density apartments and condominiums. Maintain the densities of the existing zones of RS D-15 (1/1500 sf), and RS D-3 (1/1500 sf). Consolidate RS D-15 and RS D-3, as they seem to be virtually the same.	RM: Apartments and Condos – 1500 sf lot area	RS(D-3) – 1500 sf RS(D-15) – 1500 sf	23-29 Units Per Acre
<b>Residential Mixed Density</b>	RMX	Establish a zoning district for the areas close to the commercial business districts that allows for a mix of housing types from low to medium density, including single family homes, duplexes, townhomes, and two-story apartment buildings. It establishes an overall character for the area, and avoids having constant requests for rezoning on a case by case basis.	RMX: Rather than having a patchwork of zoning as now exists, establish density based on lot width and lot size. Smaller narrow lots can have single family homes and duplexes, medium size lots or long narrow lots can have townhouses; and larger wider lots can have multifamily housing. This is consistent with the existing development pattern. Allow for some reduced parking requirements based on proximity to transit and shopping.	R-1 R-2 R-3 R-4 RS RS(D-25) RS (D-3) RS(D-35)	8-29 Units Per Acre

<i>Land Use Category</i>	<i>Map Designation</i>	<i>Description</i>	<i>Typical Uses</i>	<i>Corresponding Existing Zoning Districts</i>	<i>Maximum Density</i>
<b>Residential Mixed Use</b>	CBD-RMU	Establish a new zoning district for higher density downtown housing that encourages ground floor retail and other commercial space fronting on busy streets. This is uniquely appropriate to the central business district, and is targeted for the sites designated in the housing element for rezoning for multifamily development. The proposed density range is 30-60 units per acre.	CBD-RMU- 40: Apartments and Condominiums. 40du/acre	No existing district. CBD Specific Plan, Sub-Areas 7,8,10	30-40 Units Per Ac.
			CBD-RMU- 60: Apartments and Condominiums. 60du/acre		40-60 Units Per Ac.
			Require ground floor retail, restaurants, office, or other commercial uses along Castro Valley Boulevard if west of Forest Avenue or Norbridge, and landscaped front yards if east of Forest Avenue.		

<i>Land Use Category</i>	<i>Map Designation</i>	<i>Description</i>	<i>Typical Uses</i>	<i>Corresponding Existing Zoning Districts</i>	<i>Maximum Density</i>
<b>Public and Open Space Zones</b>					
<b>Public Facilities</b>	PF	Create a public facilities zone, so that public facilities are clearly designated, and if there are proposed changes to land use, a consideration of rezoning is required.	Schools, Community Centers, Fire Stations, Utilities – Water Reservoirs	No existing district – sites exist primarily within single family zones	
<b>Open Space - Parks</b>	OS-P	Create a new open space zone for parks.	Public Parks and Recreation Facilities	No existing district – sites exist primarily within single family zones	
<b>Open Space - Natural</b>	OS-N	Create a new open space zone for natural resource areas designated for permanent conservation.	Permanent Open Space - established as part of Planned Unit Developments, permanent easements for no development, public parks in a natural state for only passive recreation.	No existing district – sites exist primarily within single family zones	
<b>Habitat Conservation Overlay Zone</b>	C	Create an overlay zone on the areas with sensitive biological resources, including creeks, so that special review is required for new development projects and development can be clustered or reduced to ensure habitat protection.		No existing district – sites exist primarily within single family zones	Not Applicable

Source: Kahn/Mortimer/Associates and Dyett & Bhatia: 2005, Castro Valley Central Business District Specific Plan, 1993.