

# Comments on Castro Valley Neighborhoods

## FROM MARCH 31 PUBLIC MEETING

These comments were submitted by the public through notes written on the Castro Valley Neighborhoods maps distributed at the meeting. These comments simply record the comments made without regard to feasibility or consistency.

### GENERAL COMMENTS

#### *Development Standards*

- Requirement for residential upkeep of homes.
- Limit storage businesses.
- Underground all electrical telephone wires.
- Merchants need to clean fronts. Place more greenery in storefronts.
- No zero lot lines in Castro Valley.
- Neighborhoods must have adequate parking on a per/parallel basis.
- You talk so much about preserving CV's character and then about developing new standards. Our character has been developed without all your standards and your new regulations and government growth and interference will only hinder the continuing development of CV's character.
- No change in zoning.
- Neighborhood preservation monitoring.
- Change building sites from 5000 to 7000. 5K was established years ago when homes were 1000 to 15000 square feet, but now they are building 2700 to 3000 square feet on a 5000 or less [lot].

#### *Capital Improvements*

- More trees. Evergreens.
- Neighborhoods should have traffic calming.
- Maintain street lighting.

#### *Parks*

- Skate park.
- Youth center.
- Barbeques at parks. Picnic tables.
- Historical park.
- Create a park along Castro Valley Creek with a walk/jog trail.

### *Housing and Social Services*

- Use school campuses for day care centers. The facilities are already there – utilize them better.
- No low cost housing in Castro Valley [x 3]. It will increase the crime rate. No homeless housing.
- Concerned about demolishing the trailer parks in Castro Valley. They are not very attractive but they are very affordable for low income people and I don't want to see them gentrified out. Redevelop the trailer parks to make them more attractive but allowing the current residents to remain.
- We have lots of residential care or convalescent care here already. Unless it has garden and outdoor areas which the others don't, we don't need more.

## **WEST CASTRO VALLEY**

### *Parks*

- A park close to West Somerset.
- Make the El Portal School into a park.
- Need other parks near Stanton Elementary.
- Put a park at the top of the hill near Stanton & Sidney at the old Redwood Filter Plant site.
- Neighborhood park – maybe there is open space near old school that's now houses?
- Use Stanton School for children's sports field.
- Should Stanton Elementary School be joint use like other schools? It has baseball fields and a jungle gym.

### *Neighborhood Commercial*

- Deny medium-density housing on Lake Chabot & Quail (Lil Grocer).
- Make Lil Grocer postal annex into a Post Office.
- Encourage redevelopment of the commercial area at Seven Hills and Lake Chabot to a mixed-use area.
- Make repair shop at Lake Chabot and Seven Hills into a service station only.

### *Capital Improvements*

- Corner of Somerset and Lake Chabot, convert county vacant lot.
- Better parking at Community Center and at Quail.
- Fix sidewalks.

### *Jurisdiction*

- Annex area west of city limits to the intersection of Castro Valley Blvd and 580.
- Annex the El Portal School to the Castro Valley USD.

### *Development Standards*

- Mailboxes should be on the street, not attached to houses.
- Open space criteria for multiple unit developments.

## **CASTRO VALLEY HILLS**

- Picnic tables at Parsons Park.
- Place a park along Seven Hills, east of Parsons.
- More parks in Castro Valley Hills.
- Improve Evelyn Thomas Park.
- Consider more acres for EDMUD park.
- Put a soccer field on Parsons Park.
- Remove Recreational vehicles, boats, carriers from roadside at Parker & Reamer Rd.

## **CENTRAL CASTRO VALLEY**

- Small parks where commercial streets hit Heyer Ave.
- Create a separate park from the Chabot Elementary School grounds.
- Use Castro Valley High gym for indoor activities.

## **DOWNTOWN RESIDENTIAL**

- Back of stores are facing Santa Maria St. in Castro Village. Clean it up.
- Convert old library to skate park or senior center.

## **DOWNTOWN CASTRO VALLEY**

### *Park Suggestions*

- Neighborhood Park between Castro Valley Blvd and 580, behind the theater.
- Downtown park.
- Get rid of Tony & Ted's and use the parcel for a downtown park. It's been condemned.

- Make a park out of the Post Office area.
- Small park next to new library. Need for a park area around Castro Valley Adobe. Would like to see some provision for moving historic “Stanton House” to a park setting, such as Adobe Park.
- Pocket parks.
- A park with benches, water fountain, grass – Billard Site.
- Cleanup San Carlos-Stanton Park.
- Remove parking in Village Center. Install large fountain, benches, great restaurants on perimeter. Make this a gathering place.

### *Commercial Development*

- Additional clothing/shoe stores would be nice.
- Combo bookstore with area art or upscale read-buy-exchange.
- No more fast foods. Do something with all the one-room tacky business along Castro Valley Blvd.
- Save the mini-golf. It is an attraction and is family-oriented [x2].
- We can do without the golf course and the ugly empty lot around the animal hospital but need a recreation place for kids. My suggestion is to put the golf course on the roof of a two-story retail or mixed use development.
- Rebuild Tony & Ted’s.
- Leave lumber yard and Pete’s hardware alone.
- Put retail/mixed use development on some of the other blocks of Castro Valley Blvd even though it would mean buying out businesses and maybe relocating one trailer park. The Rite-Aid lot is a good potential spot - we have enough drug stores and that is a huge parcel.
- Downtown underground parking.
- Please a decent restaurant so we don’t have to travel to San Ramon, Pleasanton, etc.

### *Development Standards*

- Increase density along Jamison next to Village Shopping Center.
- More guidelines to maintain a pedestrian- and retail-friendly atmosphere on Castro Valley Blvd, with greater enforcement by planning officials before and after its built.

### *Housing*

- Build parking garage and multistory apartment at BART.
- No public housing.
- Relocate mobile homes on Castro Valley Blvd (perhaps replacing with affordable housing elsewhere). They take up valuable retail space.
- Remove trailer parks or improve condos, townhouses, gated on Castro Valley Blvd.

- Rite Aid (on Center near Castro Valley Blvd) should become low income housing.
- Convert trailer park to low-income housing, guaranteeing part to trailer owners/residents. Or landscape better.

### *Visual Improvements*

- Trees on Castro Valley Blvd.
- Grass in the median strip on Castro Valley Blvd.
- Get rid of billboards [x2].
- Make a “Welcome to Castro Valley” sign on freeway overpass.

### *Eden Hospital*

- Daycare center at the new Eden Hospital.
- Senior center at the new Eden Hospital.
- Across Eden Hospital is an area recently designated for their “construction parking.” Afterwards it would be perfect for a wellness center and combo bookstore.

### *Post Office and Library*

- Teen center near library.
- Mixed use with the library.
- Use the old library for a new Post Office.
- Potentially relocate the Post Office to be more accessible. Maybe a larger facility.

## **SOUTH OF 580**

- Increase density around Gary Drive.
- Housing element height limitations (southwest of Strobridge Elementary School).
- Build senior housing on Foothill freeway property (around Carlos Bee Park).
- Small county property on Redwood Rd, east side between Lessley and Grove Way.

## **CENTRAL EAST CASTRO VALLEY**

- New homes must be compatible with existing neighborhood.
- Increase density of trailer parks to encourage high-density housing.
- Shopping center behind Rite Aid.
- Neighborhood park.
- The area of Forest Ave and the vicinity is a good spot for affordable housing because there are already a lot of multi-family dwellings.

### *Heyer & Center Neighborhood Commercial*

- At Heyer and Center, redevelop the entire center [x3].
- Center St: redevelop pizza/pet grooming center.
- Put a restaurant on the corner.
- Façade improvement at Heyer and Center.
- At Heyer and Center, low income housing combined with retail stores.

### **NORTHEAST CASTRO VALLEY**

- Sidewalk on Proctor – kids walking to school.
- Add restrooms to Deerview Park.
- Add a park halfway up or near the top of Columbia.
- Narrow private road in Madison Common – “no” amendment to specific plan.
- Plant London plane trees along upper Center St. Perhaps a median with landscaping in the same area to slow traffic.
- Old Seven Hills Market should become low income housing

### *Alcorn Comments*

- Create an Alcorn Ranch Historic Park (just north of Redwood Adult School).
- Preserve Alcorn as park & open space museum.
- Alcorn property owners should get their value.

### **RIDGES**

- Refurbish Cull Canyon
- Address the silting problem along Cull Canyon. Create park settings.

### **EAST CASTRO VALLEY**

- Unrestrict parks to non-residents (behind Palomares Hills housing)
- “Mom & Pop” store in Palomares Hills near firehouse and community center, and a café/bar/restaurant
- Walking trails

## **FIVE CANYONS**

- “Mom & Pop” store near Rec center, and a café/bar/restaurant