

The meeting room is wheelchair accessible. A Sign Language interpreter may be available upon five (5) days notice. Please telephone 510-670-5400. Personal sound amplifiers are available for the hearing impaired.

Any member of the Audience desiring to address the Council:

- * Complete a speaker form and give it to the Secretary prior to the start of the hearing, or as soon as possible after the hearing begins;
- * After receiving recognition from the Chair, please walk to the rostrum, located directly in front of the Chair, state your name and address, and then begin your comments;
- * Each speaker may be limited to three (3) minutes).

Only items on the agenda may be acted upon. Open Forum is provided for any member of the public wishing to speak on an item not on the agenda. The three minute limit will apply

Amended Agenda

Castro Valley Municipal Advisory Council

Monday, March 27, 2006

Time: **6:30 p.m.**

Place: Castro Valley Unified School District Offices, 4400 Alma Avenue,
Castro Valley, California

- A. **Call to Order/Roll Call**
- B. Approval of Minutes of February 27 & March 13, 2006
- C. Public Announcements

D. Consent Calendar

The purpose of the Consent Calendar is to group routine items that may be approved by one motion, unless a request for removal for discussion or explanation is received from a member of the Council or a member of the public. If discussion is desired, that item will be removed and considered separately before Regular Calendar items on the agenda.

1. **SITE DEVELOPMENT REVIEW, S-2049 – BRUCE BAXTER –** Application for the construction of a new single family home in a P-D (Planned Development, allowing Single Family Residence, Limited Agricultural Uses, with 40,000 square foot Minimum Building Site Area) District, located at Jensen Road, northwest side, 9/10 mile northeast of Castro Valley Boulevard, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 85-5200-006-00. **(Continued from March 13, 2006).**

E. Regular Calendar

1. **VARIANCE, V-11982 – PATRICK A. LOVE –** Application to allow a garage conversion with on-site parking in the side yard, in a R-1-CSU-RV (Single family Residence, Secondary Unit, Recreational Vehicle) District, located at 3773 Cottage Court, north side 284 feet west of Parsons Avenue, Castro Valley area of unincorporated Alameda County, bearing County's Assessor's designation: 084D-1329 -017-00. **(Continued from March 13, 2006).**
2. **CONDITIONAL USE PERMIT, C-8441 – KOOPMAN –** Application to allow continued operation of a horse boarding facility for 50 horses (35 boarded horses plus the 15 horses owned by the applicant) in an A (Agricultural) district, located at 10330 Crow Canyon Road, west side 1.8 m north of Norris Canyon road, Castro Valley area of unincorporated Alameda County, bearing County's Assessor's designation: 085-1901-002-01 -
3. **PARCEL MAP, PM-8958 – JASON KADO -** Application to subdivide one site containing 0.42 acres into two lots, in the R-S-D-20 (Suburban Residential, 2,000 square feet Minimum Building Site Area per Dwelling Unit) District, located at 2516-28 Grove Way, north west, 671 feet southwest of Vergil Street, Castro Valley area of unincorporated Alameda County, bearing County Assessor's Parcel Number: 416-0040-041-02.
4. **TRACT MAP, TR-7747 and SITE DEVELOPMENT REVIEW, S-2048 – K&Z HOMES –** Application to construct eight condominium units on one parcel containing 0.46 acres, in a R-S-D-15 (Suburban Residence, 1,500 sf Minimum Building Site Area per Dwelling) District, located at 20378 Stanton Avenue, east side, approximately 187 feet south of Denning Court, Castro Valley area of unincorporated Alameda County, bearing County Assessor's designation: 084A-0181-014-00 and the rear portion of 084A-0181-015-00.

- E. Open Forum**
- F. Chair's Report**
- G. Committee Reports**
 - **Eden Area Alcohol Policy Committee**
 - **Redevelopment Citizens Advisory Committee**
 - **Castro Valley Parkland Committee**
- H. Staff Announcements, Comments and Reports**
- I. Council Announcements, Comments and Reports**
- J. Adjourn**

NEXT HEARING DATE: MONDAY, April 10, 2006