

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

Agenda

Castro Valley Municipal Advisory Council

Monday, October 24, 2005

Time: 6:30 p.m.

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

- A.** Call to Order/Roll Call
- B.** Approval of Minutes of September 26 and October 10, 2005
- 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. **VARIANCE, V-11958 – DONNA WILLIAMS** – Application to allow construction of an attached addition with a front yard setback of 11 feet where 20 feet is the minimum, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 18472 Vernon Court, Castro Valley area of unincorporated Alameda County, bearing Assessor's designation: 084D-1208-021-00. **(Continued from September 26 and October 10, 2005).**

2. **CONDITIONAL USE PERMIT, C-8312, GRIMES & BALDWIN** - Application to allow the continued operation of a horse boarding facility for 63 horses, and the continued occupancy of 2 mobile homes for caretakers in an "A" (Agricultural) District, located at 8018 Crow Canyon Road, west side, 25 feet north of the intersection with Norris Canyon Road, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 0085-1750-006-06. **(Continued from July 11, 2005, August 22 and October 10, 2005.)**

E. Regular calendar

1. **VARIANCE, V-11966, - ROBERT DEKAS** – Application to retain an attached deck, providing a zero-foot side yard where six-feet are required, in an R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 4990 Seaview Avenue, north side, 88 feet west of Rockhurst Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number 084C-0921-100-00.

2. **VARIANCE, V-11968 - HENRY CHAN** - application to reconfigure the existing parking area so as to provide 32 parking spaces and 8 tandem parking spaces, and providing for a 11'-9" driveway access where 20 feet is required in a C-O (Commercial Office) District, located at 20600 Lake Chabot Road, east side, 84 feet south of Congress Way, in unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number 084A-0160-013-04.

- 3. SITE DEVELOPMENT REVIEW, S-2026, -SOHAILA IBRAHIMI/JAWORSKI, SILVA & JAWORSKI PARTNERSHIP -**
Application to allow the operation of an auto sales facility with a display area for two automobiles, in a Sub Area 1 (Low Intensity Retail) District within the Castro Valley Central Business District Specific Plan (CVCBD) District, located at 1700 Norbridge Avenue, south side, at the intersection with Stanton Avenue, Unincorporated Castro Valley Area of Alameda County, designated Assessor's Parcel Number: 84A-0007-021.
- 4. PARCEL MAP, PM-7575 – POLYZOS –** Application to subdivide one parcel containing 0.36 acres into two lots, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 19054 Vannoy Court, south side, at the southern terminus of Vannoy Avenue, Castro Valley area of unincorporated Alameda County, bearing County Assessor's designation: 084C-1014-042-00.
- 5. 2221st ZONING and TENTATIVE TRACT MAP, TR-7677 – RAGG –**
Petition to reclassify one parcel containing approximately 19,890 square feet (0.46 acres) from the R-S-D-25 (Suburban Residence, 2,500 square foot Minimum Site Area/Dwelling Unit) District, to a P-D (Planned Development) District, so as to retain an existing dwelling and construct four new dwellings, and allow subdivision of one parcel into five lots, located at 19959 Redwood Road, west side, approximately 200 feet north of Lorena Avenue, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Number: 084-A-0095-005-02.
- F. Open Forum**
- G. Chair's Report**
- H. Committee Reports**
- I. Staff Announcements, Comments and Reports**
- J. Council Announcements, Comments and Reports**
- K. Adjourn**

Next Hearing Date: MONDAY, NOVEMBER 14, 2005