

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, December 12, 2005

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 November 14, 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-11974 – OPHELIA HOLLY** – application to expand a non-conforming use (rear yard setback) with a 240 sq. ft. addition, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 2719 Barlow Drive, south east side corner of Carlton Avenue, Castro Valley area of unincorporated Alameda County, bearing Assessor's designation: 084B-0520-034-00.

E. Regular Calendar

1. **THOMAS VAN VOORHIS, VARIANCE, V-11963** – Application to approve as two building sites, lots that are reduced in area from 100 acres to five acres and 73.23 acres; and one parcel without frontage on an approved county road in an "A" (Agricultural) District, located at 22000 Eden Canyon Road, southeast side, approximately one mile northeast of Hollis Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 085A-2201-012-00.
2. **CONDITIONAL USE PERMIT, C-8328 – ERIC FABIANAC** - Proposal to adopt a Mitigated Negative Declaration and application to expand and operate a boarding and training kennel for up to 150 dogs; occupancy of an Agricultural Caretaker's unit; and construction of a new single family dwelling, in an "A" Agricultural District, located at 10671 Crow Canyon Road, south west side 1.28 north of Norris Canyon Road, unincorporated Castro Valley area of Alameda County, bearing Assessor's designation: 0085-1991-006-00.

3. **SITE DEVELOPMENT REVIEW, S-2028 – LARSON/ SAIDIAN** – Application to allow the construction of a two story, 7240 square foot retail and office building in the CVCBD, Sub 7 (Castro Valley Central Business District Specific Plan, Sub Area 7) located at 3226 Castro Valley Boulevard, north side, approximately 200 feet west of Santa Maria Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 84A-0112-011-00.

- 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: January 9, 2006