

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, January 9, 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 December 12, 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.

E. Regular Calendar

- 1. Status Update on Strobbridge Avenue Traffic Flow Modification Project** – Daniel Woldesenbet, Public Works
- 2. Castro Valley Park/East Bay Municipal Utility District (EBMUD) Property** - Marc Crawford, resident, Castro Valley
- 3. VARIANCE, V-11963 – THOMAS VAN VOORHIS** - 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.
- 4. VARIANCE, V-11976 - ADAM ANDERSON** — Application to allow construction of an attached addition thereby reducing the required side yard from eight feet to three feet in a R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 4409 Sargent Avenue, south side, 160 feet west from Alana Road, in the unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 84C-0695-007-02.
- 5. CONDITIONAL USE PERMIT, C-8469, - SON X. HOANG** - Application to allow operation of an alcohol outlet (Tony and Ted’s Liquor) in conjunction with a convenience store in a CVCBDSP-SUB3 (Castro Valley Central Business District Specific Plan – Consumer/Medical Oriented Retail/Service/High Density Residential) District, located at 2688 Castro Valley Boulevard, north side, corner of Park Way, unincorporated Castro Valley area of Alameda County, and designated Assessor's Parcel Number: 084A-0181-057-03 and 058-03.

- 6. ZONING UNIT, ZU-2206, AND TENTATIVE TRACT MAP, TR-7592 –LANCAR DEVELOPMENT** - Petition to reclassify one parcel comprising approximately 31,115 sq. ft. (0.71 acres) from the R-S-D-20 (Suburban Residence, 2,000 sq. ft. minimum building site area per dwelling unit), to a PD (Planned Development) District allowing subdivision into 10 parcels intended for single-family dwellings, located at 20345 Forest Avenue, west side, approximately 1,050 north of Castro Valley Boulevard, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 084C-0724-083-00.

- E. Open Forum**

- F. Chair's Report**

- G. Committee Reports**

- H. Staff Announcements, Comments and Reports**

- I. Council Announcements, Comments and Reports**

- J. Adjourn**

NEXT HEARING DATE: MONDAY, JANUARY 23, 2006