

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, June 12, 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 April 24, May 8 and May 22, 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. CONDITIONAL USE PERMIT, C-8487 – T-MOBILE USA** - application to allow continued operation of a wireless communication facility (T-Mobile) in an A (Agricultural) District located at 6390 Grassland Drive, north east side, 1200 feet southeast of Sunnyslope Avenue in the unincorporated Castro Valley area of Alameda County, and designated Assessor's parcel numbers: 085A-1400-001-10 and 085A-1400-001-06. **(Continued from May 22, 2006)**

E. Regular Calendar

- 1. 2200TH ZONING UNIT and TRACT MAP TR-7709 – FOREST CIRCLE LLC** - Petition to reclassify three parcels (and portions of two adjacent parcels) from the R-S-D-20 (Suburban Residence, 2,000 square foot Minimum Building Site Area/Dwelling Unit) District to a P-D (Planned Development) District, so as to construct 35 townhouse units, located at 20560 Forest Avenue, east side, approximately 550 feet north of Castro Valley Boulevard, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Numbers: 084C-0713-013-00, 084C-0716-001-05 and 084C-0716-001-06 (and associated Assessor's Parcel Numbers: 084C-0723-007-03 and 084C-0713-012-01). **(Continued from May 8 and May 22, 2006).**
- 2. VARIANCE, V-11993, FOREST CIRCLE, LLC/HARRY & MARY TODD** - Application to allow construction of a new detached secondary unit two stories, 26 feet in height where one story and 15 feet in height is the maximum allowed; and providing three-and-half feet side and rear yard where five and 20 feet are required, in an R-S-D-20 (Suburban Residence, 5,000 square foot Minimum Building Site Area) District, located at 20554 Forest Avenue, east side 350 feet, north from the intersection with Vincent Court, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number 84C-0713-012-01.**(Continued from May 8 and May 22, 2006).**

3. **CONDITIONAL USE PERMIT, C-8499 – JAVIER PENA –** Application to allow the operation of an alcohol outlet in conjunction with a supermarket (El Rancho Supermercado), in a C-N (Neighborhood Business) District, located at 22291 Redwood Road, west side corner north of Grove Way, unincorporated Castro Valley area of Alameda County, bearing Assessor's designation: 415-0100-054-00. (**Continued from May 22, 2006**).
4. **GENERAL PLAN CONFORMANCE REPORT – PROPOSED SALE OF EAST BAY MUNICIPAL UTILITY DISTRICT'S SYDNEY RESERVOIR PROPERTY:** Request by the Real Estate Services Section of East Bay Municipal Utility District (EBMUD) for a General Plan Conformance Report under Government Code Section 65402 for the disposal of a 2.18+ acre property located off Sydney Way, north side, between the cross streets of Carlton Avenue and Stanton Avenue, in Castro Valley, unincorporated area of Alameda County, designated County Assessor's Parcel Number 84B-0410-006-10.
5. **SITE DEVELOPMENT REVIEW, S-2060 – RONALD DAVIDSON –** Application for the construction of a new single family home in an "A" (Agricultural) District, located at 15282 Cull Canyon Road, east side, 5 mile north of Crow Canyon Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 85-1200-001-24
6. **VARIANCE, V-11987 & PM-8605 – FONG & FONG, APC –** Petition to allow subdivision of one parcel containing approximately 20,569 square feet into two lots resulting in median lot widths respectively of 62'-6" and 47'-6" where 80' are required, in a R-1-B-E-CSU-RV (Single Family Residence, 10,000 MBSA, 80' MAW, Conditional Secondary Unit with Recreational Vehicle) District, located at 17472 Almond Road, north side, 600 feet south west of Vineyard Road, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designation 084D-1250-031-01.
7. **TENTATIVE TRACT MAP, TR-7775 – WEISS –** Application to subdivide one parcel containing approximately 44,866 square feet (1.03 acres) into five parcels in an R-1-RV (Single Family Residence, Recreational Vehicle) District, located at 18698 Crest Avenue, east side, 100 feet northwest of Lyle Street, unincorporated Castro Valley, bearing County Assessor's designation: 084B-0370-006-01.
8. **TENTATIVE PARCEL MAP, PM-8992 – BROTHERS –** Application to subdivide one parcel containing 0.68 acres into two lots, in a R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle Parking) District, located at 18629 Reamer Road, southwest side, 450 feet west of Walnut Road, Castro Valley area of unincorporated Alameda County, bearing County Assessor's designation: 084D-1155-034-00.

9. **ZONING UNIT, ZU-2235 and TENTATIVE TRACT MAP, TR-7756 – LANGON** ~ Petition to reclassify one parcel comprising 15,120 square feet from the R-S-D-25 (Suburban Residence, 2,500 square feet Minimum Building Site Area per Dwelling Unit) District to a PD (Planned Development) District, so as to allow demolition of one existing dwelling and construction of six town-homes, each on its own parcel, located at 20026 San Miguel Avenue, east side, approximately 680 feet north of Jeanine Way, Castro Valley area of unincorporated Alameda County, bearing County Assessor's Parcel Number: 084A-0109-009-02.
- F. Open Forum
- G. Chair's Report
- H. Committee Reports
- **Eden Area Alcohol Policy Committee**
 - **Redevelopment Citizens Advisory Committee**
 - **Castro Valley Parkland Committee**
 - **Ordinance Review Committee**
- I. Staff Announcements, Comments and Reports
- J. Council Announcements, Comments and Reports
- K. Adjourn

NEXT HEARING DATE: MONDAY, June 26, 2006