

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 26, 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, May 22 and June 12, 2006**
- C. Public Announcements**

D. Consent Calendar

No items.

E. Regular Calendar**1. Election of Officers**

- 2. 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 and June 12, 2006).**

- 3. 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, May 22 and June 12, 2006).**

- 4. 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, May 22 and June 12, 2006).**

- 5. VARIANCE, V-12013 – ARNOLDO HERNANDEZ –** Application to allow expansion of a non-conforming (reduced front yard) dwelling with an attached addition, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 19204 Garrison Avenue, unincorporated Castro Valley area of Alameda County, bearing Assessor's designation: 084B-0568-018-00.

6. **SITE DEVELOPMENT REVIEW, S-2069 – ALFREDO & NANCY GONZALEZ** – Application to allow the continued operation of a boarding stable for 80 horses, in a “A” (Agricultural) District, located at 22469 Eden Canyon Road, north west side 0.65 miles north east of Hollis Canyon Road, unincorporated Castro Valley area of Alameda County, bearing Assessor’s designation: 085A-0100-003-00.
7. **SITE DEVELOPMENT REVIEW, S-2070 – ALFREDO & NANCY GONZALEZ** – Application to allow 3 mobile homes for on-site agricultural caretakers, in a “A” (Agricultural) District, located at 22469 Eden Canyon Road, north west side 0.65 miles north east of Hollis Canyon Road, unincorporated Castro Valley area of Alameda County, bearing Assessor’s designation: 085A-0100-003-00.
8. **MODIFIED TRACT MAP, MTR-7118 – COURTNEY** – Petition to modify an approved Tentative Map, to allow subdivision of one site containing 4.60 acres, into 19 parcels, in a PD-ZU-1762 (Planned Development, 1762nd Zoning Unit) District, located on Page and Miramar, east side, corner south of Page Street, San Leandro area of unincorporated Alameda County, bearing Assessor’s Parcel Numbers: 080A-0197-001-06 and 080A-0199-001-06.
9. **CVMAC Administrative Review**
- F. **Open Forum**
- G. **Chair’s Report**
- H. **Committee Reports**
- I. **Staff Announcements, Comments and Reports**
Summary of BZA actions regarding matters previously considered by the CVMAC
- J. **Council Announcements, Comments and Reports**
- K. **Adjourn**

Next Hearing Date: Monday, July 10, 2006