

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, November 13, 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 October 23, 2006**
- C. Public Announcements**

- D. Consent Calendar - None
- E. Regular Calendar
1. **TENTATIVE MAP, PARCEL MAP 8605 & VARIANCE, V-11987 FONG & FONG/TANG** - Application to subdivide one site measuring 20,568 square feet in area (approximately 0.47 acres) into two parcels resulting in one parcel with a building site area of 9,154 square feet where 10,000 square feet are required, in a R-1-B-E-CSU-RV (Single Family Residence, Conditional Secondary Unit with Recreational Vehicle) District, located at 17472 Almond Road, north east side, 600 feet south west of Vineyard Road, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designation: 084D-1250-031-01 **(Continued from June 12, 2006).**
 2. **TENTATIVE PARCEL MAP, PM-9237 / VARIANCE, V-12023 – TEIXEIRA** – Application to subdivide one parcel containing 0.54 acres into three lots, and allow a 4' corner side yard setback from the private street where 10' is required, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 19448 Lake Chabot Road, east side, approximately 250 feet north of Barlow Drive, Castro Valley area of unincorporated Alameda County, bearing County Assessor's designation: 084B-0529-038-04. **(Continued from October 23, 2006)**
 3. **MODIFIED SITE DEVELOPMENT REVIEW, MS-1450 – McDONALD'S**– Petition to modify an existing site development for an existing fast-food restaurant (McDonald's Restaurant) to allow 1,050 square feet addition of a playground, in a C-N (General Commercial) District, located at 2905 Grove Way, southeast side, approximately 150 feet southwest of Center Street, Castro Valley area of unincorporated Alameda County, bearing County Assessor's Parcel Number: 416-100-034-07.
 4. **SITE DEVELOPMENT REVIEW, S-2091 – SAM'S SIGNS** – Application to allow new signage on an existing building in a CVCBD-SP-SUB-7 (Castro Valley Central Business District Specific Plan, Subarea-7) District, located at 3223 Castro Valley Boulevard, south side, 150 feet east of Chester Street, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 84A-0040-015-00.

- 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, November 27, 2006