

*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 14, 2008**

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 10, 2007
- C. Public Announcements

- D. Consent Calendar – No Items.
- E. Regular Calendar
1. **Redevelopment Agency** - Proposal to adopt a shared parking implementation policy related to the Site Design Guidelines for surface parking as described in the Castro Valley Business District Specific Plan.
  2. **SITE DEVELOPMENT REVIEW, S-2129 – PAPIERNIAK** ~ Review of shared parking arrangement in conjunction with a previously approved remodel for the existing building located within the CVCBD-SUB 7 (Castro Valley Central Business District Specific Plan, Sub Area 7) District, located at 3295 Castro Valley Boulevard, south side, 300 feet east of Chester Street, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Number: 084A-0040-018-04. **Staff Planner: Jana Beatty**
  3. **TENTATIVE PARCEL MAP, PM- 9419 – DELUCCHI** – Application to subdivide one parcel containing 1.00 acre into two parcels in a R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle Parking) District, located at 19050 Hayes Street, south side, 250 feet north of Massachusetts Street, Castro Valley area of unincorporated Alameda County, bearing County Assessor's designation: 084B-0510-008-00. **(Continued from December 10, 2007). Staff Planner: Andrew Young**
  4. **SITE DEVELOPMENT REVIEW, S-2141 – SIGN PRODUCTIONS/BANK OF AMERICA** – Application to allow new signage for a bank building, in the Castro Valley Central Business District Specific Plan – Sub-area 7 (CVCBDSP-SUB 7) District located at 3067 Castro Valley Boulevard, south side corner, approximately 250 feet west of San Miguel Avenue, Unincorporated Castro Valley Area of Alameda County, designated Assessor's Parcel Number 084A-0036-003-01. Staff Planner: Richard Tarbell – **(Continued from December 10, 2007). Staff Planner: Richard Tarbell.**
  5. **VARIANCE, V-12094 – JEFFREY/JANELLE McDONALD** – Application to allow a 6' high fence where 2' and 4' is maximum allowed, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 18563 Madison Avenue, west side corner south west of Seaview Avenue, Castro Valley area of unincorporated Alameda County, bearing County Assessor's designation: 084C-0865-001-03. **Staff Planner: Howard Lee**

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6. **TENTATIVE PARCEL MAP, PM-8694 – TET** – Application to subdivide one parcel containing 0.66 acres into three lots, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 18821 Carlton Avenue, west side, approximately 400 feet south of Sydney Way, Castro Valley area of unincorporated Alameda County, bearing County Assessor’s designation: 084B-0420-007-00. **Staff Planner: Jeff Bonekemper**
  
  7. **TENTATIVE TRACT MAP, TR-7932 – KLEIN** ~ Application to subdivide one site containing approximately 40,327 square feet (0.93 acres) into two lots and allow conversion of 19 apartment units into condominiums, in a R-S-D-20 (Suburban Residence, 2000 square feet Minimum Building Site Area per Dwelling Unit) District, located at 20670 Forest Avenue, east side, approximately 500 feet north of Castro Valley Boulevard, Castro Valley area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 084C-0716-002-01. **Staff Planner: Howard Lee**
  
  8. **TENTATIVE TRACT MAP, TR-7842 – PETER LAU** – Application to subdivide one parcel containing approximately 40,755 square feet (0.93 acres) into five parcels in an R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 4269 Heyer Avenue, south side, 810 feet west of Forest Avenue, unincorporated Castro Valley, bearing County Assessor’s designation: 084C-0745-001-00. **Staff Planner: Andrew Young**
  
  9. **SITE DEVELOPMENT REVIEW, S-2119, MCDONALDS/RHL DESIGN GROUP** - Application to allow the demolition and reconstruction of a McDonald’s restaurant with a drive through located within the CVCBD-SUB1 (Castro Valley Central Business District Specific Plan, Sub Area 1) District, located on 1620 Strobridge Avenue, east side, 200 feet south of Castro Valley Boulevard, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Numbers: 084A-0007-022-00, 084A-0007-023-02, and 084A-0007-023-03. **Staff Planner: Jana Beatty**

- F. Open Forum**
- G. Chair's Report**
- H. Committee Reports**
  - **Eden Area Alcohol Policy Committee**
  - **Redevelopment Citizens Advisory Committee**
  - **Ordinance Review Committee**
  - **Eden Area Livability Initiative**
- I. Staff Announcements, Comments and Reports**
- J. Council Announcements, Comments and Reports**
- K. Adjourn**

**NEXT HEARING DATE: MONDAY, JANUARY 28, 2008**