

*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, March 23, 2009**

Time: 6:00 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 March 9, 2009**
- C. Public Announcements/Open Forum**

**D. Consent Calendar – No Items.**

**E. Regular Calendar**

1. **Sutter Medical Center Replacement Hospital Project** – Petition to certify the Environmental Impact Report (SCH No. 2008052019), approve a Castro Valley General Plan Amendment (PLN2009-33), Castro Valley Central Business District Specific Plan Amendment (PLN2009-33), Planned Development Zoning and Land Use and Development Plan (PLN2008-2259) and Parcel Map (PM-9874). The Sutter Medical Center, Castro Valley project (“SMCCV Project”) would develop a new acute care hospital to replace the existing hospital on the Eden Medical Center site. The new hospital would total approximately 230,000 square feet and would contain approximately 130 licensed beds in private, single-patient rooms, and an additional 34-station universal care unit. The project would also relocate an existing helistop, construct a new 80,000 sq. ft. medical office building with physician offices, out-patient surgery, urgent care clinic and other uses, and would involve the development of related improvements and facilities such as a central utility plant, surface parking, a direct, on-site connection to the existing parking garage, driveways and loading areas, landscaped areas, and signage. The SMCCV Project will involve demolition of the existing Eden Hospital (after completion of the proposed new hospital), the Laurel Grove Hospital, several small medical office buildings (totaling approximately 19,500 sq. ft.), and an adjacent 42-unit apartment building (the Pine Cone Apartments on Stanton Avenue). The existing Eden Hospital would remain operational until completion of the new hospital, at which time it would be demolished and replaced with landscaped surface parking. The facility is located at 20103 Lake Chabot Road on County Assessor’s Parcel Numbers: 084A-0279-005-10, 084A-0279-007, 084A-0279-010-00, 084A-0279-001-01, and 084A-0279-002, in the Castro Valley area of unincorporated Alameda County. **Staff Planner: Jana Beatty Weldon**
2. **CONDITIONAL USE PERMIT, PLN2009-00026 – MICHAEL, FRANCES & AAHL** – Application to allow continued operation of a daycare facility, in a RS-D3 (Suburban Residential, As Specified) District, located at 20135 San Miguel Avenue, west side, 350 feet north of Janine Way, in the Castro Valley area of unincorporated Alameda County, designated Assessor’s Parcel Number: 084A-0124-001-04, 084A-0124-002-04. **Staff Planner: Richard Tarbell**
3. **SITE DEVELOPMENT REVIEW, PLN: 2009-00008, THRIFTY OIL CO./ BURNS** – Application to reopen a closed gas station (a legal non-conforming use) following a change in ownership, in the CVCBD, Sub Area 3 (Castro Valley Central Business District Specific Plan, Sub Area 3) District, located at 2512 Castro Valley Boulevard, north side, east of Stanton Avenue, in the unincorporated Castro Valley area of Alameda County, designated County Assessor’s Parcel Number: 84A-0181-078-00.

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- 4. TENTATIVE TRACT MAP, PLN TR-7946 – JOHN LANGON –**  
Application to subdivide an approximately 5.2 acre site into nine lots to allow the construction of nine single-family dwellings, in an Planned Development (Zoning Unit ZU-1529) District, located at Jensen Road, east side, one mile northeast of East Castro Valley Blvd., in the Castro Valley area of unincorporated Alameda County, designated Assessor's Number: 085A-6402-031-02. **Staff Planner: Howard Lee**
- F. Chair's Report**
- G. Committee Reports**
- **Eden Area Alcohol Policy Committee**
  - **Redevelopment Citizens Advisory Committee**
  - **Ordinance Review Committee**
  - **Eden Area Livability Initiative**
- H. Staff Announcements, Comments and Reports**
- I. Council Announcements, Comments and Reports**
- J. Adjourn**

**NEXT HEARING DATE: MONDAY, April 13, 2009**