

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 12, 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 November 10, 2008**
- C. Public Announcements / Open Forum**

D. Consent Calendar

- 1. SITE DEVELOPMENT REVIEW, PLN2008-00045 – CHANDARASANE** – Application to allow additional signage at a restaurant in Castro Valley Central Business District Specific Plan – Subarea 10, located at 3774 Castro Valley Boulevard, north side, 260 feet west of Forest Avenue, in the unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084C-0724-068-00. **Staff Planner: Richard Tarbell**
- 2. SITE DEVELOPMENT REVIEW, PLN2008-00056 – KENNY FONG** – Application to allow new signage in Castro Valley Central Business District Specific Plan – Subarea 7, located at 4795 Heyer Avenue, south side, 150 feet west of Wilbeam Avenue, in the unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084A-0040-020-00. **Staff Planner: Richard Tarbell**
- 3. SITE DEVELOPMENT REVIEW, PLN2008-00059 – WEST COAST SIGN COMPANY** – Application to establish a sign program for a shopping center in a P-D (Planned Development, Zoning Unit, ZU-4696), located at 4795 Heyer Avenue, south side, southwest corner of Center Street, in the unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084C-0700-003-12. **Staff Planner: Richard Tarbell**
- 4. SITE DEVELOPMENT REVIEW, PLN2008-00068 – MOHAMMED KAHN/SAM'S SIGNS** – Application to allow new signage in Castro Valley Central Business District Specific Plan – Subarea 7, located at 3200 Castro Valley Boulevard, north side, 300 feet east of San Miguel Avenue, in the unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084C-0700-003-12. **Staff Planner: Richard Tarbell**

E. Regular Calendar

- 1. CONDITIONAL USE PERMIT - C-8734- T-Mobile** - Application to allow the installation of a 35 foot telecommunications facility with four (4) concealed antennas camouflaged as light pole, a 240 square foot lease area for placement of equipment cabinet, and landscaping, in the R-1-CSU-RV (Single-family Residential, Conditional Secondary Unit, Recreational Vehicle parking) District. The subject parcel contains approximately 0.9 acres and is located at 18988 Lake Chabot Road, east side, northeast of Keith Avenue, in the unincorporated Castro Valley area

of Alameda County, bearing Assessor's Parcel Number: 84D-1305-009-12. **Staff Planner: Jeff Bonekemper**

2. **CONDITIONAL USE PERMIT - C-8737 - SINGH** - Application to allow the expansion of an auto parts and service facility not to include engine, transmission, or differential rebuilding or body repair in the CN (Commercial Neighborhood) District. Applicant requests an existing two-car canopy and a 40' shipping container being used as a storage shed be allowed to remain on the subject property. The subject parcel contains approximately 0.24 acres and is located at 19592 Center St, east side, corner of Edwards Lane and Center St., in the unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 84C-1062-024-00. **(Continued from September 22, 2008). Staff Planner: Jeff Bonekemper**

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, January 26, 2009