

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 23, 2006

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 January 9, 2006**
- C. Public Announcements**

D. Consent Calendar

The purpose of the Consent Calendar is to group routine items that may be approved by one motion, unless a request for removal for discussion or explanation is received from a member of the Council or a member of the public. If discussion is desired, that item will be removed and considered separately before Regular Calendar items on the agenda.

E. Regular Calendar

- 1. Overview of the Redevelopment Strategic Plan Update – Marita Hawryluk**
- 2. VARIANCE, V-11979, TED POLYZOS** - Application to allow construction of a detached accessory structure (garage) to be located in the first half of the lot where otherwise not allowed, in an R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit permitted, Recreational Vehicle) District, located at 18426 Pepper Street, east side, 225 feet north of Seven Hills Road, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 084C-0840-010-01.
- 3. TENTATIVE PARCEL MAP, PM-8874 – LUCIANI** – Application to subdivide one parcel containing 0.34 acres into two lots, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 4518 Heyer Lane, north side, approximately 169 feet east of Schlosser Avenue, Castro Valley area of unincorporated Alameda County, bearing County Assessor's designation: 084C-0780-036-00.
- 4. TENTATIVE MAP, PARCEL MAP, PM-8849 – SABANIVIC** – Application to subdivide one parcel containing 24,568 square feet (0.56 acres) into three lots, the CVCBD, Sub 11 (Castro Valley Central Business District Specific Plan, Sub Area 11) District, located on 21112 Tye Court, north side terminus, Castro Valley area of unincorporated Alameda County, bearing County Assessor's Parcel designation: 084A-0024-001-02.
- 5. 2214th ZONING UNIT – CAHILL** – Petition to reclassify one 27,412 sq. ft. (0.63 acre) parcel from the R-1-CSU-RV (Single-Family Residence, Conditional Secondary Unit, Recreational Vehicle) Zoning District to a PD (Planned Development) Zoning District, allowing ten residential units (seven new and three existing), on a property located at 3629 Lorena Avenue, south side, 180 ft east of Santa Maria Avenue, unincorporated Castro Valley area of Alameda County, designated County Assessor's Parcel Number: 084A-0075-004-00.

6. **PARCEL MAP, PM-8738 & VARIANCE, V-11952 – TAM, TAM, YU & KUAN** – Application to allow a 18’ wide driveway where 20’ is the minimum and a 6’ side yard setback where 10’ is the minimum with subdivision of the site into 3 lots, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 18332 Carlton Avenue, east side 200 feet north of Dominic Drive, Castro Valley area of unincorporated Alameda County, bearing Assessor’s designation: 084B-0472-039-00.
7. **ZONING UNIT, ZU-2206, AND TENTATIVE TRACT MAP, TR-7592 –LANCAR DEVELOPMENT** - Petition to reclassify one parcel comprising approximately 31,115 sq. ft. (0.71 acres) from the R-S-D-20 (Suburban Residence, 2,000 sq. ft. minimum building site area per dwelling unit), to a PD (Planned Development) District allowing subdivision into 10 parcels intended for single-family dwellings, located at 20345 Forest Avenue, west side, approximately 1,050 north of Castro Valley Boulevard, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 084C-0724-083-00 & 084C-724-082-00. (Continued from January 9, 2006) **(Continued from January 9, 2006)**
8. **CONDITIONAL USE PERMIT, C-8469, - SON X. HOANG** - Application to allow operation of an alcohol outlet (Tony and Ted’s Liquor) in conjunction with a convenience store in a CVCBDSP-SUB3 (Castro Valley Central Business District Specific Plan – Consumer/Medical Oriented Retail/Service/High Density Residential) District, located at 2688 Castro Valley Boulevard, north side, corner of Park Way, unincorporated Castro Valley area of Alameda County, and designated Assessor’s Parcel Number: 084A-0181-057-03 and 058-03. **(Continued from January 9, 2006)**
- E. **Open Forum**
- F. **Chair’s Report**
- G. **Committee Reports**
- H. **Staff Announcements, Comments and Reports**
- I. **Council Announcements, Comments and Reports**
- J. **Adjourn**

NEXT HEARING DATE: MONDAY, February 27, 2006