

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 26, 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 January 12, 2009
- C. Public Announcements/Open Forum

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- D. Consent Calendar – No Items.
- E. Regular Calendar
1. **PROPOSED AMENDMENT TO ZONING ORDINANCE – REVISING SECTIONS RELATING TO AGRICULTURAL CARETAKER UNITS ~** *This amendment is designed to reconcile an inconsistency between the Zoning Ordinance and the Building Ordinance with respect to construction details for agricultural caretaker units.* The proposed amendments would allow agricultural caretaker units to be permanent structures under certain circumstances where such structures are now required to be temporary. The proposed amendments would also clarify the type of information that must be submitted by a property owner to demonstrate the need for an agricultural caretaker unit. The proposed amendments also provide clean-up for text that was inadvertently left in the Zoning Ordinance during consideration and amendment in 2003. **Staff Planner: Bruce Jensen**
 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 and January 12, 2009). Staff Planner: Sonia Urzua**
 3. **SITE DEVELOPMENT REVIEW, S-2176 – DAVID KASLIN** - Application to allow new signage on an existing building in a CVCBD-SP-SUB-3 (Castro Valley Central Business District Specific Plan, Subarea-3) District, located at 2626 Castro Valley Boulevard, north side, approx. 400 feet west of Lake Chabot Road, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 84A-0181-073. **Staff Planner: Damien Curry (Continued from November 10, 2008)**
 4. **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. **(Continued from January 12, 2009) Staff Planner: Richard Tarbell**

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5. **SITE DEVELOPMENT REVIEW, PLN: 2008-00061 – EDEN TOWNSHIP HEALTH DISTRICT** – Application to construct a medical office building using modular trailer units, not to exceed 8,000 square feet, with demolition of four existing office buildings (16,071 est. square feet), in the CVCBD, Sub 7 (Castro Valley Central Business District Specific Plan, Sub Area 7) District, located at 20410 Lake Chabot Road, east side, about 450 feet north of Castro Valley Boulevard, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Numbers: 84A-0158-008-05 and 84A-0158-010-04. **Staff Planner: Andrew Young**
 6. **Discussion related to public contact options for Council Members.**
 - 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, February 9, 2009