

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

## **REVISED**

Please note item #6 has been added to the agenda

### **Agenda**

## **Castro Valley Municipal Advisory Council Monday, October 8, 2007**

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 September 10 & 24, 2007**
- 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.

1. **CONDITIONAL USE PERMIT, C-8646, AMERICAN TOWER CORP.** – Application to allow continued operation of a radio transmission facility (cell site), in a “A” (Agricultural) District, located at 23205 Eden Canyon Road, east side 1000 feet north of I-580, in the unincorporated Castro Valley area of Alameda County, bearing County Assessor’s Parcel Number: 085A-1200-001-10.
- E. Regular Calendar**
1. **CONDITIONAL USE PERMIT, C-8562, MARYANN MILLER NOVAK** – Application to allow operation of a telecommunications facility, in the R-1-RV (Single Family Residence, Recreational Vehicle) District, located at 2301 Miramar Avenue, north side of west of Crest Avenue, unincorporated San Leandro area of Alameda County, bearing Assessor’s Parcel Number: 080A-0191-034-04.
  2. **SITE DEVELOPMENT REVIEW, S-2129, PAPIERNIAK** - Application to allow the remodel of an existing building located within the CVCBD-SUB7 (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, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 084A-0040-018-04.
  3. **SITE DEVELOPMENT REVIEW, S-2133, LEE’S SIGNS/FINK** Application to allow new signage for a restaurant, in the Castro Valley Central Business District Specific Plan Sub-area 10 (CVCBDSP-SUB 10) District located at 3774 Castro Valley Boulevard, north side, approximately 250 feet west of Forest Avenue, Unincorporated Castro Valley Area of Alameda County, designated Assessor’s Parcel Number 084C-0724-068-00.
  4. **TENTATIVE PARCEL MAP, PM-9566 & VARIANCE, V-12080 – KREMER** - Application to subdivide one parcel containing 0.40 acres into two lots and to retain an existing secondary unit as a legal non-conforming use where not otherwise allowed, limited to ordinary maintenance and minor repair only, two stories in height where one story is the maximum, and with a 2.5’ side yard where 7’ is the minimum for a residential use, in a R-1 (Single Family Residence) District, located at 22440 Charlene Way, east side, approximately 200 feet southeast of Redwood Road, Castro Valley area of unincorporated Alameda County, bearing County Assessor’s Parcel No.: 416-0130-001-00.

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5. **VARIANCE, V-12061, SEAD SISIC** - Application to allow a 6' high fence where 4' is the maximum and to allow an accessory structure in the front half of the lot in an "R-1-CSU-RV" (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 18658 Crest Avenue, northeast side, 440 feet northwest of Titan Way, in the unincorporated Castro Valley area of Alameda County, and designated Assessor's Parcel Number: 084B-0370-007-13 (**to be continued to October 22, 2007.**)
  6. **VARIANCE, V-12086, KIM** – Application to allow construction of an attached garage with a 3-foot side yard setback where 5-feet is required in a "R-S-CSU-RV" (Suburban Residential, Conditional Secondary Unit, Recreational Vehicle Regulations) District, located at 4663 Heyer Avenue, south side, 830-feet west of Center Street, in unincorporated Castro Valley Area of Alameda County, Designated Assessor's Parcel Number: 84C-0701-004-04.
- F. **Open Forum**
  - G. **Chair's Report**
  - H. **Committee Reports**
    - **Eden Area Alcohol Policy Committee**
    - **Redevelopment Citizens Advisory Committee**
    - **Ordinance Review Committee**
  - I. **Staff Announcements, Comments and Reports**
  - J. **Council Announcements, Comments and Reports**
  - K. **Adjourn**

**NEXT HEARING DATE: MONDAY, OCTOBER 22, 2007**