

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, December 13, 2004**

Time: 6:30 p.m.

Place: Castro Valley Unified School District Offices (Redwood School),  
4400 Alma Avenue, Castro Valley, California

- A.** Call to Order/Roll Call
- B.** Approval of Minutes of September 13, October 25, &  
November 8, 2004
- C.** Public Announcements

**D. Regular Calendar**

- 1. CONDITIONAL USE PERMIT, C-8145, and BOUNDARY ADJUSTMENT PERMIT BA-20-04** – Application to realign three existing lots in order to build a new assembly hall for the Plymouth Brethren IV Church and to temporarily place a portable building on the site to hold meetings while the new meeting hall is being constructed, in an R-1-SU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 4035 Seven Hills Road, south side, 180 feet east of Parsons Avenue, unincorporated Castro Valley area of Alameda County, designated County Assessor's Parcel Numbers: 084D-1342-38-00 and 084D-1342-004-00.  
**Informational Report Only – No Action**
  
- 2. CONDITIONAL USE PERMIT, C-8345 – PEREZ** - Application to allow continued operation of a community care facility for 33 elderly adults, in an “R-1-SU-RV” (Single Family Residence, Secondary Unit, Recreational Vehicle) District, at 17926 Apricot Way, east side, 70 feet north of Seaview Avenue, in the unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 84C-0921-108-02.
  
- 3. TENTATIVE TRACT, TR-7580 – HEYER DEVELOPMENT, LLC** – Application to subdivide one parcel into six lots, on one site containing 41,320 square feet (0.95 acres), located at 4261 Heyer Avenue, south side, corner of Beverly Place, unincorporated Castro Valley area Alameda County, bearing County Assessor’s designation: 084C-0750-009-00.
  
- 4. SITE DEVELOPMENT REVIEW, S-1955, LAVASSANI** – Application to allow the operation of a restaurant and tavern with banquet and conference facilities in the CVCBD, Sub 10 (Castro Valley Central Business District Specific Plan, Sub Area 7) located at 3295 Castro Valley Boulevard, south side, about 287 feet east of Chester Street, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 84A-0040-018-04.

**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, January 10, 2005**

