

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, February 28, 2005

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 January 24, 2005
- C.** Public Announcements

D. Regular Calendar

1. **VARIANCE, V-11882, GREVES**, Application to construct a detached garage located in the front half of the lot and within the future width line adopted by ordinance where not otherwise permitted and 3 feet from the property line where 6 feet are required, in a R-1-L-BE (Single Family Residence, Limited Agriculture, 5-acre minimum building site area) District located at 6270 Crow Canyon Road, west side, 0.74 miles north of Cold Water Drive, in the unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 0085-1600-003 (**Continued to March 28, 2005**).
2. **SITE DEVELOPMENT REVIEW, S-1922, AND TENTATIVE PARCEL MAP, PM-8587, SILVA** – Applications to construct three (3) town home units on a 0.28 acre site, in a R-S-D-15 (Suburban Residence with 1,500 minimum building site area per dwelling unit) District located at 20085 Wisteria Street, west side 400 feet north of Ganic Street, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 084A-0154-004-01
3. **CONDITIONAL USE PERMIT, C-8362, SUNG** - Application to allow continued operation of a before and after-school child care program for up to 70 children in a PD (Planned Development, 1529th Zoning Unit) District, located at the convergence of Glenwood Drive and Carson Lane, south side, across from Kit Lane, unincorporated Castro Valley area of Alameda County, and designated Assessor's Parcel Number: 85A-6402-0028-00.
4. **CONDITIONAL USE PERMIT, C-8376, BILLALON/LIN** - Application to allow continued operation of a wireless telecommunication facility in a "A" (Agricultural) District, located at 6390 Grassland Drive, northeast side, 1,200 feet, southeast of Sunnyslope Avenue, in the unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 085A-1400-001-11.
5. **PARCEL MAP, PM-8563 – LANGON** – Application to subdivide two parcels totaling 2.91 acres into three lots, in a PD [Planned Development, allowing R-1-L-B-E (Single Family Residence with Limited Agricultural Uses, 40,000 square feet Minimum Building Site Area)] District, located at 5600 Jensen Road, northwest side, approximately 0.89 miles northeast of Castro Valley Boulevard, Castro Valley area of unincorporated Alameda County, bearing County Assessor's designations : 0085-5200-005-00 and 0085-5200-006-00.

6. **ORDINANCE UPDATES** – Review of potential updates to the Zoning Ordinance regarding: 1) fence regulations; 2) catering vehicles and outdoor businesses; 3) inclusion of a definition of “Restaurant”; and 4) location of tents/canopies within residential districts.

ORDINANCE UPDATE FOR REASONABLE ACCOMMODATION FOR DISABLED AND SENIOR PERSONS – Consideration of a “Reasonable Accommodation” provision to the Zoning Ordinance to allow disabled and senior persons the use of residential structures to meet their individual needs (reasonable accommodation provisions for disabled persons are already required by the 2003 *Housing Element* as mandated by the State; reasonable accommodation for senior persons would be a County-initiated provision).

7. **Housing Element Implementation Program**

- 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, MARCH 14, 2005