

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

Castro Valley Municipal Advisory Council Monday, March 14, 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 February 28, 2005
- C.** Public Announcements

D. Regular Calendar

1. **CONDITIONAL USE PERMIT, C-8368, CORMIER** – Application to allow the continued operation of a kennel, training and boarding facility for up to 20 dogs, in a R-1-L-B-E-CSU-RV (Single Family Residence, Limited Agricultural Uses, Conditional Secondary Unit, Recreation Vehicle) District, located at 6776 Crow Canyon Road, west side .57m south of Norris Canyon Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 0085-1700-003-06.
2. **CONDITIONAL USE PERMIT, C-8372, CAMELOT SCHOOL** - Application to allow continued operation of a private school for up to 300 students, in a R-1-CSU-RV (Single Family Residence with Conditional Secondary Unit & Recreation Vehicle Regulations) located at 2330 Pomar Vista, east side at end of street, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084A-0185-001-01.
3. **CONDITIONAL USE PERMIT, C-8377, FIRST PRESBYTERIAN CHURCH** - application to allow continued operation of a child care facility for up to 150 children in a R-S-D-20 (Suburban Residential, 2,000 square feet per dwelling unit/5,000 square feet MBSA) District, located at 2490 Grove Way, northwest side, 170 feet northeast of Redwood Road, unincorporated Castro Valley Area of Alameda County, designated Assessor's Parcel Number: 416-0030-014-03.
4. **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
5. **Housing Element Implementation Program** – Public Hearing to consider **amendments to the County Zoning Ordinance and Specific Plans** necessary to comply with provisions of the Alameda County Housing Element, adopted by the County Board of Supervisors in October of 2003 and certified by the State Department of Housing and Community Development in January of 2004. Said modifications are as follows:

1. Reclassify sites in the *Ashland-Cherryland Business District Specific Plan*, *Castro Valley Central Business District Specific Plan*, *Fairview Area Specific Plan*, and in areas currently designated for urban infill development in the Ashland, Cherryland, Hayward Acres, San Lorenzo, and Castro Valley communities to provide opportunity sites for higher density development.
2. Add a definition to the Zoning Ordinance for the term “emergency homeless shelter.”
3. Modify provisions of the R-3 and R-4 zoning districts to allow emergency homeless shelter, as defined, as a permitted use in these districts.

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 28, 2005