

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, April 11, 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 March 28, 2005
- C. Public Announcements

D. Regular Calendar

1. **HOUSING ELEMENT IMPLEMENTATION UPDATE** – Informational item regarding implementation 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 conditionally 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, El Portal Ridge, 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 conditionally allow, with performance and development standards, emergency homeless shelters, as defined, in these districts.
2. **CONDITIONAL USE PERMIT, C-8380, PAMELA ZELL RIGG**, Application to allow continued operation of a community facility (Montessori School) for up to 120 children in an "R-S-D-20" (Suburban Residence, 2,000 square feet MBSA/DU) District, located at 16492 Foothill Boulevard, east side, 160' south of the intersection with Miramonte Avenue, unincorporated Alameda County, San Leandro area, designated Assessor's Parcel Number: 80A-204-4-6. Continued from March 28, 2005).
3. **TENTATIVE MAP, PARCEL MAP-8573, WONG** - Application to subdivide one site into three parcels, containing approximately 0.46 acre in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit with Recreational Vehicle) District, located at 20646 Center Street, east side, 197 feet south of David Street, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designation: 084C-1053-012-00.
4. **TENTATIVE MAP, PARCEL MAP 8605, WONG/TANG** – Application to subdivide one site into two parcels, containing approximately 0.47 acres in a R-1-B-E-CSU-RV (Single Family Residence, 10,000 MBSA, 80' MAW, Conditional Secondary Unit with Recreational Vehicle) District, located at 17472 Almond Road, north side, 600 feet south west of Vineyard Road, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designation" 084D-1250-031-01.

5. **VARIANCE, V-11882, GREVES**, Application for 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, 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, 0.71 miles north of Cold Water Drive, in the unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 0085-1600-003-03. **(Continued from February 28, 2005)**

- 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, APRIL 25, 2005