

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
Agenda
Castro Valley Municipal Advisory Council
Monday, July 11, 2005

Time: 5:00 p.m.

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

Note: The Council will have a Work Session before the Regular Calendar.

A. Call to Order/Roll Call

B. Approval of Minutes of June 27, 2005

C. Public Announcements

D. Work Session

- Policy Discussion

Set Time for Regular Calendar: **6:30 p.m.**

Regular Calendar

- 1. CONDITIONAL USE PERMIT, C-8312, GRIMES & BALDWIN-** Application to allow the continued operation of a horse boarding facility for 63 horses, and the continued occupancy of 2 mobile homes for caretakers in an "A" (Agricultural) District located at 8018 Crow Canyon Road, west side, 25 feet north of the intersection with Norris Canyon Road, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 0085-1750-006-06. **Continued from June 13, 2005.**
- 2. CONDITIONAL USE PERMIT, C-8431 – CHENG CHUL NAM -** Application to relocate an existing alcohol outlet within an existing commercial center building in a CVCBDSUB7 (Castro Valley Central Business District Specific Plan - Subarea 7) District, located at 20459 Redwood Road, west side, 400 feet north of Castro Valley Boulevard, unincorporated Castro Valley area of Alameda County, and designated Assessor's Parcel Number: 084A-0080-011-09.
- 3. VARIANCE, V-11919 and SITE DEVELOPMENT REVIEW S-1982 KENT LINN/ROBERT D. BROWN -** Petition to construct two units on one site containing one existing unit, for a total of three units, and to result in expansion of a non-conforming use by maintaining an existing 3 ft. nonconforming side yard where 10 ft. are currently required, on property in the R-S-D-3 (Suburban Residence, 2,500 sq. ft. minimum building site area per dwelling unit) Zoning District, measuring approximately 13,939 sq. ft. (0.32 acres), located at 20258 Anita Avenue, west side, 835 feet north of Castro Valley Boulevard, unincorporated Castro Valley area of Alameda County, designated County Assessor's Parcel Number: 084A-0124-007-02. **Continued from June 27, 2005.**
- 4. SITE DEVELOPMENT REVIEW, S-1985 – HUGHES –** Application to remodel and addition of an existing restaurant and reconfigure parking and landscape areas in a CVCBD, Sub 10 (Castro Valley Central Business District Specific Plan, Sub Area 10) District, located at 3714 Castro Valley Boulevard, northeast corner of the intersection of Yeandle Avenue and Castro Valley Boulevard, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 84C-0724-063-00. **Continued from June 27, 2005.**

5. TENTATIVE PARCEL MAP, PM-8595 & VARIANCE, V-11933, KUAN/ YU/TAM – Application to subdivide one site into three parcels, containing approximately 0.57 acre, and so as to provide 3'-6" side yard where 10' are required and a 16'-6"-wide driveway where 20' are required, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit with Recreational Vehicle) District, located at 19225 Lake Chabot Road, west side, 106 feet south west of Christensen Lane, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designation: 084D-0515-002-00. **Continued from June 27, 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, JULY 25, 2005