

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, August 22, 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 July 11, July 25 and August 8, 2005
- C.** Public Announcements

D. Consent Calendar

The purpose of the Consent Calendar is to group routine items that may be approved by one motion, unless a request for removal for discussion or explanation is received from a member of the Council or a member of the public. If discussion is desired, that item will be removed and considered separately before Regular Calendar items on the agenda.

- 1. VARIANCE, V-11938, BOIM** - Application to construct an attached addition so as to result in a 28.5-foot high dwelling where 25 feet is the maximum height permitted in a R-1-B-E-CSU-RV (Single Family Residence, 10,000 square foot Minimum Building Site Area, 70-foot Median Lot Width, Conditional Secondary Unit, Recreational Vehicle Storage) District located at 18036 Jaymark Court, east side, 81 feet south of the intersection with Reamer Road, in the unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel designation: 084D-1158-003-04.
- 2. VARIANCE, V-11946, SCOTT** - Application to allow expansion of a nonconforming use (reduced parking spaces) by construction of an attached addition and a detached accessory structure in an R-1-CSU-RV (Single-Family Residence) District, located at 21522 Lake Chabot Road, east side, 25 feet south of Meg Court, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 415-0060-083-00.

E. Regular Calendar

- 1. VARIANCE, V-11954 – JONG** – Application to allow the conversion of a garage into a 703 sq. ft. secondary unit where 640 sq. ft. is the maximum allowed and a 2' side yard set back where 6' is the minimum allowed, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 4456 James Avenue, north side 150 feet west of Brickell Way, in the unincorporated Castro Valley area of Alameda County, bearing Assessor's parcel designation: 084C-0820-005-00.
- 2. 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 July 11, 2005.**

3. **TENTATIVE MAP, PARCEL MAP, PM- 8510 - TAM** - Application to subdivide one site into two parcels, containing approximately 14,374 square feet (0.33 acres) in a R-1-SU-RV (Single Family Residence, Secondary Unit with Recreational Vehicle) District, located on 4468 Edwards Lane, north side, 163 feet west of Center Street, in the unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number 084C-0697-015-02.
 4. **PARCEL MAP, PM-8653 – OLSON** – Application to subdivide one parcel containing approximately 1.04 acres into two lots, in a R-1-B-E-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 4794 Proctor Road, north side, approximately 295 feet east of Lamson Road, Castro Valley area of unincorporated Alameda County, bearing County Assessor's designation: 084D-1270-010-01.
 5. **PARCEL MAP, PM-8654 – MENDONCA** – Application to subdivide one parcel containing 0.80 acres into two lots, in a R-1-B-E-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 4838 Proctor Road, north side, approximately 621 feet east of Lamson Road, Castro Valley area of unincorporated Alameda County, bearing County Assessor's designation: 084D-1270-032-00.
- F. Open Forum
 - G. Chair's Report
 - H. Committee Reports
 - I. Staff Announcements, Comments and Reports
 - J. Council Announcements, Comments and Reports
 - K. Adjourn

NEXT HEARING DATE: MONDAY, SEPTEMBER 12, 2005