

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, September 26, 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 August 22 and September 12, 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-11952 – TAM, TAM, YU & KUAN** – Application to allow a 18’ wide driveway where 20’ is the minimum and a 6’ side yard setback where 10’ is the minimum with subdivision of the site into 3 lots, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 18332 Carlton Avenue, east side 200 feet north of Dominic Drive, Castro Valley area of unincorporated Alameda County, bearing Assessor’s designation: 084B-0472-039-00.
2. **VARIANCE, V-11955 – BLAKE & DANA CRISP** – Application to allow a 1 foot side yard setback where 5 feet is the minimum allowed with the construction of an addition, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 18623 Sandy Road, west side 320 feet of Seaview Avenue, Castro Valley area of unincorporated Alameda County, bearing Assessor’s designation: 084C-0870-013-00.
3. **VARIANCE, V-11958 – DONNA WILLIAMS** – Application to allow construction of an attached addition with a front yard setback of 11 feet where 20 feet is the minimum, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 18472 Vernon Court, Castro Valley area of unincorporated Alameda County, bearing Assessor’s designation: 084D-1208-021-00.
4. **VARIANCE, V-11960 – MARIO MAPOY** - Application to establish building site status for a parcel without frontage on a county road, in a R-S-D-20 (Suburban residence, 2000 square feet Minimum Building Site Area/Dwelling Unit) District, located at 2060 Miramonte Avenue, south east side 320 feet north east of Foothill Boulevard, San Leandro area of unincorporated Alameda County, bearing Assessor’s designation: 080A-0204-002-06.
5. **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 and August 22, 2005. (Continue to October 11, 2005)

E. Regular Calendar

- 1. VARIANCE, V-11946 – LEE 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, and designated Assessor's Parcel Number: 415-0060-083-00.
- 2. SITE DEVELOPMENT REVIEW, S-2022, CHEVRON/RHL DESIGN GROUP -** Application to install new fascia and signage on the current Shell gas station located within the CVCBD-SUB7 (Castro Valley Central Business District Specific Plan, Sub Area 7) District, located on 3495 Castro Valley Boulevard, south side, corner of Redwood Road, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 084A-064-005-02.
- 3. TENTATIVE TRACT, TR-7684 – COOK/HIFAI –** Application to for a condo conversion of two existing apartment buildings located in CVCBD-SUB5 (Castro Valley Central Business District Specific Plan, Sub Area 5) District, at 20421-99 Anita Avenue, west side 350 feet north of Castro Valley Boulevard, unincorporated Castro Valley area of Alameda County, bearing Assessor's 080A-0131-007-02
- 4. TENTATIVE PARCEL MAP, PM-8345 – LAI –** Application to subdivide one parcel containing 0.75 acres into three lots, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle)district, located at 4420 Edwards Lane, north side, approximately 700 feet west of Center Street, Castro Valley area of unincorporated Alameda County, bearing County Assessor's designation: 084C-0696-011-05.
- 5. TENTATIVE MAP, PARCEL MAP, PM-8796 – CHRISTENSEN –** Application to subdivide one parcel containing 0.56 acres into three lots, in a R-1-CSU-RV (Single family Residence, Conditional Secondary Unit, Recreation Vehicle) District, located at 3569 Christensen Lane, south side, approximately 650 feet east of Lake Chabot Road, Castro Valley area of unincorporated Alameda County, bearing County Assessor's designation: 084B-0529-003-00.

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, OCTOBER 10, 2005

