

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, February 27, 2006**

Time: 6:30 p.m.

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

- A. Call to Order/Roll Call**
- B. Approval of Minutes of January 9 & 23, 2006**
- 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.

## **E. Regular Calendar**

- 1. Proposed Amendments to the Plan for the Upper Madison Avenue/Common Road Area** – Consideration of amendments to the Specific Plan for the Upper Madison Avenue/Common Road Area, (hereinafter the “Madison Specific Plan”) which establishes zoning regulations for all those parcels accessed from Madison Avenue and Common Road north of Seaview Avenue in Castro Valley. Proposed Plan amendments include requiring Site Development Review for significant construction, allowing flexible side yard setbacks, refining maps of the Plan area and reinforcing slope controls.
- 2. CONDITIONAL USE PERMIT, C-8469, - SON X. HOANG -** Application to allow operation of an alcohol outlet (Tony and Ted’s Liquor) in conjunction with a convenience store in a CVCBDSP-SUB3 (Castro Valley Central Business District Specific Plan – Consumer/Medical Oriented Retail/Service/High Density Residential) District, located at 2688 Castro Valley Boulevard, north side, corner of Park Way, unincorporated Castro Valley area of Alameda County, and designated Assessor's Parcel Numbers: 084A-0181-057-03 and 058-03. **(Continued from January 9 & 23, 2006)**
- 3. CONDITIONAL USE PERMIT, C-8478 -OMNIPOINT dba T-MOBILE -** Application to install and operate a wireless telecommunication facility in an R-1-RV (Single Family Residential with Recreational Vehicle) District, located at 2301 Miramar Avenue, north side, unincorporated Castro Valley, and designated Assessor’s Parcel Number: 080A-0191-034-04.
- 4. TENTATIVE PARCEL MAP, PM-8874 – LUCIANI –** Application to subdivide one parcel containing 0.34 acres into two lots, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 4518 Heyer Lane, north side, approximately 169 feet east of Schlosser Avenue, Castro Valley area of unincorporated Alameda County, bearing County Assessor’s designation: 084C-0780-036-00. **(Continued from January 23, 2006)**

- 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 13, 2006**