

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 24, 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 April 10, 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.

1. **VARIANCE, V-12000 – DANIEL L. DEL RIO** – Application to allow construction of an attached addition (Garage) providing a 6 foot side yard where 15 is the minimum, in a R-1-L-B-E-CSU-RV (Single Family Residence, Limited Agricultural, 5-Acre Minimum Building Site Area, 100 foot Median Lot Width, 30 foot Front Yard, Conditional Secondary Unit, recreational Vehicle Parking), located at 8216 Crow Canyon Road, west side, ¼ mile north of Norris Canyon Road, unincorporated Castro Valley area of Alameda County, bearing County's Assessor designation: 085-1750-005-22. **(Continued from April 10, 2006).**
2. **VARIANCE, V-12001, ACRO ELECTRIC** – Application to install a detached accessory structure in the front half of the lot, 20 feet from the front lot line where otherwise permitted in the back half of the lot, or 75 feet back, in a R-1-L-B-E (Single Family Residence, Limited Agricultural, 5a.c. Minimum Building Site Area, 300 M.L.W, 30 F.Y.) District, located at 6161 E. Castro Valley Blvd., south side 250 west of Palo Verde Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 085A-0550-013-01.

## **E. Regular Calendar**

1. **VARIANCE, V-11982 – PATRICK A. LOVE** – Application to allow a garage conversion with on-site parking in the side yard, in a R-1-CSU-RV (Single family Residence, Secondary Unit, Recreational Vehicle) District, located at 3773 Cottage Court, north side 284 feet west of Parsons Avenue, Castro Valley area of unincorporated Alameda County, bearing County's Assessor's designation: 084D-1329 -017-00. **(Continued from March 13, 2006).**
2. **VARIANCE, V-11998 – DONOVAN McKEEVER** – Application to construct an attached garage and a secondary dwelling unit 3 feet, 2 inches from the side lot line where a six-foot setback is required, and to permit two independently accessible parking spaces where three are required, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 19349 Santa Maria Avenue, west side 300 feet south of Lux Avenue, unincorporated Castro Valley area of Alameda County, bearing County's Assessor designation: 84C-0570-125-03. **(Continued from April 10, 2006).**
3. **SITE DEVELOPMENT REVIEW, S-2028 – LARSON/SAIDIAN** – Application to allow the construction of a two story, 7240 square foot retail and office building in the CVCBD, Sub 7 (Castro Valley Central Business District Specific Plan, Sub Area 7) located at 3226 Castro Valley Boulevard, north side, approximately 200 feet west of Santa Maria Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 84A-0112-011-00.

4. **TENTATIVE PARCEL MAP, PM-7766 – L.C. ASSOCIATES, LP -**  
Application to subdivide one parcel containing 0.65 acres into five commercial office units with common parking and landscape area, in a CVBD SUB4 (Castro Valley Central Business District, Sub area 4) District, located at 20700 and 20730 Lake Chabot Road, east side, approximately 320 feet north of Castro Valley Boulevard, Castro Valley area of unincorporated Alameda County, bearing County Assessor's numbers: 084A-0160-012-09 and 084A-160-012-10.
  5. **TENTATIVE PARCEL MAP, PM-8893 – XUEQIANG CHEUNG –**  
Application to subdivide one parcel containing 0.86 acres into two lots, in a R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle Parking) District, located at 2400 Stanton Hill Road, north east side, approximately 20 feet north east of West Ridge Court, Castro Valley area of unincorporated Alameda County, bearing County Assessor's designation: 084A-0185-024-00.
  6. **TRACT MAP, TR-7747 and SITE DEVELOPMENT REVIEW, S-2048 – K&Z HOMES –** Application to construct eight condominium units on one parcel containing 0.46 acres, in a R-S-D-15 (Suburban Residence, 1,500 sf Minimum Building Site Area per Dwelling) District, located at 20378 Stanton Avenue, east side, approximately 187 feet south of Denning Court, Castro Valley area of unincorporated Alameda County, bearing County Assessor's designation: 084A-0181-014-00 and the rear portion of 084A-0181-015-00. (**Continued from March 27, 2006**).
- F. Open Forum**
- G. Chair's Report**
- H. Committee Reports**
- **Eden Area Alcohol Policy Committee**
  - **Redevelopment Citizens Advisory Committee**
  - **Castro Valley Parkland Committee**
- I. Staff Announcements, Comments and Reports**
- J. Council Announcements, Comments and Reports**
- K. Adjourn**

**NEXT HEARING DATE: MONDAY, May 8, 2006**