

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, May 8, 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 24, 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).**

#### **E. Regular Calendar**

1. **SITE DEVELOPMENT REVIEW, S-2028 – LARSON/SAIDIAN** – Application to allow the construction of a two story, 9000 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.
2. **SITE DEVELOPMENT REVIEW, S-2037 – Gettler-Ryan, Inc.** – Application for the installation of signs on an existing building in CVCBD-Sub7 (Castro Valley Central Business District Specific Plan – Sub Area 7) District, located at 3519 Castro Valley Boulevard, south side, corner southeast of Redwood Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 84C-0618-001-04.

3. **PARCEL MAP, PM-8958 & VARIANCE V-12012 – KADO INVESTMENTS LLC** – Application to allow a) 13 foot front yard setbacks where 20 feet is required; b) 4 foot side yard setbacks where 10 feet is required; c) 2 foot setbacks from the access driveway where 10 feet is required; and d) 3 feet between buildings where 10 feet is required, with the subdivision of one site containing 0.42 acres into two lots (no new construction is proposed), in the R-S-D-20 (Suburban Residential, 2,000 square feet Minimum Building Site Area per Dwelling Unit) District, located at 2516-28 Grove Way, northwest side, 671 feet southwest of Vergil Street, Castro Valley area of unincorporated Alameda County, bearing County Assessor's Parcel Number: 416-0040-041-02. (Continued from March 27, 2006)
4. **TENTATIVE PARCEL MAP, PM-9076 – MAPOY** – Application to subdivide one parcel containing 0.36 acres into two lots, in a R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle Parking) District, located at 19530 Forest Avenue, east side, south corner at Heyer Avenue, Castro Valley area of unincorporated Alameda County, bearing County Assessor's designation: 084C-0705-018-00.
5. **MODIFICATION TO THE 2186<sup>th</sup> ZONING UNIT, MZU-2186 AND CONDITIONAL USE PERMIT, C-8502 – CRAWFORD** - Petition for modification of the 2186<sup>th</sup> Zoning Unit and Conditional Use Permit, C-8502, by allowing the front unit to be oriented toward Grove Way, realigning three buildings, changing the exterior finish of all the units, and changing Condition of Approval # 3, regarding an access easement on a site containing 1.4 acres, in a PD-ZU-2186 (Planned Development, 2186<sup>th</sup> Zoning Unit) District, located at 2854 Grove Way, north side, approximately 250 feet east of Betlan Way in the unincorporated Castro Valley area of Alameda County, having County Assessor's Parcel Number: 0416-0060-030-02.
6. **2200TH ZONING UNIT and TRACT MAP TR-7709 – FOREST CIRCLE LLC** - Petition to reclassify three parcels (and portions of two adjacent parcels) from the R-S-D-20 (Suburban Residence, 2,000 square foot Minimum Building Site Area/Dwelling Unit) District to a P-D (Planned Development) District, so as to construct 35 townhouse units, located at 20560 Forest Avenue, east side, approximately 550 feet north of Castro Valley Boulevard, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Numbers: 084C-0713-013-00, 084C-0716-001-05 and 084C-0716-001-06 (and associated Assessor's Parcel Numbers: 084C-0723-007-03 and 084C-0713-012-01).

**7. VARIANCE, V-11993, FOREST CIRCLE, LLC/HARRY & MARY TODD** - Application to allow construction of a new detached secondary unit two stories, 26 feet in height where one story and 15 feet in height is the maximum allowed; and providing three-and-half feet side and rear yard where five and 20 feet are required, in an R-S-D-20 (Suburban Residence, 5,000 square foot Minimum Building Site Area) District, located at 20554 Forest Avenue, east side 350 feet, north from the intersection with Vincent Court, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number 84C-0713-012-01.

**F. Open Forum**

**G. Chair's Report**

**H. Committee Reports**

- **Eden Area Alcohol Policy Committee**
- **Redevelopment Citizens Advisory Committee**
- **Castro Valley Parkland Committee**
- **Ordinance Review Committee**

**I. Staff Announcements, Comments and Reports**

**J. Council Announcements, Comments and Reports**

**K. Adjourn**

**Next Meeting: May 22, 2006**