

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 22, 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 and May 08, 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. CONDITIONAL USE PERMIT, C-8487 – T-MOBILE USA** - application to allow continued operation of a wireless communication facility (T-Mobile) in an A (Agricultural) District located at 6390 Grassland Drive, north east side, 1200 feet southeast of Sunnyslope Avenue in the unincorporated Castro Valley area of Alameda County, and designated Assessor's parcel numbers: 085A-1400-001-10 and 085A-1400-001-07.

E. Regular Calendar

- 1. VARIANCE, V-12010 – GURDEEP S. MAHAL** – Application to construct a single family dwelling 30 feet in height where 25 feet is the maximum, in a P-D (ZU-1451) (Planned Development, 1451st Zoning Unit) District, located at 2850 Eugene Terrace, north east side 3000 feet north west of Carlton Avenue, unincorporated Castro Valley area of Alameda County, bearing Assessor's designation: 084B-0405-030-00.
- 2. CONDITIONAL USE PERMIT, C-8499 – JAVIER PENA** – Application to allow the operation of an alcohol outlet in conjunction with a supermarket (El Rancho Supermercado), in a C-N (Neighborhood Business) District, located at 22291 Redwood Road, west side corner north of Grove Way, unincorporated Castro Valley area of Alameda County, bearing Assessor's designation: 415-0100-054-00.
- 3. 2234th ZONING UNIT AND TENTATIVE PARCEL MAP, PM-8853 – TERESA NAZARETH** – Petition to reclassify from an R-S-D-35 (Suburban Residence, 3,500 square feet building site area per dwelling unit) District to a PD (Planned Development) District, to allow subdivision of one site containing approximately 0.96 acres into three parcels, respectively containing two existing detached single family residences and one existing nine-unit apartment building, and allowing site-specific development standards, located at 22565, 22567 and 22569 Center Street, west side, 400 feet north of B Street/ Kelly Street, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designation: 0416-0110-005-03.

4. **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 and April 24, 2006).**
5. **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). **(Continued from May 8, 2006).**
6. **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.**(Continued from May 8, 2006).**
7. **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.

8. **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.
 9. **MODIFICATION OF SITE DEVELOPMENT REVIEW, MS-1985 – HUGHES** – Application to modify S-1985 with the extension of a block wall to screen roof-top equipment and to remove an existing carport canopy in the CVCBD, Sub 10 (Castro Valley Central Business District Specific Plan, Sub Area 10) District, located at 3714 Castro Valley Boulevard, northeast corner of the intersection of Yeandle and Avenue and Castro Valley Boulevard, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 84C-0724-063-00.
- 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 HEARING DATE: MONDAY, June 12, 2006