

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

**JULY 27 IS THE 25TH ANNIVERSARY OF
THE FIRST MEETING OF THE CASTRO
VALLEY MUNICIPAL ADVISORY COUNCIL**

**CONGRATULATIONS FOR 25 YEARS
OF A JOB WELL DONE!**

**REVISED
Agenda
Castro Valley Municipal Advisory Council
Monday, July 24, 2006**

Time: 5:00 p.m. - Workshop to examine Draft Castro Valley General Plan Development Related Issues.

6:30 p.m. – Regular Meeting

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

A. Call to Order/Roll Call

B. Approval of Minutes of May 22 and July 10, 2006

C. Public Announcements

D. Regular Calendar

- 1. 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, May 22, June 12 and June 26, 2006).**
- 2. 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, May 22, June 12 and June 26, 2006).**

3. **TENTATIVE PARCEL MAP, PM - 8757 - DUNG-GIPSON**
Application to subdivide one site into three parcels, containing approximately 0.68 acre in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit with Recreational Vehicle) District, located at 19388 Lake Chabot Road, east side, 250 feet north of Barlow Drive, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designation: 084B-0529-035-02.
4. **SITE DEVELOPMENT REVIEW, S-2065 – BENSON/TRIEBLE –**
Petition to allow façade improvements, new signage and new roofing, in the CVCBD SUB 7, (Castro Valley Central Business District Specific Plan, Sub Area 7) District, located at 20579 Santa Maria Avenue, west side, approximately 300 feet north of Castro Valley Blvd. Castro Valley area of unincorporated Alameda County, bearing County Assessor's Parcel Number: 084A-0112-003-17.
5. **SITE DEVELOPMENT REVIEW, S-2069 – ALFREDO & NANCY GONZALEZ –** Application to allow the continued operation of a boarding stable for 80 horses, in a “A” (Agricultural) District, located at 22469 Eden Canyon Road, north west side 0.65 miles north east of Hollis Canyon Road, unincorporated Castro Valley area of Alameda County, bearing Assessor's designation: 085A-0100-003-00. **(Continued from June 26, and July 10, 2006).**
6. **SITE DEVELOPMENT REVIEW, S-2070 – ALFREDO & NANCY GONZALEZ –** Application to allow 3 mobile homes for on-site agricultural caretakers, in a “A” (Agricultural) District, located at 22469 Eden Canyon Road, north west side 0.65 miles north east of Hollis Canyon Road, unincorporated Castro Valley area of Alameda County, bearing Assessor's designation: 085A-0100-003-00. **(Continued from - June 26 and July 10, 2006).**
7. **VARIANCE, V-12005 - RICHARD LOUNSBURY -** Application to allow an existing three foot side yard by attaching an existing detached garage to the dwelling where five feet side yard is required in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle parking restrictions) District, located at 18391 Carlton Avenue, west side, approximately 100 feet north of Dominic Drive, in the unincorporated Castro Valley Area of Alameda County, designated Assessor's Parcel Number: 084B-0405-007-02.

8. **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.
 9. **VESTING TENTATIVE TRACT MAP, TR-7305 - ALCORN/DELCO** ~ Application to allow subdivision of one parcel into seventeen parcels on a site containing approximately 3.99 acres in an "R-1-CSU-RV" (Single-Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 4653 Malabar Avenue, south side, approximately 250 feet west of Pepper Street, Castro Valley area of unincorporated Alameda County, bearing County Assessor's Parcel Number: 084C-0835-001-07.
- E. Open Forum
 - F. Chair's Report
 - G. Committee Reports
 - Eden Area Alcohol Policy Committee
 - Redevelopment Citizens Advisory Committee
 - Castro Valley Parkland Committee
 - Ordinance Review Committee
 - H. Staff Announcements, Comments and Reports
 - I. Council Announcements, Comments and Reports
 - J. Adjourn

NEXT HEARING DATE: MONDAY, August 14, 2006