

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, September 11, 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 August 28, 2006**
- C. Public Announcements**

D. Regular Calendar

1. **PROGRAM TO DEVELOP DESIGN STANDARDS FOR INFILL DEVELOPMENT** - Outline of staff work-program to form design standards for infill development including single-family, multi-family and mixed commercial/residential development. This will include a discussion of the scope of work, work products and time line for delivery of work products.
2. **VARIANCE, V-11963 – VAN VOORHIS** – Application to effect a boundary adjustment and thereafter approve as two building sites that are reduced in area from the required 100 acres (under Alameda County General Ordinance Code Section 17.06.060) to 5 and 73 acres in an A (Agriculture) District located at 22000 Eden Canyon Road, southeast side, 1.4 miles north of Interstate I-580, rural canyons area of Castro Valley, bearing Assessor's Parcel Number: 85A-2201-12. This is a referral by the Board of Supervisors to consider alternative approach to establishing building sites and report back to the Board.
3. **MODIFIED ZONING UNIT, MZU-1763 and CONDITIONAL USE PERMIT, C-8523 – WILLIAM LANE** - Petition to allow minor modification of the 1763rd Zoning Unit (to be implemented by Conditional Use Permit, C-8523) and allow construction of a three story addition, in a PD-ZU-1763 (Planned Development, 1763rd Zoning Unit) District, located at 21966 Dolores Street, east side, approximately 100 feet north of Grove Way, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Number: 415-0110-062-00.
4. **SITE DEVELOPMENT REVIEW, S-2084, SAMUEL ALIKIAN** – Application to allow a Sign Review at an existing commercial building with minor building facade improvements, located at 3701 Castro Valley Boulevard, south side, about 350 feet east of Yeandle Avenue, Unincorporated Castro Valley Area of Alameda County, designated Assessor's Parcel Number 084C-0621-002-00.
5. **DISCUSSION OF GARAGE CONVERSION ORDINANCE** – Possible revision to Zoning Regulations, Title 17, 52.955: Limitation on and necessary findings for approval of conversion of garages to non-garage uses.

- 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, September 25, 2006