

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, March 26, 2007**

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 March 12, 2007**
- C. Public Announcements**

**D. Consent Calendar – No items.**

**E. Regular Calendar**

- 1. Informational Item-** The adoption of the Castro Valley General Plan (CVGP) and the Castro Valley Redevelopment Strategic Plan (Redevelopment Plan) will modify the allowed uses in several areas; these plans are drafted to be in support of each other. The existing Castro Valley Central Business District Specific Plan (CVCBD Plan) will become subservient to the CVGP and Redevelopment Plan, but anomalies will exist and interpretation will be necessary. Numerous implementation strategies and programs will result from the CVGP (such as updates of the zoning maps and other documents) which will take time to complete.

In the interim, preliminary proposals and applications will be made that may conflict with the new CVGP. The Planning Department, Redevelopment and/or other agencies may look to the MAC and PC for informal interpretations and input on specific projects even in advance of your formal discretionary review.

This brief informational-only discussion will provide an opportunity for staff and the community of obtain a sense from the MAC regarding this period of transition.

- 2. SITE DEVELOPMENT REVIEW, S-2107 – ZOU/HOANG –** Application to allow the remodel of an existing building to be used as a restaurant in the CVCBD, Sub 3 (Castro Valley Central Business District Specific Plan, Sub Area 3) located at 2688 Castro Valley Boulevard, north side, west of Lake Chabot Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 84A-0181-057-03. **(Continued from February 26, 2007).**
- 3. CONDITIONAL USE PERMIT, C-8576 – MARCO ANTONIO ARIAS -** Application to allow sales of hard liquor in an existing tavern/restaurant (Los Molcajetes) in a C-1 (Retail Business) District, located at 22152 & 22154 Redwood Road, east side, 550 north of Grove Way, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 416-0030-017-02.
- 4. VARIANCE, V-12038 – ZORAN MILENKOVIC –** Application to allow construction of an accessory structure covering 48% of the required rear yard where 30% is allowed in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 3575 Christensen Lane, south side, 800 feet east of Lake Chabot Road, in the unincorporated Castro Valley Area of Alameda County, bearing Assessor's Parcel Number: 84B-0529-002.

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5. **VARIANCES, V-12051, V-12057**  
**SITE DEVELOPMENT REVIEW, S-2098, S-2110, S-2111 – DE LA CADENA & AUFDERMAUER** - Application to build three houses, one on each of three, contiguous, vacant parcels located approximately 1200 feet north of Seaview Avenue on Common Road, east side of Castro Valley Creek, all parcels in the R-1-B-40-CSU-RV (Single Family Residence, 40,000 square feet M.B.S.A., 150' MLW, 30' FY, Conditional Secondary Unit) zoning district and located within the Madison Area Specific Plan, Castro Valley area of unincorporated Alameda County, and requiring the following planning actions:
- 5.A. On Assessor's Parcel Number 084C-0895-039-00, S-2098, application to build one house, SDR required by the Madison Area Specific Plan;
- 5.B. On Assessor's Parcel Number 084C-0895-040-00, S-2110, application to build one house, SDR required by the Madison Area Specific Plan; and **V-12051**, application to allow construction of a structure approximately 250' back from the front property line in an area between 25% and 30% slope where a 70' maximum setback is required by the Madison Area Specific Plan;
- 5.C. On Assessor's Parcel Number 084C-0895-041-00, S-2111, application to build one house, SDR required by the Madison Area Specific Plan; and **V-12057**, application to allow construction of a structure within an area that is 30% or greater in slope, where no structures are allowed on such slopes by the Madison Area Specific Plan.
6. **TENTATIVE PARCEL MAP, PM-9016 AND VARIANCE V-12006 – HUANG** - Application to allow the subdivision of one lot into three and to allow a side yard setback of five feet, six inches, where ten feet is required, and an eight foot rear yard setback where 20 feet is required, located at 21125 Tyee Court, northwest side, approximately 500 feet north of Norbridge Avenue, Castro Valley area of unincorporated Alameda County, bearing the Assessor's Parcel Number 084A-0025-002-00.
- E. **Regular Calendar**
- F. **Open Forum**
- G. **Chair's Report**
- H. **Committee Reports**

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

**I Staff Announcements, Comments and Reports**

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

**K. Adjourn**

**NEXT HEARING DATE: MONDAY APRIL 9, 2007**