

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

REVISED

Agenda

Castro Valley Municipal Advisory Council Monday, April 9, 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 26, 2007**
- 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-8570, ELIZABETH PENNINGTON / T- MOBILE** Application to allow continued operation of a wireless communication facility (T-Mobile) in an P-D Planned Development, (ZU-1449th) Zoning Unit, located at 19179 Center Street, west side, corner north of Heyer Avenue, in the unincorporated Castro Valley area of Alameda County, and designated Assessor's parcel number: 084C-0775-006-07.
2. **CONDITIONAL USE PERMIT, C-8571, ELIZABETH PENNINGTON / T- MOBILE** Application to allow continued operation of a wireless communication facility (T-Mobile) in a P-D Planned Development, (ZU-1566th) Zoning Unit, located at 4169 High Ridge Place, south east side, approximately, 200 feet, east of Chaparral Lane, in the unincorporated Castro Valley area of Alameda County, and designated Assessor's parcel number: 085-6301-020-01.

E. Regular Calendar

1. **Social Host Ordinance Proposal – Ruben Briones, Chief of Staff, Supervisor Alice Lai-Bitker**
2. **Public Works Agency - Presentation regarding the I-580 interchange project, including retaining wall design treatments and effects on the Spencer Mortuary property – Art Dao, ACTIA & Richard Tanaka, Mark Thomas & Co.**
3. **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:

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- 3.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;
- 3.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;
- 3.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.
(Continued from March 26, 2007)
- 4. 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 and March 26, 2007).**
- 5. MODIFICATION OF TENTATIVE MAP, PARCEL MAP, PM-8204 - WINKLER -** Application to consider the request of the Applicant to eliminate condition of approval No. 25 (to install a masonry wall along the eastern property line) which allowed the subdivision of one site into two parcels, containing approximately 0.89 acre in a R-1-B-E-CSU-RV (Single Family Residence, 10,000 square foot MBSA, Conditional Secondary Unit, Recreational Vehicle Regulations) District, located at 4868 Proctor Road, north side, 840 feet northwest of Redwood Road, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designation: 084D-1275-004.
- 6. ZONING UNIT, ZU-2244 – WALLACE –** Preliminary review of application to reclassify from the R-1-CSU-RV (Single Family Residential, Conditional Secondary Unit, Recreational Vehicle, 5,000 square feet Minimum Building Site Area) District to a PD (Planned Development) District so as to allow 6 townhouse units with attached garages on a site of 22,514 square feet (0.52 acre) and site-specific development standards, to replace a single-family home and duplex, located at 3232-3236 Somerset Avenue, north side, 750 feet east of Lake

Chabot Road, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number 084B-0546-012-03.

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 23, 2007