

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 24, 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 September 10, 2007**
- C. Public Announcements**

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- D. Consent Calendar – No Items.**
- E. Regular Calendar**
- 1. Council Elections - Chair**
 - 2. VARIANCE, V-11982 – PATRICK LOVE** – Application to allow a garage conversion thereby locating the required parking space encroaching 13 feet into the required front yard, in a R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 3773 Cottage Court, north side 284 feet west of Parsons Avenue, in the unincorporated Castro Valley area of Alameda County and designated Assessor’s parcel Number: 084D-1329-017-00. **(Continued from September 10, 2007).**
 - 3. CONDITIONAL USE PERMIT, C-8547 - JASON OSBORNE** - Application to allow continued operation of a wireless telecommunication facility in the A (Agricultural) District, located at Eden Canyon Road, east side, 2/3 miles north of I-580, unincorporated Castro Valley, and designated Assessor’s Parcel Numbers: 085A-1200-001-11.
 - 4. CONDITIONAL USE PERMIT, C-8646 – AMERICAN TOWER CORP.** – Application to allow continued operation of a radio transmission facility (cell site), in a “A” (Agricultural) District, located at 23205 Eden Canyon Road, east side 1000 feet north of I-580, in the unincorporated Castro Valley area of Alameda County, bearing County Assessor’s Parcel Number: 085A-1200-001-10.
 - 5. CONDITIONAL USE PERMIT, C-8648 & SITE DEVELOPMENT REVIEW, S-2128 – MI ARCHITECTS** – Application to allow construction of an addition & remodel of an existing service station with alcohol sales, in a CVCBD SPECIFIC PLAN – SUB 1 (Castro Valley Central business District Specific Plan – Sub-area 1) District, located at 2445 Castro Valley Blvd., south east side 200 feet south west of Stanton Avenue, in the unincorporated Castro Valley area of Alameda County, bearing County Assessor’s Parcel Number: 084A-0007-011-02.
 - 6. VARIANCE, V-12061 – SEAD SISIC** - Application to allow a 6’ high fence where 4’ is the maximum and to allow an accessory structure in the front half of the lot in an “R-1-CSU-RV” (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 18658 Crest Avenue, northeast side, 440 feet northwest of Titan Way, in the unincorporated Castro Valley area of Alameda County, and designated Assessor’s Parcel Number: 084B-0370-007-13

7. **TENTATIVE PARCEL MAP, PM-9566 & VARIANCE, V-12080 – KREMER** - Application to subdivide one parcel containing 0.40 acres into two lots and to retain an existing secondary unit as a legal non-conforming use where not otherwise allowed, limited to ordinary maintenance and minor repair only, two stories in height where one story is the maximum, and with a 2.5' side yard where 7' is the minimum for a residential use, in a R-1 (Single Family Residence) District, located at 22440 Charlene Way, east side, approximately 200 feet southeast of Redwood Road, Castro Valley area of unincorporated Alameda County, bearing County Assessor's Parcel No.: 416-0130-001-00.
8. **SITE DEVELOPMENT REVIEW, S-2125 – PERRY BUILDERS** – Application to allow a garage conversion, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 21636 Lake Chabot Road, north east side 200 feet north west of Orange Avenue, in the unincorporated Castro Valley area of Alameda County, bearing County Assessor's Parcel Number: 415-0060-077-00.
9. **SITE DEVELOPMENT REVIEW, S-2127 – ANTHONY TABACCO/PETE'S HARDWARE CO.** – Application to allow an addition and remodel of an existing building (Pete's Hardware) on one parcel containing approximately 1.76 acres, in the "CVCBD-SUB-2" (Castro Valley Central Business District, Sub-Area 2) District, at 2569 Castro Valley Boulevard, south side, approximately 180 feet west of Park Way, Castro Valley area of unincorporated Alameda County, bearing County Assessor's Parcel Number: 084A-0012-001-03.
10. **SITE DEVELOPMENT REVIEW, S-2131 – CAHOON-SHIRZAD** – Application to allow demolition of an existing single-family dwelling and the construction of a new single-family dwelling, on one parcel containing approximately 0.78 acres, in the PD (Planned Development) District, at 5309 Jensen Road, south side, approximately 0.6 miles north-east of East Castro Valley Boulevard, Castro Valley area of unincorporated Alameda County, bearing County Assessor's Parcel Number: 085A-0350-003-02.
11. **SITE DEVELOPMENT REVIEW, S-2133, LEE'S SIGNS/FINK** Application to allow new signage for a restaurant, in the Castro Valley Central Business District Specific Plan Sub-area 10 (CVCBDSP-SUB 10) District located at 3774 Castro Valley Boulevard, north side, approximately 250 feet west of Forest Avenue, Unincorporated Castro Valley Area of Alameda County, designated Assessor's Parcel Number 084C-0724-068-00

- F. Open Forum**
- G. Chair's Report**
- H. Committee Reports**
 - **Eden Area Alcohol Policy Committee**
 - **Redevelopment Citizens Advisory Committee**
 - **Ordinance Review Committee**
 - **Eden Area Livability Initiative**
- I. Staff Announcements, Comments and Reports**
- J. Council Announcements, Comments and Reports**
- K. Adjourn**

NEXT HEARING DATE: MONDAY, OCTOBER 8, 2007