

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, October 22, 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 October 8, 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. **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 (**Continued from October 8, 2007**)

E. Regular Calendar

1. **TENTATIVE PARCEL MAP, PM-9236 / BOUNDARY ADJUSTMENT, BA 15-07 / VARIANCE, V-12071 – LESEUR** – Application to subdivide one parcel containing 0.37 acres into two lots, with a Boundary Adjustment, and allow a 16' front yard setback where 20' is required on Parcel 1 and a 0' street side yard setback where 10' is required on Parcel 2, in a R-1-CSU-RV (Single Family Residence, conditional Secondary Unit, Recreational Vehicle) District, located at 19223 Carlton Avenue, Castro Valley area of unincorporated Alameda County, bearing County Assessor's designation: 084B-0441-043-00.
2. **CONDITIONAL USE PERMIT, C-8639 - SERVING COMMUNITY CHURCH / LEE** – Application to allow the operation of a church in the PD (Planned Development, 1779th Zoning Unit) District, located at 18911 and 18919 Lake Chabot Road, approximately 234 feet northeast of Keith Avenue, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Numbers: 084B-0502-045, 084B-0502-055, and 084B-0502-046.

3. **VARIANCE, V-12092 and SITE DEVELOPMENT REVIEW, S-2128 – MI ARCHITECTS/MOORJANI** – Application to allow building coverage of 29% where 20% is the maximum permitted with additions and remodel of an existing service station in the CVCBD Specific Plan Sub Area 1 (Castro Valley Central Business District Specific Plan, Low Intensity Retail), located at 2445 Castro Valley Boulevard, southwest, corner with Strobridge, unincorporated Castro Valley area of Alameda County, and designated Assessor's Parcel Number: 084A-0007-011-02.
 4. **VARIANCE, V-12084 – MAURICE DAWSON** – Application to allow a 2 foot side yard setback where 5 foot is required, in a R-1-RV (Single Family Residence, Recreational Vehicle) District, located at 16715 Rolando Avenue, south west side 280 feet north east of Winding Blvd., Castro Valley area of unincorporated Alameda County, bearing County Assessor's designation: 080A-0212-021-00.
 5. **TENTATIVE PARCEL MAP, PM-9538 – TRAN** – Application to subdivide one parcel containing 1.72 acres into four lots, in a R-1-BE-CSU-RV (Single Family Residence, 10,000 square foot Minimum Building Site Area, Conditional Secondary Unit, Recreational Vehicle) District, located at 4584 Ewing Court, north side, terminus north of Ewing Road, Castro Valley area of unincorporated Alameda County, bearing County Assessor's designation: 084D-1257-095-00.
 6. **TENTATIVE PARCEL MAP, PM-9609 – TUCKNOTT** – Application to subdivide two parcels containing .74 acres, approximately 32,297 square foot, into four lots, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 19455 & 19461 Parsons Avenue, west side, corner southwest of Costa Avenue, Castro Valley area of unincorporated Alameda County, bearing County Assessor's designation: 084D-0531-037-00.
- 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: TUESDAY, NOVEMBER 13, 2007