

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

Tuesday, November 13, 2007

PLEASE NOTE TIME OF HEARING

Time: **6:00 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 22, 2007**
- C. Public Announcements**

- D. Consent Calendar – No Items.**
- E. Regular Calendar**
- 1. TENTATIVE PARCEL MAP, PM-9236 / BOUNDARY ADJUSTMENT – BA-15-07 / VARIANCE, V-12071 – BRIAN 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. **(Continued from October 22, 2007).**
 - 2. CONDITIONAL USE PERMIT, C-8562, MARYANN MILLER NOVAK** – Application to allow operation of a telecommunications facility, in the R-1-RV (Single Family Residence, Recreational Vehicle) District, located at 2301 Miramar Avenue, north side of west of Crest Avenue, unincorporated San Leandro area of Alameda County, bearing Assessor's Parcel Number: 080A-0191-034-04. **(Continued from October 8, 2007).**
 - 3. 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. **(Continued from October 22, 2007)**
 - 4. CONDITIONAL USE PERMIT, C-8656 – KEVIN HINKLEY** – Application to allow the continued operation of a light auto repair facility, in a P-D (ZU-1914) (Planned Development 1914th Zoning Unit) District, located at 5269 Crow Canyon Road, south side term of Greenridge Road, in the unincorporated Castro Valley area of Alameda County, bearing County Assessor's Parcel Number: 085-5300-003-06.
 - 5. VARIANCE, V-12087 – BEVERLY A. DIXON** - Application to allow a 4 foot rear yard where 20 feet is required to retain an existing solarium in a R-1-BE-CSU-RV (Single Family Dwelling, 7,000 square feet MBSA, Secondary unit is permitted, Recreational parking is permitted) District located at 5953 Highwood Road, southeast side, 500 feet, north of Lomond Way, in the unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Numbers: 085-1605-012-00.

6. **TENTATIVE PARCEL MAP, PM-8570, PARKINSON**, application to subdivide one parcel into three parcels in an R-1-CSU-RV (Single Family Residential, Conditional Secondary Unit, Recreational Vehicle Restrictions) District located at 2757 Talbot Lane, southeast side, 300 feet northeast of Stanton Avenue, in the unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 084B-0460-004-00.
7. **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.
8. **TENTATIVE TRACT MAP, TR-7842 – PETER LAU** – Application to subdivide one parcel containing approximately 40,755 square feet (0.93 acres) into five parcels in an R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 4269 Heyer Avenue, south side, 810 feet west of Forest Avenue, unincorporated Castro Valley, bearing County Assessor's designation: 084C-0745-001-00.
9. **TRACT MAP- TR-7918 – LANGON GROUP** – The proposed application is to build a 40 unit residential condominium project in Subarea-11, Landuse Group D, located at 21019 Baker Road, approximately 600 feet south of Castro Valley Boulevard and two blocks east of Lake Chabot Road. The site is part of the unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Numbers, 084A-0016-008-02 and 084A-0016-009-02.
10. **SITE DEVELOPMENT REVIEW, S-2138 – KHAN** – Application to allow construction of a new single family dwelling on one parcel containing approximately 1.00 acre (approximately 43,560 square feet) in the P-D (Planned Development, 1489 Zoning Unit) District, located at 5904 Jensen Road, west side, approximately 150 feet north of Hunters Knoll, Castro Valley area of unincorporated Alameda County, bearing County Assessor's Parcel Number: 085A-0001-003-04.

- 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, November 26, 2007