

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, February 25, 2008

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 January 28 and February 11, 2008
- C.** Public Announcements

D. Consent Calendar

1. **SITE DEVELOPMENT REVIEW, S-2119, MCDONALDS/RHL DESIGN GROUP** - Application to allow the demolition and reconstruction of a McDonald's restaurant with a drive through located within the CVCBD-SUB1 (Castro Valley Central Business District Specific Plan, Sub Area 1) District, located on 1620 Strobridge Avenue, east side, 200 feet south of Castro Valley Boulevard, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Numbers: 084A-0007-022-00, 084A-0007-023-02, and 084A-0007-023-03. **(Continued from January 14, 2008). Staff Planner: Jana Beatty**

E. Regular Calendar

1. **CONDITIONAL USE PERMIT, C-8708 - METRO PCS** – Application to allow continued operation of a cell site, in a “A” (Agricultural) district, located at 23207 Hollis Canyon Road, east side 100 feet north of I-580 Freeway, Castro Valley area unincorporated Alameda County, bearing County Assessor's designation: 085A-1150-001-05. **Staff Planner: Richard Tarbell**
2. **VARIANCE, V-12099 & SITE DEVELOPMENT REVIEW, S-2089 YATES, BILLY & KIMBERLEY** – Variance application to allow reduced parking and two roof signs where otherwise not permitted, and Site Development Review application to allow an addition to an existing restaurant (JD's) on a property located in Sub-area 5 of the Castro Valley Central Business District Specific Plan, located at 2837 Castro Valley Boulevard, in the unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 084A-0017-003-00 **Staff Planner: Pat Anekayuwat**
3. **VARIANCE, V-12100 – SOLAR DESIGN CA, INC/BARBARA HAMRICK** - Application to allow a 6-foot side yard where 10-feet are required in conjunction with a residential care facility in a R-S-D-20 (Suburban Residence, 2,000 square foot per dwelling unit) District located at 20531 Forest Avenue, west side, 750 feet, north of Castro Valley Boulevard, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 084C-0724-079. **Staff Planner: Christine Greene.**

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4. **SITE DEVELOPMENT REVIEW - S-2148 – FUGFUGOSH** – Application to allow new signage, in a C-N (Neighborhood Commercial) District, located at 18950 Lake Chabot Road, east side corner southeast of Quail Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 84C-0630-006-06. (**Continued from February 11, 2008**). **Staff Planner: Christine Greene.**

 5. **2252nd ZONING UNIT – JAMES ANDRADE** – Petition to reclassify from an R-S-D-20 (Suburban Residence, 2,000 square feet building site area per dwelling unit) District to a PD (Planned Development) District, to allow subdivision of one site containing approximately 0.34 acres into four parcels and to permit construction of four detached single family residences and allowing site-specific development standards, located at 20540 Forest Avenue, east side, 540 feet north of Vincent Court, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designation: 084C-0713-009-01. **Staff Planner: Andy Young**

 - 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, March 10, 2008