

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, July 13, 2009

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 June 8 and 22, 2009**
- C. Public Announcements / Open Forum**

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- D. Consent Calendar – No Items**
- E. Regular Calendar**
- 1. Discussion regarding interpretation of the accessory structure/fence on Strobridge Avenue. Staff Planner: Sonia Urzua.**
 - 2. Preliminary discussion of proposed Eden Township Health District medical office building, to review site and building plans, and define scope of environmental review – SITE DEVELOPMENT REVIEW, PLN2009-00070** – Application to allow construction of a three-story, approximately 25,473-square foot medical office building and related site improvements, including removal of an estimated 8,000-square foot modular office building, in the CVCBD, Sub 7 (Castro Valley Central Business District Specific Plan, Sub Area 7) District, located at 20410 Lake Chabot Road, east side, about 450 feet north of Castro Valley Boulevard, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Numbers: 84A-0158-008-05 and 84A-0158-010-04. **Staff Planners: Andrew Young.**
 - 3. VARIANCE PLN2009-00010 – SILVA** – Application to allow an illegally constructed garage located in the front half of the property where otherwise not allowed, and within six feet of the side property line of the front half of an abutting lot, in the R-1-B-E-CSU-RV (Single Family Residence, Minimum lot size of 10,000 sq. ft. with 70' median lot width, Conditional Secondary Unit, and Recreation Vehicle) District, located at 4235 Krolop Road, south side, approximately 96' west of Vineyard Road, unincorporated Castro Valley area of Alameda County, designated County Assessor's Parcel Number: 084D-1140-009-20. **Staff Planner: Carole Kajita**
 - 4. VARIANCE, PLN2009-00061 - ROMBOUGH** - Application to allow:
a) building site status for a site of 2,479 square feet, where 5,000 square feet is required; b) .27 foot rear yard setback, where 20 feet is required; c) 1.04 foot street side yard setback, where 10 feet is required; d) 2.47 feet front yard setback, where 20 feet is required; e) 2.95 feet side yard setback, where five feet is required; and f) zero parking spaces, where two are required. The site is zoned R-1 (Single-family Residential), located at 2005 150th Street, in the unincorporated Hillcrest Knolls area of Alameda County, designated Assessor's Parcel Number, 080-0006-13-04. **Staff Planner: Howard Lee.**

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5. **CONDITIONAL USE PERMIT AND MINOR MODIFICATION TO ZONING UNIT, ZU-1816TH, PLN-2009-00041 - WRI GOLDEN STATE LLC/KATE HART** - Application to allow minor modification of the permitted and conditionally permitted uses within the 1816th Zoning Unit (to be implemented by Conditional Use Permit, PLN2009-00041), located at 3891 East Castro Valley Boulevard, south side, 90 feet west of the intersection with Chaparral Lane, Castro Valley area of unincorporated Alameda County, designated Assessor's Parcel Numbers: 085-6300-013-05 and 085-06301-008-06. **Staff Planner: Christine Greene**
- F. **Chair's Report**
- G. **Committee Reports**
- **Eden Area Alcohol Policy Committee**
 - **Redevelopment Citizens Advisory Committee**
 - **Ordinance Review Committee**
 - **Eden Area Livability Initiative**
- H. **Staff Announcements, Comments and Reports**
- I. **Council Announcements, Comments and Reports**
- J. **Adjourn**

NEXT HEARING DATE: MONDAY, July 27, 2009