

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 28, 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 August 10 & 24, 2009
- C. Public Announcements / Open Forum

D. Consent Calendar

1. **CONDITIONAL USE PERMIT, PLN2009-00081 - T-MOBILE USA/CHRIS COONES (AGENT; PUBLIC STORAGE//PSA INSTITUTIONAL PARTNERS, LP, PROPERTY OWNER) ~** Petition to allow installation and operation of a new wireless telecommunications facility (antenna array), in an M-1-B-40 (Light Industrial, 40,000 Square Feet Minimum Building Site Area) District, located at 2497 Grove Way, south side, 800-feet east of Redwood Road, Castro Valley area of unincorporated Alameda County, bearing County Assessor's Parcel Number: 416-0080-001-03. **Staff Planner: Richard Tarbell – Continued from September 14, 2009 to October 12, 2009.**

2. **CONDITIONAL USE PERMIT, PLN2009-00085 - T-MOBILE USA/CHRIS COONES (AGENT; COLUMBIA COMMUNITYCOMMUNITYCOMMUNITYCOMMUNITYCOMMUNITY ASSOCIATION, PROPERTY OWNER; PG&E, TOWER OWNER) ~** Petition to allow installation of a new wireless telecommunications facility (antenna array) using an 11'-6"-high framework extension to the top of a 100'-high PG&E high-voltage transmission tower, with ground equipment, in a PD (Planned Development, 1591st Zoning Unit) District, located on San Franciscan Drive, west side, 150 feet south of Bellingham Drive (PG&E Easement) Castro Valley area of unincorporated Alameda County, bearing County Assessor's Parcel Number: 85-6312-054-00. **Staff Planner: Andrew Young – Continued from September 14, 2009 to October 26, 2009.**

E. Regular Calendar

1. **SITE DEVELOPMENT REVIEW, PLN-2009-00093 J. P. MORGAN//CHASE//S. PETERSON, AGT.:** Petition to allow new signage and site circulation signs for a property in the Castro Valley Central Business District Specific Plan, Sub-area 7 (CVCBDSP-SUB 7) District, located at 3449 Castro Valley Boulevard, south side, 260-feet west of Redwood Road, Castro Valley area of unincorporated Alameda County, Assessor's Parcel Number: 084A-0064-001-00. **Staff Planner: Richard Tarbell – Continued from September 14, 2009**

2. **REDEVELOPMENT AGENCY –** Discussion of proposal for a shared parking implementation policy related to the Site Design Guidelines for surface parking as described in the *Castro Valley Business District Specific Plan*.

- 3. CONDITIONAL USE PERMIT, PLN C-8686/HAEGELAND** – Application to construct a 19,950 square foot kennel facility, which will include exercise areas, a walking trail and a pet drop off area. The kennel will have the capacity to accommodate up to 400 dogs and 50 cats and will offer a full-range of services, including grooming and training but no veterinarian services are proposed at this time. The facility would employ up to 40 staff in three shifts, with a maximum of 18 staff on duty during peak business hours. A mitigated negative declaration was prepared for this project pursuant to the California Environmental Quality Act. The subject property contains 37 acres, is zoned A (Agriculture) and is located on the south side of Dublin Canyon Road, 1.75 miles east of Palo Verde Road, in the unincorporated area of Castro Valley bearing assessor's parcel number: 85A-0800-006-20. **Staff Planner: Jeff Bonekemper - Continued from August 24, 2009.**

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, October 12, 2008