

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, November 9, 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 October 26, 2009**
- C. Public Announcements / Open Forum**

D. Consent Calendar – No Items

E. Regular Calendar

1. Planning Commission initiated discussion of an exemption, applicable in Castro Valley, to the requirement in Section 17.52.270 of the Alameda County Zoning Ordinance that accessory buildings in any R district shall not be located within six feet of the side line of the front half of any abutting lot, or occupy the front half of a lot, or either front quarter of an interior lot abutting two streets. This exemption would be applicable to certain residentially zoned areas within Castro Valley which already contain a number of existing accessory buildings that do not meet these development standards. **Staff Planner: Rodrigo Orduña**
2. **SIGN REVIEW, PLN2009-00094 – NABHAN** – Application to allow repainting; repair existing neon sign; and replace awning with new standing seam metal awning at the Dell Café, for property within land use designation Sub-area 2 of the Castro Valley Central Business District Specific Plan (CVCBDSP, S-02), located at 2637 Castro Valley Blvd, south side, approximately 110 feet west of Park Way, Castro Valley area of unincorporated Alameda County, bearing County Assessor's Parcel Number: 084A-0012-002-01. **Continued from October 26, 2009. Staff Planner: Rodrigo Orduña .**
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 September 28, 2009.**
4. **CONDITIONAL USE PERMIT, PLN2009-00089 – T-MOBILE USA/COONES – HARD** – Application for installation and operation of a wireless telecommunication facility (monopine) in an "A" (Agricultural) District located at 6132 Greenridge Road, west side, 1,000 feet North of Mesa Verde Way, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Numbers 085-1600-003-02. **Staff Planner: Christine Greene**

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5. **VARIANCE, PLN2009-00105 – CASTRO VALLEY UNIFIED SCHOOL DISTRICT** – Application to allow an 8-foot high sign where 4-foot is the maximum height allowed, and 64-square feet in area where 56-square feet is the maximum, in a R-1-CSU-R-V (Single Family Residence, Conditional Secondary Unit) District, located at 19722 Center Street, east side southeast corner of Paradise Knoll Court, Castro Valley area of unincorporated Alameda County, bearing County Assessor's number: 084C-1063-001-02. **Staff Planner: Richard Tarbell**
- 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, November 23, 2009