

*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, January 25, 2010**

Time: 6:00 p.m.

Place: Castro Valley Library, Chabot Room  
3600 Norbridge Avenue, Castro Valley, California

- A.** Call to Order/Roll Call
- B.** Approval of Minutes of November 9 and December 14, 2009
- C.** Public Announcements/Open Forum

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- D. Consent Calendar – No Items.
- E. Regular Calendar
1. **CONDITIONAL USE PERMIT – PLN2009-00112 – VERIZON / GRUENDLE / PG&E** - Application to allow continued operation of an existing Verizon telecommunications facility with no proposed changes, and zoned PD (Planned Development allowing R-1-L-B-E, 40,000 sq. ft. minimum building site area) District. The subject site is located at 5241 Jensen Road, Castro Valley area of unincorporated Alameda County, designated Assessor's Parcel Number 85A-0350-005-07. **Staff Planner: Carole Kajita**
  2. **CONDITIONAL USE PERMIT AND SITE DEVELOPMENT REVIEW - PLN2009-00141 – KUZNI / AZAR- SCHOOL OF HEALING TOUCH** - Application to allow continued operation of a massage establishment including the following services: massage training, physical therapy/ rehabilitation, massage, skin care, electrology, counseling, hypnotherapy, acupuncture/ acupressure, herbalist, and micro-pigmentation; allow new replacement signs, and façade improvements including: new doors, gutters, wood shutters, and window planter boxes, CVCBD-S5 (Castro Valley Central Business District - Sub Area 5) District, located at 2881 Castro Valley Boulevard, on the southeast side of Castro Valley Boulevard, 100 feet west of Nunes Avenue, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Number: 084A-0017-06-01. **Staff Planner: Howard Lee.**
  3. **CONDITIONAL USE PERMIT - PLN2009-00145 - CLEAR WIRELESS - LLC / CHRISTIE / HARD** – Application to allow installation of a wireless communication facility including: two 26.1 inch, and one 15.3 inch in diameter microwave antenna dishes; two 42 inch by 12.7 inch panel antennas, and one 4 inch in diameter GPS antenna, arranged on three corners of an existing PG&E transmission tower and below the transmission lines, with an equipment enclosure located at the base of the tower, and located in a PD (Planned Development, 1591<sup>st</sup> Zoning Unit) District, on Hayward Area Recreation District property opposite 17249 San Franciscan Drive, east side, approximately 325 feet south of the T intersection with Bellingham Drive, Assessor's Parcel Number: 085-6311-001-00, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Number: 084C-0615-05-00. **Staff Planner: Andrew Young**

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- 4. CONDITIONAL USE PERMIT - PLN2009-00146 - FRIES PROPERTIES, INC./ CHRISTIE - CLEAR WIRELESS, LLC -** Application to allow installation of a wireless communication facility including: three (3) antennas, three (3) microwave antennas, and one (1) equipment cabinet on an existing commercial building rooftop, in the CVCBD-S9 (Castro Valley Central Business District – Sub Area 9) District, located at 20980 Redwood Road, on the east side of Redwood Road, 50 feet north of Norbridge Avenue, Castro Valley area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 084C-0615-05-00. **Staff Planner: Howard Lee**
- 5. SITE DEVELOPMENT REVIEW, PLN: 2009-00008, THRIFTY OIL CO./ BURNS –** Application to reopen a closed gas station (a legal non-conforming use) following a temporary closure, in the CVCBD, Sub Area 3 (Castro Valley Central Business District Specific Plan, Sub Area 3) District, located at 2512 Castro Valley Boulevard, north side, east of Stanton Avenue, in the Castro Valley area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 84A-0181-078-00. **Staff Planner: Andy Young**
- 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, February 8, 2010**