

*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, April 26, 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 April 12, 2010**
- C. Public Announcements/Open Forum**

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- D. Consent Calendar – No Items**
- E. Regular Calendar**
- 1. Presentation regarding the public art component of the Castro Valley Streetscape project. Rachel Osajima, Executive Director of the Arts Commission**
  - 2. ADMINISTRATIVE CONDITIONAL USE PERMIT, PLN 2010-00031 – COFFEY, JOHN T. & SHARON S./MARKETSHARE, INC -**  
Application to allow for temporary placement of two (4' X 8') directional tract signs in a P-D (Planned Development, 1408<sup>th</sup> Zoning Unit) District, on a site measuring approximately 7,632 sq. ft (0.175 acres) located at 3151 Grove Way, southeast side , 800 feet northeast of Center Street, Castro Valley area of unincorporated Alameda County, designated Assessor's Parcel Number: 417-0010-013-02. **Continued from April 12, 2010. Staff Planner: Damien Curry**
  - 3. ADMINISTRATIVE CONDITIONAL USE PERMIT, PLN2010-00032 – FIVE CANYONS HOMEOWNERS ASSOCIATION / MARKETSHARE, INC. -**Application to allow for temporary placement of a (36'' X 60'') directional tract sign in a P-D (Planned Development, 2100<sup>th</sup> Zoning Unit) District, on a site measuring approximately 2,476 sq. ft (0.056 acres) located on Five Canyons Parkway, southwest side , 570 feet north of Boulder Canyon Drive, Castro Valley area of unincorporated Alameda County, designated Assessor's Parcel Number: 417-0161-004-06. **Continued from April 12, 2010. Staff Planner: Damien Curry**
  - 4. ADMINISTRATIVE CONDITIONAL USE PERMIT, PLN2010-00033 – HAYWARD AREA RECREATION DISTRICT / MARKETSHARE, INC -** Application to allow for temporary placement of a (40'' X 65'') directional tract sign in a P-D (Planned Development, 1985<sup>th</sup> Zoning Unit) District, on a site measuring approximately 529,036 sq. ft (12.145 acres) located on Five Canyons Parkway, northwest side , 175 feet north of Fairview Avenue, Castro Valley area of unincorporated Alameda County, designated Assessor's Parcel Number: 417-0289-016. **Continued from April 12, 2010. Staff Planner: Damien Curry**
  - 5. CONDITIONAL USE PERMIT, PLN-2009-00167 – HAMRICK/WOODSIDE NIGHTINGALE –** Application to allow continued operation of a residential care facility for up to 14 elderly clients, in a R-S-D-20 (Suburban Residence, 2,000 square feet per dwelling unit) District, located at 20531 Forest Avenue, west side, 750 feet north of Castro Valley Boulevard, Castro Valley area of unincorporated Alameda County, bearing County's Assessor's Parcel Number: 084C-0724-079. **Staff Planner: Christine Greene**

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6. **CONDITIONAL USE PERMIT, PLN-2009-00175 – RIGG/MONTESSORI SCHOOL OF CASTRO VALLEY –** Application to allow operation of a pre-school for up to 90 children, in a R-1-SU-RV (Single Family Residence, Secondary Unit is permitted, Recreational Vehicle parking is permitted) District, located at 19234 Lake Chabot Road, east side, 75 feet north of Barrett Court, Castro Valley area of unincorporated Alameda County, bearing County's Assessor's Parcel Number: 084B-0529-011-020. **Staff Planner: Christine Greene**
7. **SITE DEVELOPMENT REVIEW, PLN2009-126/SIMAS -** The application includes the combining of two driveways into one access point, and relocating an existing trash enclosure and air/water station to the rear of a neighboring property under the same ownership. The properties currently share parking facilities. The subject properties contain a total of 20,700 square feet, are zoned Sub-Area 7 in the Castro Valley Central Business Specific Plan, and are located at 3495 & 3489 Castro Valley Blvd, at the southwest corner of Redwood Road, Castro Valley area of unincorporated Alameda County, bearing County's Assessor's Parcel Numbers: 84A-0064-005-04 and 84A-0064-004. **Staff Planner: Jeff Bonekemper**
- 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, May 10, 2010**

