

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 card 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 10, 2011

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 December 13, 2010
- C. Public Announcements/Open Forum

- D. Consent Calendar – No Items.
- E. Regular Calendar
1. **TENTATIVE PARCEL MAP, 9994, PLN2010-00099 – RUSU / DIGGINS** – Application to subdivide an approximately 32,705 square foot lot into two lots with respective net lot areas of approximately 17,080 and 10,070 square feet, in the R-1-B-E-CSU-RV (Single Family Residence, 10,000 MBSA, 80' MAW, Conditional Secondary Unit with Recreational Vehicle) District, located at 17635 Almond Road, approximately 80' west of Walnut Road, bearing Assessor's Parcel Number: 84D-1160-016-01. **(Continued from November 8, 2010) Staff Planner: Andrew Young**
 2. **PLN2010-00174 –SIGN REVIEW AND VARIANCE, JESS C. SPENCER/WEST COAST SIGN COMPANY – WILCOX** - Application to allow replacement of a 6 ft. high monument sign with a 10.8 ft. high and 48 square feet of signage where 4 ft. high and 24 square feet is permitted (Jess C. Spencer Mortuary & Crematory) in a Sub Area 9 (Retail and Office uses) within the Castro Valley Central Business District Specific Plan, located at 21228 Redwood Road, east side, 100 feet south of Pine Street in unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number 84C-0605-007-10. **Staff Planner: Christine Greene**
 3. **PLN-2010-131 - CONDITIONAL USE PERMIT, AT&T MOBILITY/GOMEZ** - Application to allow modification of an existing wireless telecommunications facility in an “C-1” (Retail Business) District located at 22596 Center Street, east side, at the intersection with Kelly Street, in unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 417-0030-014-04. **Staff Planner: Jeff Bonekemper**
 4. **PLN-2010-86 - CONDITIONAL USE PERMIT, O'BRIEN, ARTHUR /PATTI'S SWIM SCHOOL** - Application to allow continued operation of a community facility (swim school) in a “R-1-CSU-RV” (Single Family Residential, Secondary Unit, Recreational Vehicle) District located at 4621 James Avenue, south side 110 feet east of the southern terminus of Sandy Road, in unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 84C-0780-005-02. **Staff Planner: Damien Curry**
 5. **Presentation of the San Lorenzo Creek Watershed Task Force Recommendations for Amendments to the County Watercourse Protection Ordinance. Staff Planner: Elizabeth McElligott**

-
- 6. Review and Public Comment of the Revised Draft Castro Valley General Plan. Staff Planner: Sonia Urzua**
- 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, January 22, 2011