

*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, December 13, 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 22, 2010**
- C. Public Announcements/Open Forum**

**D. Consent Calendar**

- 1. PLN2010-00093 – SITE DEVELOPMENT REVIEW, ALL SIGN SERVICES/DAVID FORD** – Application to allow new signage (O’Reilly’s Auto Parts) in Subarea 6 of the Castro Valley Central Business District Specific Plan (CVCBDSP, Subarea 6) District, located at 2990 Castro Valley Blvd, north side, approximately 130 feet east of Anita Avenue, Castro Valley area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 084A-0128-002-09, 084A-0128-004-04. **Staff Planner: Richard Tarbell.**

**E. Regular Calendar**

- 2. PLN2010-00065 - CONDITIONAL USE PERMIT, VALLEY POINTE/PREIM HEALTH SERVICE, LLC/ GRIMES** - Application to allow continued operation of a 50 bed skilled residential facility in a R-S-D3 (Suburban Residential with 1500 Minimum Building Area per Dwelling Unit) District, located at 20090 Stanton Avenue, 75 feet northeast of Stanton Hill Road, Castro Valley area of unincorporated Alameda County, bearing Assessor’s Parcel Number: APN: 84A-0279-003-00. **Staff planner: Shahreen Basunia**
- 3. PLN2010-00085 – CONDITIONAL USE PERMIT, RIGG/ANCHOR EDUCATION/FUSSELL** – Application to allow operation of a K-12 school for up to 30 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 Assessor’s Parcel number: 084B-0529-011-02. **Staff Planner: Christine Greene**
- 4. PLN2010-00176 – VARIANCE, HUI WU** – Application to maintain a two story accessory structure where one story is permitted in a R-1-RV (Single Family Residence, Recreational vehicle parking permitted) District, located at 16027 Gramercy Drive, southwest side, approximately 200 feet south of Selborne Drive, Castro Valley area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 080A-0170-011. **Staff Planner: Christine Greene**
- 5. Castro Valley General Plan – Staff Planner: Sonia Urzua**

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**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 10, 2011**