

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, May 23, 2005

Time: 6:30 p.m.

Place: Castro Valley Unified School District Offices (Redwood School),
4400 Alma Avenue, Castro Valley, California

- A. Call to Order/Roll Call**
- B. Approval of Minutes of May 9, 2005**
- C. Public Announcements**

D. Regular Calendar

- 1. HOUSING ELEMENT IMPLEMENTATION ACTIONS** – Update regarding implementation amendments to the County General Plan and modifications to the Zoning Ordinance and Specific Plans necessary to comply with provisions of the Alameda County Housing Element, adopted by the County Board of Supervisors in October of 2003 and conditionally certified by the State Department of Housing and Community Development in January of 2004. Said modifications are as follows:

 - A. Amend portions of the General Plan, and reclassify sites in the *Ashland-Cherryland Business District Specific Plan* and the *Castro Valley Central Business District Specific Plan*, and in areas currently designated for urban infill development in the Ashland, Cherryland, Hayward Acres, San Lorenzo, Fairmont, and Castro Valley communities to provide opportunity sites for higher density development.
 - B. Add a definition to the Zoning Ordinance for the term “emergency homeless shelter”.
 - C. Modify existing provisions to conditionally allow emergency homeless shelters within one or more of the following zoning districts: R-3, R-4, C-1, C-2, and/or similar districts within Specific Plan areas.
- 2. CONDITIONAL USE PERMIT, C-8145, GREG BROTHERS / KEN HOLT /MANILA AVENUE CHURCH (aka PLYMOUTH BRETHERN IV/BAY GOSPEL HALLS)** – Application to allow a community facility (church) and temporary placement of a portable building for meetings while a new meeting hall is being constructed, in an R-1-SU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 4035 Seven Hills Road, south side, 180 feet east of Parsons Avenue, unincorporated Castro Valley area of Alameda County, designated County Assessor's Parcel Numbers: 084D-1342-038-00, 084D-1342-004-00 and 084D-1342-005-00.
- 3. ZONING UNIT, ZU-2207, AND TENTATIVE TRACT MAP, TR-7614 –UTAL** - Petition to reclassify three parcels comprising approximately 1.17 acres from the PD (Planned Development, 1779th Zoning Unit) to a PD (Planned Development) District and allowing subdivision into 10 parcels intended for single-family dwellings, located at 18911 and 18919 Lake Chabot Road, approximately 234 feet northeast of Keith Avenue, Castro Valley area of unincorporated Alameda County, bearing Assessor’s Parcel Numbers: 084B-0502-045, 084B-0502-055, and 084B-0502-046.

- E. Open Forum
- F. Chair's Report
- G. Committee Reports
- H. Staff Announcements, Comments and Reports
- I. Council Announcements, Comments and Reports
- J. Adjourn

Next Hearing Date: MONDAY, JUNE 13, 2005