

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, November 27, 2006**

Time: 6:30 p.m.

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

- A.** Call to Order/Roll Call
- B.** Approval of Minutes of November 13, 2006
- C.** Public Announcements

**D. Consent Calendar****E. Regular Calendar**

1. **Reappointment of Jeff Moore to the Castro Valley Redevelopment Citizens Advisory Committee.**
2. **Castro Valley Redevelopment Strategic Plan:** Review the final Draft Castro Valley Redevelopment Strategic Plan and recommend that the Plan be forwarded to the Redevelopment Agency Board of Directors final approval. Presented by the Redevelopment Agency.
3. **TENTATIVE PARCEL MAP, PM-9237 / VARIANCE, V-12023 – TEIXEIRA** – Application to subdivide one parcel containing 0.54 acres into three lots, and allow a 4' corner side yard setback from the private street where 10' is required, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 19448 Lake Chabot Road, east side, approximately 250 feet north of Barlow Drive, Castro Valley area of unincorporated Alameda County, bearing County Assessor's designation: 084B-0529-038-04. (**Continued from October 23 and November 13, 2006**)
4. **CONDITIONAL USE PERMIT, C-8527 – ALFRED CARBONETTI** – Application to allow a massage therapy business in the CVCBD Specific Plan Sub-area 7 ( Castro Valley Central Business District Specific Plan – Sub-area 7) District, located at 20200 Redwood Road, Suite 10, west side 110 feet of Modesto Street, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designation: 084C-0770-001-00.
5. **VARIANCE, V-12027- JOSEPH C. McGRATH** – Application to allow construction of a detached accessory structure (garage & shop) location of the front portion of a lot, less than 75 feet from the front property line, in a R-1-L-B-E (Single Family Residence, Limited Agricultural) district, located at 31089 Palomares Road, south west side 2.8 miles south east of Palo Verde Road, Castro Valley area of unincorporated alameda County, bearing County Assessor's designation: 085A-3600-003-14.
6. **SITE DEVELOPMENT REVIEW, S-2085 – SAM'S SIGNS** – Application to allow new signage on an existing building (Chicago Title) in a PD (ZU-1798) District, located at 3300 E. Castro Valley Boulevard, #A, north side corner, south west of Center Street, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 84C-1053-104-05.

7. **SITE DEVELOPMENT REVIEW, S-2088 – KELLER WILLIAMS REALTY** – Application to allow new signage on an existing building (Keller Williams) in a PD (ZU-1798) District, located at 3300 E. Castro Valley Boulevard, north side corner, south west of Center Street, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 84C-1053-104-05.

**F. Open Forum**

**G. Chair's Report**

**H. Committee Reports**

- **Eden Area Alcohol Policy Committee**
- **Redevelopment Citizens Advisory Committee**
- **Castro Valley Parkland Committee**
- **Ordinance Review Committee**

**I. Staff Announcements, Comments and Reports**

**J. Council Announcements, Comments and Reports**

**K. Adjourn**

**NEXT HEARING DATE: MONDAY, December 11, 2006**