



## BOARD OF SUPERVISORS

### Regular Meeting

Thursday, August 3, 2006

COUNTY ADMINISTRATION BUILDING  
SUPERVISORS' CHAMBERS  
1221 OAK STREET  
FIFTH FLOOR, ROOM 512  
OAKLAND, CALIFORNIA

SCOTT HAGGERTY, VICE-PRESIDENT	DISTRICT 1
GAIL STEELE	DISTRICT 2
ALICE LAI-BITKER	DISTRICT 3
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PLANNING DIRECTOR

BRIAN E. WASHINGTON  
ASSISTANT COUNTY COUNSEL

### **MISSION STATEMENT**

*THE BOARD OF SUPERVISORS OF ALAMEDA COUNTY THROUGH THE DEDICATION EXCELLENCE AND DIVERSITY OF ITS EMPLOYEES IS COMMITTED TO SERVE THE NEEDS OF THE COMMUNITY AND TO ENHANCE THE QUALITY OF LIFE.*

The Board of Supervisors welcomes you to its meetings and your interest is appreciated. If you wish to speak on a matter on the agenda or during public input, please fill out a speaker slip at the front of the Chambers and turn it in to the Clerk as soon as possible. When addressing the Board, please give your name for the record prior to your presentation. If you wish to speak on a matter **not** on the agenda, please wait until the President calls for public input at the end of the Regular Calendar. **NOTE:** Only matters within the Board of Supervisors' jurisdiction may be addressed. Time limitations shall be at the discretion of the President of the Board.

Pursuant to Board Policy: (1) Signs or demonstrations are prohibited during Board meetings; (2) Any Board Member may request a **two-week** continuance on any item appearing for the first time; (3) All agenda items shall be received by the County Administrator prior to 3 p.m. on Tuesday **two** weeks before the meeting date or earlier when a Holiday intervenes; (4) The Board of Supervisors will receive and consider a request to continue a Planning matter only if: (a) the request is received by the Clerk of the Board at least forty-eight (48) hours prior to the time the matter is scheduled to be heard, (b) the request is in writing (FAX acceptable), and (c) a reason for the request is included.

Hearing difficulty? Please ask the Clerk for use of a personal sound receiver. Board of Supervisors' meetings are wheelchair accessible. Call 272-6347 (voice) or 834-6754 (TDD) to request a sign-language interpreter. Five working days' notice is required. If you have questions regarding the agenda, please call 272-6347. The Board's Agenda and Summary Action Minutes are also available via the Internet at: [www.acgov.org](http://www.acgov.org).

**Attention:** The Alameda County internet address is [www.acgov.org](http://www.acgov.org). Beginning January 20, 2004, all Board of Supervisors' planning meetings held in the Board Chamber can be heard live on the Board's web page. In order to log on, please do the following: click on the County's homepage as noted above and click on the "[Board of Supervisors Meeting - LIVE! Broadcast](#)" link. You may also access archived audio recordings, meeting agenda and minutes, as well as meeting dates on the Board's web page <http://www.acgov.org/board/index.htm>. All documents are archived on the web page for a period of 6 months.

**10:00 A.M.**

**CALL TO ORDER AND SALUTE TO FLAG**

**CONSENT CALENDAR**

1. Approve record of cost of abatement and authorize assessment liens on properties in violation of abatement orders under the Neighborhood Preservation Ordinance.
2. **CONDITIONAL USE PERMIT, C-8143 - HOSANNA HOMES** – Appeal of Steven Wood, Attorney at Law representing Hosanna Homes, from the decision of the Board of Zoning Adjustments (West County) to deny the application to allow continued operation of a foster care licensing agency and grant a ten-year renewal period in an “A” (Agricultural) District, located at 9998 Crow Canyon Road, west side, approximately one mile north of Norris Canyon Road, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 0085-1902-001-00.  
**Continue to September 14, 2006**
3. **CONDITIONAL USE PERMIT, C-8280, NEW LIFE PRESBYTERIAN** – Appeal of Terry L. Thompson, Attorney at Law representing New Life Presbyterian Church, from the decision of the Board of Zoning Adjustments (West County) to deny the application for the use of an existing modular classroom building for church services, in an “A” (Agricultural) District, located at 9998 Crow Canyon Road, west side, approximately 0.91 mile north of Norris Canyon Road, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 0085-1902-001-00.  
**Continue to September 14, 2006**
4. **ZONING UNIT, ZU-2234<sup>th</sup> and TENTATIVE PARCEL MAP, PM-8853 - NAZARETH** ~ Petition to reclassify from the R-S-D-35 (Suburban Residence, 3,500 square feet building site area per dwelling unit) District to a P-D (Planned Development) District, to allow subdivision of one site containing approximately 0.96 acres into three parcels, respectively containing two existing detached single family residences and one existing nine-unit apartment building, and allowing site-specific development standards, on one site containing approximately 0.96 acres, located at 22565, 22567 and 22569 Center Street, west side, approximately 400 feet north of B Street/Kelly Street, Castro Valley area of unincorporated Alameda County, bearing County Assessor’s Parcel Number: 416-0110-005-03.  
**Continue to September 14, 2006**

**REGULAR CALENDAR**

5. **ORDINANCE UPDATE FOR REASONABLE ACCOMMODATION FOR DISABLED PERSONS** – Second reading and adoption of a “Reasonable Accommodation” provision to the Zoning Ordinance to allow disabled persons the use of residential structures to meet their individual needs (to meet the reasonable accommodation provisions for disabled persons as required by the County’s 2003 *Housing Element* and as mandated by the State).  
**Planning Commission recommendation:** Adoption of the ordinance.  
**Planning Staff recommendation:** Adoption of the ordinance.

6. **VARIANCE, V-12000, DEL RIO/GOMES** – Appeal of Ken Gomes from the decision of the Board of Zoning Adjustments (West County) to deny the variance to construct an attached addition (garage) providing a six foot side yard where 15 feet is the minimum, in an R-1-L-B-E-CSU-RV (Single Family Residence, Limited Agricultural Uses, 5 Acre Minimum Building Site Area, Secondary Unit, Recreational Vehicle) District, located at 8216 Crow Canyon Road, west side, approximately ¼ mile north of Norris Canyon Road, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 085-1750-005-22.  
**Castro Valley Municipal Advisory Council recommendation:** Approval of the variance.  
**Board of Zoning Adjustments (West) action:** Denial of the variance.  
**Planning Staff recommends:** Denial of the appeal and denial of the variance.
7. **VARIANCE, V-12012, JASON KADO** – Appeal of Jason Kado from the decision of the Board of Zoning Adjustments (West County) to deny the variance to allow: a) a 13 foot front yard setback where 20 feet is required; b) a four foot side yard setback where 10 feet is required; c) a two foot setback from the access driveway where 10 feet is required; and d) three feet between buildings where 10 feet is required, with the subdivision of one site containing 0.42 acres into two lots (no new construction is proposed), in the R-S-D-20 (Suburban Residence, 2,000 feet Minimum Building Site Area per Dwelling Unit) District, located at 2516 – 2528 Grove Way, northwest side, approximately 671 feet southwest of Vergil Street, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 416-0040-041-02.  
**Castro Valley Municipal Advisory Council recommendation:** Approval of the variance.  
**Board of Zoning Adjustments (West) action:** Denial of the variance.  
**Planning Staff recommends:** Approval of the appeal and the variance.
8. **VARIANCE, V-11963, THOMAS VAN VOORHIS** – Appeal of Thomas Van Voorhis from the denial of the West Board of Zoning Adjustments to approve as two building sites, lots that are reduced in area from 100 acres to five acres and 73.23 acres; and one parcel without frontage on an approved county road in an “A” (Agricultural) District, located at 22000 Eden Canyon Road, southeast side, approximately one mile northeast of Hollis Road, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 085A-2201-012-00.  
**Castro Valley Municipal Advisory Council recommendation:** Denial of the variance.  
**Board of Zoning Adjustments (West) action:** Denial of the variance.  
**Planning Staff recommendation:** Denial of the appeal and denial of the variance.
9. **AMENDMENTS TO THE SPECIFIC PLAN FOR UPPER MADISON AVENUE/COMMON ROAD**, which establishes zoning regulations for all those parcels accessed from Madison Avenue and Common Road north of Seaview Avenue in Castro Valley. Proposed Plan amendments include requiring Site Development Review for significant construction, allowing flexible side yard setbacks, refining maps of the Plan area and reinforcing slope controls.  
**Castro Valley Municipal Advisory recommendation:** Adoption of the amendments.  
**Planning Commission action:** Adoption of the amendments.  
**Planning Staff recommends:** Adoption of the amendments.
10. **ABATEMENT ORDER, NPO-0509.** Appeal of Charles R. Neil from the decision of the Board of Zoning Adjustments (West County) Abatement Order issued June 28, 2006 (NPO-0509) for property located at 377 Medford Avenue, Alameda County, bearing Assessor’s Parcel Number 0429-0014-013-00.

**PUBLIC INPUT (TIME LIMIT: 3 MINUTES PER SPEAKER)**

**BOARD OF SUPERVISORS’ REMARKS**

**ADJOURNMENT**