

**The meeting room is wheelchair accessible. A Sign Language interpreter may be available upon five (5) days notice. Please telephone 510-670-5400.**

**Any member of the Audience desiring to address the Board:**

- \* 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.**

**At the discretion of the Chair of the Board, on the night of the meeting, any item may be taken out of order.**

**At the discretion of the Chair of the Board, new items not heard by 9:00 p.m. may be continued.**

**At the discretion of the Chair of the Board, any item that may last over 30 minutes may be continued to a special meeting.**

## **Revised Agenda**

# **West County Board of Zoning Adjustments**

## **Wednesday, March 12, 2008**

### **Field Trip**

Time: 1:00 p.m.

Place: 224 West Winton Avenue, Room 111,  
Hayward, California

Note: The Board will adjourn to the field and will reconvene at 6:00 p.m. for the Regular Meeting in the Public Hearing Room, 224 West Winton Avenue, Hayward, California.

1. **IGLESIA MARANTHA, CONDITIONAL USE PERMIT, C-8701** – Application to allow continued operation of a church, in an R-S-D-35 and R-S-D-3 (Suburban Residence, 3,500 and 3,000 square feet Minimum Building Site Area per Dwelling Unit) District, located at 21625 Western Boulevard, west side approximately 150 feet northwest of Willow Avenue, unincorporated Cherryland area of Alameda County, Assessor’s Parcel Number: 429-0050-007-00. **Staff Planner: Christine Greene.**
  
2. **BILLY & KIMBERLY YATES, VARIANCE, V-12099 and SITE DEVELOPMENT REVIEW, S-2089** – Variance Application to allow reduced parking and two roof signs where otherwise not permitted, and a Site Development Review to allow an addition onto an existing restaurant, (JD’s) located at 2837 Castro Valley Boulevard, south side, approximately 390 feet west of Nunes Avenue, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 084A-0017-003-00. **Staff Planner: Pat Anekayuwat.**
  
3. **SOLAR DESIGN CA. INC, VARIANCE, V-12100** – Application to allow a six foot side yard where 10 feet is required in conjunction with a residential care facility in an R-S-D-20 (Suburban Residence, 2,000 square foot per Dwelling Unit) District, located at 20531 Forest Avenue, west side approximately 750 feet north of Castro Valley Boulevard, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 084C-0724-079-00. **Staff Planner: Christine Greene.**
  
4. **KENNETH A. KREMER, VARIANCE, V-12104** – Application to allow expansion of a nonconforming use (2 story secondary unit with reduced setbacks) with construction of a detached garage, in an R-1-CSU-RV (Single Family Residence) District, located at 22440 Charlene Way, east side approximately 200 feet southeast of Redwood Road, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 416-0130-001-00. **Staff Planner: Christine Greene.**

Regular Meeting

Time: 6:00 p.m.

Place: Public Hearing Room  
224 West Winton Avenue,  
Hayward, California

- A. Call to Order/Roll Call
  
- B. Neighborhood Preservation and Zoning Ordinance Abatement Hearings

## C. Open Forum

## D. Consent Calendar

1. **FIRST BAPTIST CHURCH, CONDITIONAL USE PERMIT, C-8619** – Application to allow continued operation of a church, in a C-N (Neighborhood Business) District, located at 4274 Seven Hills Road, north side, corner west of Watters Drive, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084D-1212-001-11. (Continued from July 25, 2007; to be continued to April 23, 2008). **Staff Planner: Richard Tarbell.**
2. **JOHNNY POUR, CONDITIONAL USE PERMIT, C-8669** - Application to allow an auto sales and repair business in an ACBD - TC (Ashland and Cherryland Business District Specific Plan) Transit Corridor District, located at 21621 Mission Boulevard, southwest side, approximately 150 feet west of Rufus Court, Unincorporated Cherryland area of Alameda County, Assessor's Parcel Number: 428-0006-108-00. (Continued from January 9 and February 13, 2008). **Staff Planner: Andy Young. THIS APPLICATION HAS BEEN WITHDRAWN.**
3. **JEFFERY & JANELLE MC DONALD, VARIANCE, V-12094** – Application to allow a six foot high fence where two feet, and four feet is the maximum allowed in an R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle Parking) District, unincorporated Castro Valley Area of Alameda County, Designated Assessor's Parcel Number: 084C-0865-001-03. (Continued from January 23, 2008; to be continued to April 9, 2008). **Staff Planner: Howard Lee.**

## E. Regular Calendar

1. **KENNETH KREMER, VARIANCE, V-12080**- Application to consider a petition to allow subdivision of one parcel containing approximately 17,362 square feet into two lots, with the retention of an existing secondary dwelling unit as a legal non-conforming use where not otherwise allowed, limited to ordinary maintenance and minor repair only, two stories in height where one story is the maximum, and with a two foot, six inch side yard where seven feet is the minimum for residential use, in an R-1 (Single Family Residence) District, located at 22440 Charlene Way, unincorporated Castro Valley area of Alameda County, Assessor's Parcel Number: 416-0130-001-00. (Continued from September 26, and October 10, November 7, 2007; and January 9, 2008). **Staff Planner: Andy Young.**
2. **KENNETH A. KREMER, VARIANCE, V-12104** – Application to allow expansion of a nonconforming use (2 story secondary unit with reduced setbacks) with construction of a detached garage, in an R-1-CSU-RV (Single Family Residence) District, located at 22440 Charlene Way,

east side approximately 200 feet southeast of Redwood Road, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 416-0130-001-00. **Staff Planner: Christine Greene.**

3. **BILLY & KIMBERLY YATES, VARIANCE, V-12099 and SITE DEVELOPMENT REVIEW, S-2089** – Variance Application to allow reduced parking and two roof signs where otherwise not permitted, and a Site Development Review to allow an addition onto an existing restaurant, (JD's) located at 2837 Castro Valley Boulevard, south side, approximately 390 feet west of Nunes Avenue, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 084A-0017-003-00. **Staff Planner: Pat Anekayuwat.**
  
4. **SOLAR DESIGN CA. INC, VARIANCE, V-12100** – Application to allow a six foot side yard where 10 feet is required in conjunction with a residential care facility in an R-S-D-20 (Suburban Residence, 2,000 square foot per Dwelling Unit) District, located at 20531 Forest Avenue, west side approximately 750 feet north of Castro Valley Boulevard, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 084C-0724-079-00. **Staff Planner: Christine Greene.**

- F. Approval of Minutes – February 13 and February 27, 2008.
  
- G. Staff Comments & Correspondence
  
- H. Board Announcements, Comments & Reports
  
- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING  
WEDNESDAY, MARCH 26, 2008**