

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.

Agenda

West County Board of Zoning Adjustments

Wednesday, April 23, 2008

Field Trip

Time: 11:00 a.m.

Place: County of Alameda, 224 West Winton Avenue, Room 111,
Hayward, California

Note: The Board will adjourn to the field and will reconvene at 1:30 p.m. for the Regular Meeting at 224 West Winton Avenue, Public Hearing Room, Hayward, California.

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, bearing Assessor’s Parcel Number: 084D-1212-001-11. **Staff Planner: Richard Tarbell**
2. **WESTOVER VINEYARD, CONDITIONAL USE PERMIT, C-8714** - Application to allow continued operation of a winery with winery-related uses and a caretaker’s dwelling, in an ‘A’ (Agricultural) District, located at 34329 Palomars Road, south side, approximately 2.7 miles north of Niles Canyon Road, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 085A-5275-013-02. **Staff Planner: Jeff Bonekemper**
3. **WILLIAM and SUZANNE KLAUSNER, VARIANCE, V-12106** – Application to allow an existing five feet 10 inch high fence in the front yard where four feet is the maximum height allowed, in a R-1 (Single Family Residence) District, located at 2919 D Street, south side, approximately 550 feet west of Fairview Avenue, unincorporated Fairview area of Alameda County, bearing Assessor’s Parcel Number: 426-0020-001-04. **Staff Planner: Jeff Bonekemper**
4. **DONALD KLEIN, VARIANCE, V-12109** – Application to allow 26 off-street parking spaces where 38 spaces are required on an existing 19-unit apartment building site with the subdivision of one parcel into two lots (Tentative Tract Map, TR-9762), in a R-S-D-20 (Suburban Residence, 2,000 square feet Minimum Building Site Area per Dwelling Unit) District, located at 20670 Forest Avenue, east side, approximately 500 feet of Castro Valley Boulevard, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 084C-0716-002-01. **Staff Planner: Howard Lee**

Regular Meeting

Time: 1:30 p.m.

Place: 224 W. Winton Avenue
Public Hearing Room
Hayward, California

A. Call to Order/Roll Call

- B. Neighborhood Preservation Ordinance Abatement Hearing
- C. Open Forum
- D. Consent Calendar
 - 1. **GUADALUPE LOZA/FRED FULCHER, CONDITIONAL USE PERMIT, C-8271**– Application to allow continued operation of a drive-in business (catering truck), in a PD-ZU-1487 (Planned Development, 1487th Zoning Unit) District, located at 691 West A Street, north side, corner, northwest of Royal Avenue, unincorporated Hayward area of Alameda County, bearing Assessor’s Parcel 0432-0016-035-00. (Continued from February 11, April 14, April 28, May 26, July 14, September 8, October 13, 2004, March 23, June 22, October 12, December 14, 2005, March 22, May 24, September 13 and November 15, 2006, March 28, July 11, August 8 and September 12, 2007; and January 9, 2008; to be continued to August 27, 2008). **Staff Planner: Christine Greene**
 - 2. **FRANCISCO PENA, CONDITIONAL USE PERMIT, C-8389** – Application to allow the operation of a temporary outdoor business (Catering Truck) in a TC (Transit Corridor) District, located at 16211 East 14th Street, southwest end of 162nd Avenue, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 080C-0479-003-00. (Continued from January 11, March 22, May 24, September 13 and November 8, 2006, February 7, April 11, July 11, August 8 and September 12, 2007; and January 9, 2008; to be continued to August 27, 2008). **Staff Planner: Christine Greene.**
 - 3. **RICHARD GOLD, CONDITIONAL USE PERMIT, C-8640** – Application to allow continued operation of a “B” Type Service Station, in an ACBD – BDI (Ashland and Cherryland Business District Specific Plan- Business Industrial) District, located at 594 East Lewelling Boulevard, north side, terminus, north of Boston Road, unincorporated San Lorenzo area of Alameda County, designated Assessor’s Parcel Number: 413-0027-058-02. (Continued from September 26, October 24, November 14 and December 5, 2007; January 9 and February 27, 2008; to be continued to May 28, 2008). **Staff Planner: Pat Anekayuwat.**
- E. Regular 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, bearing Assessor's Parcel Number: 084D-1212-001-11. **Staff Planner: Richard Tarbell**

2. **METRO PCS, CONDITIONAL USE PERMIT, C-8708 -** Application to allow continued operation of a cell site, in an "A" (Agricultural) District, located at 23207 Hollis Canyon Road, east side approximately 100 feet north of Interstate - 580 Freeway, Unincorporated Castro Valley Area of Alameda County, designated Assessor's Parcel Number: 085A-1150-001-05. (Continued from February 27 and March 26, 2008). **Staff Planner: Richard Tarbell.**
3. **WESTOVER VINEYARD, CONDITIONAL USE PERMIT, C-8714 -** Application to allow continued operation of a winery with winery-related uses and a caretaker's dwelling, in an 'A' (Agricultural) District, located at 34329 Palomars Road, south side, approximately 2.7 miles north of Niles Canyon Road, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 085A-5275-013-02. **Staff Planner: Jeff Bonekemper**
4. **MIKE BOCKS, VARIANCE, V- 12085 -** Application to allow a garage conversion providing: 1) Three parking spaces where four are required; 2) A zero foot setback from the driveway where 10 feet is required; and 3) A two foot side yard where five feet is required in an RC (Residential and Commercial District within the Ashland and Cherryland Business District Specific Plan,) District, on a property 7,500 square feet in area, located at 330 Lewelling Boulevard, south side, 50 feet west of Tracy Street, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 413-0097-021-00. (Continued from November 14, 2007; January 23 and March 26, 2008). **Staff Planner: Christine Greene.**
5. **JEFFERY and JANELLE MCDONALD, VARIANCE, V-12094 -** Application to retain 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, located at 18563 Madison Avenue, west side corner, southwest of Seaview Avenue, unincorporated Castro Valley Area of Alameda County, designated Assessor's Parcel Number: 084C-0865-001-03. (Continued from January 23, March 12 and April 9, 2008) **Staff Planner: Howard Lee.**

6. **WILLIAM and SUZANNE KLAUSNER, VARIANCE, V-12106** – Application to allow an existing five feet 10 inch high fence in the front yard where four feet is the maximum height allowed, in a R-1 (Single Family Residence) District, located at 2919 D Street, south side, approximately 550 feet west of Fairview Avenue, unincorporated Fairview area of Alameda County, bearing Assessor’s Parcel Number: 426-0020-001-04. **Staff Planner: Jeff Bonekemper**

7. **DONALD KLEIN, VARIANCE, V-12109** – Application to allow 26 off-street parking spaces where 38 spaces are required on an existing 19-unit apartment building site with the subdivision of one parcel into two lots (Tentative Tract Map, TR-9762), in a R-S-D-20 (Suburban Residence, 2,000 square feet Minimum Building Site Area per Dwelling Unit) District, located at 20670 Forest Avenue, east side, approximately 500 feet of Castro Valley Boulevard, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 084C-0716-002-01. **Staff Planner: Howard Lee**

- F. Approval of Minutes – March 12 and 26, 2008.

- H. Staff Comments & Correspondence

- I. Board Announcements, Comments & Reports

- J. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT
HEARING
WEDNESDAY, MAY 14, 2008**