

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, May 10, 2006

Field Trip

Time: 1:00 p.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 6:00 p.m. for the Regular Meeting at the Alameda County Building, Public Hearing Room, 224 West Winton Avenue, Hayward, California.

1. **T MOBILE USA, CONDITIONAL USE PERMIT, C-8487** – Application to allow continued use of a wireless communications facility (Cell Site), in an “A” (Agricultural) District, located at 6390 Grassland Drive, north east side, approximately, 1,200 feet south east of Sunnyslope Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 085A-1400-001-10.
2. **JAVIER PENA, CONDITIONAL USE PERMIT, C-8499** – Application to allow the operation of an alcohol outlet in conjunction with a supermarket (El Rancho Supermercado) in a C-N (Neighborhood Business) District, located at 22291 Redwood Road, west side corner, north of Grove Way, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 415-0100-054-00.
3. **CARLOS FUENTES-NAJARRO, VARIANCE, V-11992** – Application to retain an existing secondary unit, providing a five foot rear yard where 20 feet is required in an R-S-SU (Suburban Residence, Secondary Unit) District, located at 234 Cherry Way, north side, approximately 550 feet east of Meekland Avenue, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 429-0010-071-00.
4. **FOREST CIRCLE / LLC, VARIANCE, V-11993** – Application to allow construction of a new detached secondary unit two stories, 26 feet in height where one story and 15 feet in height are the maximum; and providing a three foot, six inch side and rear yard where six feet and 20 feet are required; and three parking spaces where four are required, in an R-S-D-20 (Suburban Residence, 2,000 square feet per Dwelling Unit) District, located at 20554 Forest Avenue, east side, approximately 350 feet north of Vincent Court, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084C-0713-012-01.
5. **DHALIWAL/ROBLES, VARIANCE, V- 11995** – Application to construct a second dwelling providing a 10 foot driveway where 12 feet is the minimum required; and a zero foot setback between a driveway and dwelling wall in an R-S-D-35 (Suburban Residence, 3,500 square foot Minimum Building Site Area per Dwelling , located at 167 Blossom Way, south side, approximately, 300 feet east of Meekland Avenue, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 429-0032-017-00. (Continued from April 12, 2006).
6. **DEL RIO/GOMES, VARIANCE- V-12000** – Application 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.

- 7. **ACRO ELECTRIC, VARIANCE, V-12001** – Application to install a detached accessory structure in the front half of the lot, twenty feet from the front property line where otherwise permitted in the back half of the lot, or 75 feet back, in an R-1-L-B-E (Single Family Residence, Limited Agricultural Uses are permitted, 5 Acre Minimum Building Site Area) District, located at 6161 East Castro Valley Boulevard, south side, approximately, 250 feet west of Palo Verde Road, unincorporated Castro valley area of Alameda County, designated Assessor’s Parcel Number: 085A-0550-013-01.

- 8. **GURDEEP MAHAL, VARIANCE, V-12010** – Application to construct a single family dwelling 30 feet in height where 25 feet is the maximum allowed in a P-D ZU-1451 (Planned Development, 1451st Zoning Unit) District, located at 2850 Eugene Terrace, north east side, approximately 300 feet northwest of Carlton Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084B-0405-030-00.

Regular Meeting

Time: 6:00 p.m.

Place: Alameda County Building, 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. **JERRY REILLY/WEST WINTON AVE. LLC, VARIANCE, V-11980** - Application to allow 1) one site with 3,948 square feet as a building site which is less than the minimum 5,000 square feet required; and 2) allow an addition above the garage with a zero foot front yard setback where 20 feet is required, in an R-1 (Single Family Residence) District, located at 14643 Saturn Drive, west side, approximately 600 feet south of Joan Drive, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Numbers: 079-0006-033-02 and 079-0006-032-02 (Continued from February 22, March 22 and April 12, 2006; to be continued without discussion to June 28, 2006).

- E. Regular Calendar

- 1. **4000 AUTO WRECKERS, CONDITIONAL USE PERMIT, C-8419** – Application to allow continued operation of an auto dismantling yard, in an M-2-

B-E (Heavy Industrial, 5 acre Minimum Building Site Area) District, located at 3810 Depot Road, south side, approximately 0.75 miles west of Clawiter Road, unincorporated Eden area of Alameda County, designated Assessor's Parcel Number: 0439-0070-008-06. (Continued from April 12, 2006).

2. **FOREST CIRCLE / LLC, VARIANCE, V-11993** – Application to allow construction of a new detached secondary unit two stories, 26 feet in height where one story and 15 feet in height are the maximum; and providing a three foot, six inch side and rear yard where six feet and 20 feet are required; and three parking spaces where four are required, in an R-S-D-20 (Suburban Residence, 2,000 square feet per Dwelling Unit) District, located at 20554 Forest Avenue, east side, approximately 350 feet north of Vincent Court, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084C-0713-012-01.

 3. **DONOVAN MC KEEVER, VARIANCE, V-11998** – Application to construct an attached addition and a secondary dwelling unit providing a three foot, two inch side yard where six feet is required; and two parking spaces where three parking spaces are required in an R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 19349 Santa Maria Avenue, west side, approximately 300 feet south of Lux Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084B-0570-125-03. (Continued from April 26, 2006).

 4. **ACRO ELECTRIC, VARIANCE, V-12001** – Application to install a detached accessory structure in the front half of the lot, twenty feet from the front property line where otherwise permitted in the back half of the lot, or 75 feet back, in an R-1-L-B-E (Single Family Residence, Limited Agricultural Uses are permitted, 5 Acre Minimum Building Site Area) District, located at 6161 East Castro Valley Boulevard, south side, approximately, 250 feet west of Palo Verde Road, unincorporated Castro valley area of Alameda County, designated Assessor's Parcel Number: 085A-0550-013-01.
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- F. Election of Officers

 - G. Approval of Minutes – March 8 and March 22

 - H. Staff Comments & Correspondence

 - I. Board Announcements, Comments & Reports

 - J. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, MAY 24, 2006**