

*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.*

## **Agenda**

# **West County Board of Zoning Adjustments**

## **Wednesday, May 23, 2007**

**Time:** 1:30 p.m.

**Place:** Alameda County Building, Public Hearing Room, 224 West Winton Avenue, Room 111, Hayward, California

## Regular Meeting

Time: 1:30 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. **JOSE OLIVAREZ, CONDITIONAL USE PERMIT, C-8559** – Application to allow the continued operation of an indoor recreation facility in an ACBD-FA (Ashland Cherryland Business Districts Specific Plan) Freeway Access District, located at 20613 Mission Boulevard, southwest side, approximately 100 feet, northwest of Medford Avenue, unincorporated Cherryland Area of Alameda County, designated Assessor’s Parcel Number: 414-0041-037-00. (Continued from February 28, March 28 and April 25, 2007; to be continued to June 13, 2007).
  - 2. **HHT ENGINEERING, VARIANCE, V-12003** – Application to allow subdivision of one site into three lots: 1) an 18 foot driveway where 20 feet is the minimum required; 2) a driveway, one foot from a building wall where 10 feet is required; and 3) an 11 foot rear yard where 20 feet is required in an R-S-D-35 (Suburban Residence, 3,500 square foot, Minimum Building Site Area per Dwelling Unit Density) District, located at 134 Grove Way, northwest side, approximately, 150 feet southeast of Meekland Avenue, unincorporated Cherryland Area of Alameda County, designated Assessor’s Parcel Number: 429-0032-030-00. (continued from March 28, 2007; to be continued to June 27, 2007).
  - 3. **SEAD SISIC, VARIANCE, V-12061** - Application to allow a six foot high fence where four feet is the maximum, and to allow an accessory structure in the front half of the lot in an “R-1-RV” (Single Family Residence, Recreational Vehicle) District, located at 18658 Crest Avenue, northeast side, approximately 440 feet northwest of Titan Way, in the unincorporated Castro Valley area of Alameda County, and designated Assessor’s Parcel Number: 084B-0370-007-13. (To be continued to June 27, 2007).

## E. Regular Calendar

1. **JOSE RAMIRO, CONDITIONAL USE PERMIT, C-8489** – Application to allow the continued operation of a tavern “The Stadium Club” in an ACBD (Ashland Cherryland Business District Specific Plan) – Transit Corridor District, located at 15698 East 14<sup>th</sup> Street, east side, corner north of Plaza Drive, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 080-0034-007-00. (Continued from October 11, November 15, December 6, 2006; January 10 and 24 and April 25, 2007).
2. **NEW LIFE CHRISTIAN CHURCH, CONDITIONAL USE PERMIT, C-8583** – Application to allow continued operation of a church facility in a CVCBD – Subarea -7, (Castro Valley Central Business District, Subarea – 7) , located at 20394 San Miguel Avenue, east side, approximately 550 feet north of Castro Valley Boulevard, unincorporated Castro Valley area of Alameda County, and designated Assessor’s Parcel Number: 084A-0012-016-02.
3. **LOURDES TRAUTNER, CONDITIONAL USE PERMIT, C-8597** - Application to allow an alcohol outlet (Beer & Wine) in an ACBD Specific Plan –TC (Ashland Cherryland Business District Specific Plan – Transit Corridor) District, located at 16490 East 14<sup>th</sup> Street, southeast side, approximately 160 feet south of 165<sup>th</sup> Avenue, unincorporated, Ashland area of Alameda County, designated Assessor’s Parcel Number: 080-0071-049-00.
4. **ENVISION HOME DEVELOPMENT, VARIANCE, V-12056** - Application to allow expansion of a non-conforming building with construction of a duplex with a: Zero foot setback from the access driveway where 10 feet is required, and a nine foot wide driveway where 20 feet is required, in an R-3-B-E (Three Family Residence, 8,750 square feet Minimum Building Site Area) District, located at 1435 – 166<sup>th</sup> Avenue, north east side, approximately 270 feet, north west of East 14<sup>th</sup> Street, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 080-0076-030-00. (Continued from March 14, April 11 and April 25, 2007).
5. **HENRY TUNG NGUYEN, VARIANCE, V-12059**, - Application to allow the construction of a new single family residence with zero foot and 14 foot, front yard setbacks where 20 feet is the minimum required, in an R-1-RV (Single Family Residence, Recreational Vehicle) District, located on President Drive, south side, at the intersection with 170<sup>th</sup> Avenue, unincorporated, Ashland area of Alameda County, designated Assessor’s Parcel Number: 080A-0221-040-00. (Continued from May 9, 2007).
6. **KEN GRANT, VARIANCE, V-12063** – Application to allow construction of a retail space encroaching 23 feet, five inches into a Special Building Line of 50 feet, in an ACBD Specific Plan –TC (Ashland

Cherryland Business District Specific Plan – Transit Corridor) District located at, 1415 – 168<sup>th</sup> Avenue, northwest side, approximately 180 feet northeast of East 14<sup>th</sup> Street, unincorporated, Ashland area of Alameda County, designated Assessor’s Parcel Number: 080A-0100-030-00.

- F. Approval of Minutes – May 9, 2007.
- G. Staff Comments & Correspondence
- H. Board Announcements, Comments & Reports
- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARINGS**

**SPECIAL MEETING  
WEDNESDAY, MAY 30, 2007**

**REGULAR MEETING  
WEDNESDAY, JUNE 13, 2007**