

*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, June 28, 2006**

#### **Regular Meeting**

Time: 1:30 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. **PHOI PHAN, VARIANCE, V-11951** – Application to allow construction of four dwelling units with: a) A five foot side yard; b) a two foot driveway set back, raised to four feet; c) 1,536 square feet of open space where 2,400 square feet of open space is required; d) no sidewalk; and e) A 13 foot wide driveway where 16 feet is required in an R-S-D-20 (Suburban Residence, 2,000 square feet Minimum Building Site Area per Dwelling Unit) District, located at 230 Laurel Avenue, north side, approximately 400 feet west of Princeton Street, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 429-0091-058-00. (Continued from April 26 and May 24, 2006; to be continued without discussion to July 26, 2006).
  - 2. **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 July 26, 2006).
- E. Regular Calendar
  - 1. **TRINH HOANG, CONDITIONAL USE PERMIT, C-8443** – Application to allow continued operation of an auto service facility for minor auto repair in a C-N (Neighborhood Commercial) District, located at 20009 Meekland Avenue, west side, corner southwest of Blossom Way, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 429-0032-001-04. (Continued from January 11, March 8 and April 24, 2006).
  - 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, north corner of Grove Way, unincorporated Castro Valley area of Alameda County,

designated Assessor's Parcel Number: 415-0100-054-00. (Continued from May 24 and June 14, 2006).

3. **LUIS ROBLES/GURCHARAN DHALIWAL, VARIANCE, V-11995** – Application to allow construction of a second dwelling providing a 10 foot wide driveway where 12 feet is the minimum and a zero foot setback between a driveway and a dwelling, and a dwelling and dwelling wall, in an R-S-D-35 (Suburban Residence, 3,500 square feet Minimum Building Site Area per Dwelling Unit) District, 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: 0429-0032-017-00. (Continued from April 12 and May 24, 2006).
  
4. **ARNOLDO HERNANDEZ, VARIANCE, V-12013** – Application to allow expansion of a non-conforming (reduced front yard) dwelling with an attached addition, in an, R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 19204 Garrison Avenue, east side, approximately 190 feet north of Lux Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084B-0568-018-00.

- F. Approval of Minutes – June 14, 2006.
- G. Staff Comments & Correspondence
- H. Board Announcements, Comments & Reports
- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING  
WEDNESDAY, JULY 12, 2006**