

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

Revised Agenda
West County Board of Zoning Adjustments
Wednesday, August 25, 2004

Regular Meeting

Time: 1:30 p.m.

Place: Public Works Building, Auditorium
399 Elmhurst Street
Hayward, California

- A. Call to Order/Roll Call
 - B. Neighborhood Preservation Ordinance Abatement Hearing
 - C. Open Forum
 - D. Consent Calendar
1. **COMUNIDAD CRISTIANA CRISTO, CONDITIONAL USE PERMIT, C-8270** – Application to allow continued operation of a church facility, in a R-S-D-35 (Single Family Residence with 3,500 square feet Minimum Building Site Area/Dwelling Unit) District, located at 21753 Haviland Avenue, west side, approximately 161 feet south of Grove Way, unincorporated Hayward area of Alameda County, bearing Assessor's Parcel Number: 429-0028-081-00. (Continued from February 11 and May 12, 2004; to be continued without discussion to September 8, 2004).
 2. **CHARLES CROWELL, CONDITIONAL USE PERMIT, C-8272** – Application to renew and modify Conditional Use Permit C-7586, allowing a 100-horse boarding facility and equestrian center and a permanent agricultural caretaker's unit, in an "A" (Agricultural) District, located at 10970 Crow Canyon Road, north side, approximately 2.8 miles east of Norris Canyon Road, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 085-2026-001-00. (Continued from May 26, June 9, July 14, July 28 and August 11, 2004; to be continued without discussion until September 8, 2004).
 3. **JUAN GARCIA, CONDITIONAL USE PERMIT, C-8287 and VARIANCE, V-11856-** Application to allow continued operation of an existing church facility and use of a residential parcel as a parking lot, a 12 foot driveway where 20 feet is required and a zero foot setback between building and driveway where 10 feet is required, in a R-S-D-35 and R-S-D-3, Suburban Residential, 3,500 square foot Minimum Building Site Area/Per Dwelling Unit) Districts, located at 21625 Western Boulevard, west side, approximately 150 feet northwest of Willow Avenue, unincorporated Cherryland area of Alameda County, bearing Assessor's Parcel Numbers: 429-0050-007-00 and 429-0050-010-00. (Continued from April 28 and June 9, 2004; to be continued without discussion until September 8, 2004).
 4. **CHONG KO, VARIANCE, V-11863** – Application to retain conversion of two one-car garages thereby providing two parking spaces located partially in a street side yard where otherwise not permitted in an R-S-D-15, (Suburban Residence, 1,500 sq. ft. minimum building site area) District, located at 1725 & 1727 – 164th Avenue, northwest corner of Liberty Street, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 080-0069-015-02. (To be continued without discussion until October 13, 2004).

5. **DONALD & VERA CLAIR, VARIANCE, V-11872** – To allow storage of a recreational vehicle in a required side yard where not otherwise permitted in a P-D, (Planned Development) District, located at 4169 High Ridge Place, west side, approximately 187 feet east of Chaparral Lane, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number:0085-6301-020-05. (To be continued without discussion until September 8, 2004).

E. Regular Calendar

1. **HOSANNA HOMES, CONDITIONAL USE PERMIT, C-8143** – Application to allow continued operation of a foster care licensing agency and requesting a ten-year renewal period in an "A" (Agricultural) District, located at 9998 Crow Canyon Road, west side, approximately one mile north of Norris Canyon Road, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 0085-1902-001-00. (Continued from November 5, 2003, January 14, March 10, April 28, May 12, and May 26, 2004; to be continued without discussion to July 28, 2004).
2. **NEW LIFE PRESBYTERIAN, CONDITIONAL USE PERMIT, C-8280** – Application to allow use of an existing modular classroom building for church services, in an "A" (Agricultural) District, located at 9998 Crow Canyon Road, west side, approximately 0.91 mile north of Norris Canyon Road, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 0085-1902-001-00. (Continued from April 14, 2004 and May 26, 2004).
3. **SUSAN SUNG, CONDITIONAL USE PERMIT, C-8313** – Application to allow continued operation of an extended day care facility for 60 children, grades K through 6, at an existing site (Proctor Elementary School) in an R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 17520 Redwood Road, southeast corner of Proctor Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Numbers: 084C-0940-006-05 and 084C-0945-004-03.
4. **DONALD RUBIOLO/TED POLYZOS, VARIANCE, V-11866** – Application to construct a new dwelling (Parcel 2) providing a ten foot front yard where 20 feet is required, in an R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District located at 3642 Corte Rubiolo, south side, approximately 110 feet west of the intersection with Santa Maria Avenue, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 084B-0570-165-00.

5. **DONALD RUBIOLO/TED POLYZOS, VARIANCE, V-11870** - Application to construct a new dwelling (Parcel 3) providing six and half feet and five feet side yards where nine feet is required in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located on Corte Rubiolo, south side, approximately 180 feet west of the intersection with Santa Maria Avenue, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 084B-0570-166-00.

- F. Approval of Minutes – August 11, 2004
- G. Staff Comments & Correspondence
- H. Board Announcements, Comments & Reports
- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, SEPTEMBER 8, 2004**