

**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, September 26, 2007**

**Regular Meeting**

Time: 1:30 p.m.

Place: Public Hearing Room  
224 West Winton Avenue, Room 111,  
Hayward, California

- A. Call to Order/Roll Call
- B. Neighborhood Preservation and Zoning Ordinance Abatement Hearings
- C. Open Forum
- D. Consent Calendar
  1. **OSBORNE/NSA WIRELESS, CONDITIONAL USE PERMIT, C-8638** – Application to allow continued operation of a telecommunication facility in a M-1 (Light Industrial) District, located at 22020 Center Street, east side, corner northeast of Grove Way, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 417-0010-007-05. (Continued from July 25, 2007; to be continued to October 24, 2007).
  2. **ALI REZ MASOUDI-MOFRAD / ANN MARIE HOLLAND, CONDITIONAL USE PERMIT, C-8645** – Application to allow the continued operation of an auto sales lot in the an ACBDSP - TC (Ashland Cherryland Business District Specific Plan- Transit Corridor) District, located at 16285 East 14<sup>th</sup> Street, northeast side, approximately 110 feet northwest of 163<sup>rd</sup> Avenue, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 080C-0479-006-03. (To be continued to October 24, 2007).
  3. **AMERICAN TOWER CORPORATION, CONDITIONAL USE PERMIT, C-8646** - Application to allow the continued operation of a radio transmission facility (cell site) in an “A” (Agricultural) District, located at 23205 Eden Canyon Road, east side, approximately 100 feet north of the Interstate I-580 Freeway, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 085A-1200-001-00. (To be continued to October 24, 2007).
  4. **VARIANCE, V-12003 – HHT ENGINEERING** - 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, May 23, August 22 and September 26, 2007; to be continued to October 24, 2007).

5. **VARIANCE, V-12061 - SEAD SISIC** - 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. (Continued from May 23, June 27 and August 22, 2007; to be continued to October 24, 2007).
6. **KENNETH KREMER, VARIANCE, V-12080-** Application to consider a petition to allow subdivision of one parcel containing approximately 17,362 square feet into two lots, with the retention of an existing secondary dwelling unit as a legal non-conforming use where not otherwise allowed, limited to ordinary maintenance and minor repair only, two stories in height where one story is the maximum, and with a two foot, six inch side yard where seven feet is the minimum for residential use, in an R-1 (Single Family Residence) District, located at 22440 Charlene Way, unincorporated Castro Valley area of Alameda County, Assessor’s Parcel Number: 416-0130-001-00. (To be continued to October 10, 2007).
7. **MAURO ESCOBAR, VARIANCE, V-12083** - Application to allow an attached addition with a six-foot front yard setback where 20 feet is the minimum, in a R-1 (Single Family Residence, located at 14747 Midland Road, west side, approximately 200 feet north of Placer Drive, San Leandro area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 080-0002-001-04. (Continued from August 22, 2007; to be continued to October 10, 2007).

E. Regular Calendar

1. **SITE DEVELOPMENT REVIEW, S-2125 – PERRY BUILDERS –** Application to allow a garage conversion, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 21636 Lake Chabot Road, north east side 200 feet north west of Orange Avenue, in the unincorporated Castro Valley area of Alameda County, bearing County Assessor’s Parcel Number: 415-0060-077-00.
2. **OSBORNE/EASTWOOD, CONDITIONAL USE PERMIT, C-8547** Application to allow continued operation of a wireless communication facility (Sprint/Nextel) in an “A” (Agricultural) District, located at Eden Canyon Road, east side, approximately 2/3’s of a mile north of I-580 Freeway, in the unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 085A-1200-001-11. (Continued from March 14 and September 12, 2007.)
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.

4. **SAL'S COLLISION REPAIR, CONDITIONAL USE PERMIT, C-8647** - Application to renew expired use permit (C-7789) and transfer a paint spray booth from 965 Rufus Court to 972 Rufus Court in an, ACBD - TC (Ashland and Cherryland Business District Specific Plan) Transit Corridor District, located at 965 & 972 Rufus Court, east side, approximately 200 feet southwest of Mission Boulevard, Unincorporated Cherryland area of Alameda County, Assessor's Parcel Numbers: 428-0011-016-04; 428-0011-017-00; 428-0011-020-00 and 428-0011-018-00. (Continued from September 12, 2007).
5. **JACK MOORJANI / UNION 76, CONDITIONAL USE PERMIT, C- 8648, SITE DEVELOPMENT REVIEW, S-2128** - Application to allow an alcohol outlet in conjunction with a service station in the CVCBD Specific Plan Sub Area 1 (Castro Valley Central Business District Specific Plan, Low Intensity Retail), located at 2445 Castro Valley Boulevard, southeast, approximately 200 feet southwest of Stanton Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084A-0007-011-02.
6. **SILRAY & SILVIA DELA CADENA, VARIANCE, V-12057 and SITE DEVELOPMENT REVIEW, S-2111** – Application to allow construction of a house within an area that is 30% or greater in slope, where no structures are allowed on such slopes by the Madison Area Specific Plan; located on a vacant parcel approximately 1,200 feet north of Seaview Avenue on Common Road, east side of Castro Valley Creek, in the R-1-B-40-CSU-RV (Single Family Residence, 40,000 square foot Minimum Building Site Area, 150 foot Median Lot Width, 30 foot front yard, Conditional Secondary Unit) Zoning District and within the Madison Area Specific Plan, unincorporated Castro Valley area of Alameda County, Assessor's Parcel Number: 084C-0895-041-00.
7. **VARIANCE, V-12060 – AC MAHARAJ CONSTRUCTION** - Application to allow the construction of two new single family dwellings with a zero foot setback from the existing dwelling wall to the driveway where 10 feet is required, in an R-S-SU (Suburban Residence, Secondary Unit) District, located at 670 & 672 Hampton Road, north side, approximately 150 feet northwest of Camden Avenue, Unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 414-0026-100-00. (Continued from May 9, June 13, June 27 and July 25, and August 22, 2007).
8. **PETER BRAUN, VARIANCE, V-12075** – Application to allow construction of an attached addition with a 15 foot - 10 inch, front yard

where a minimum of 20 feet is required in an R-1 (Single Family Residence) District, located at 1683 Via Sarita, north side, corner northeast of Via Susana, unincorporated San Lorenzo area of Alameda County, Assessor's Parcel Number: 411-0087-202-00.

- F. Approval of Minutes – May 23, August 22, and September 12, 2007.
- G. Staff Comments & Correspondence
- H. Board Announcements, Comments & Reports
- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING  
WEDNESDAY, OCTOBER 10, 2007**