

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, October 10, 2007

Field Trip

Time: 1:00 p.m.

Place: 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 in the Public Hearing Room, 224 West Winton Avenue, Hayward, California.

1. **MARYANN MILLER NOVAK CONDITIONAL USE PERMIT, C-8562** – Application to allow operation of a telecommunications facility, in the R-1-RV (Single Family Residence, Recreational Vehicle) District, located at 2301 Miramar Avenue, north side of west of Crest Avenue, unincorporated San Leandro area of Alameda County, bearing Assessor's Parcel Number: 080A-0191-034-04.
2. **BRIAN LESEUR, VARIANCE, V-12071** – Application to subdivide one site into two parcels (with a boundary adjustment) resulting in a zero foot side and a 16 foot, front setback where 10 feet, and 20 feet setbacks respectively are required, in an R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 19223 Carlton Avenue, west side, approximately 380 feet south of Massachusetts Street, unincorporated Castro Valley Area of Alameda County, Designated Assessor's Parcel Number: 084B-0441-043-00.
3. **IBC BUILDERS / PRASAD, TENTATIVE PARCEL MAP, PM-9516 and VARIANCE, V-12073** - Application to subdivide one parcel measuring approximately 43,560 square foot (1.0 acre) parcel into four lots allowing a six foot side yard where a 10 foot side yard is required in a R-1-B-E (Single Family Residence, per Fairview Plan) District, located at 23330 Maud Avenue, east side, approximately 300 feet south of Pickford Way, unincorporated Fairview area of Alameda County, Assessor's Parcel Number: 417-0210-67.
4. **MICHAEL JUNG, VARIANCE, V-12081** - Application to allow construction of a new single family dwelling with a height of 30 feet where 25 feet is the maximum allowed, in an R-1 (Single Family Residence) District, located at Aurelia Way, east side, approximately 220 feet north of Midland Road, unincorporated San Leandro area of Alameda County, Designated Assessor's Parcel Number: 079-0010-020-00.
5. **MICHAEL JUNG, VARIANCE, V-12082** - Application to allow construction of a new single family dwelling with a height of 30 feet where 25 feet is the maximum allowed, in an R-1 (Single Family Residence) District, located at Aurelia Way, east side, approximately 220 feet north of Midland Road, unincorporated San Leandro area of Alameda County, Designated Assessor's Parcel Number: 079-0010-004-00.
6. **MAURICE DAWSON, VARIANCE, V-12084** - Application to allow a two foot side yard setback where five feet is required, in an R-1-RV (Single Family Residence, Recreational Vehicle) District, located at 16715 Rolando Avenue, southwest side, approximately 280 feet northeast of Winding Boulevard, unincorporated San Leandro area of Alameda County, Designated Assessor's Parcel Number: 080A-0212-021-00.
7. **MIKE BOCKS, VARIANCE, V-12085** - Application to legalize an existing secondary unit with: 1) three parking spaces where four are

required; 2) a zero foot setback from the driveway where 10 feet is required; and 3) a two foot side yard setback where five feet is required, in an ACBD Specific Plan – RC (Ashland and Cherryland Business District Specific Plan – Residential Commercial) District, located at 330 Lewelling Boulevard, south side, approximately 50 feet west of Tracy Street, in the unincorporated Ashland area of Alameda County, Designated Assessor's Parcel Number: 413-0097-021-00.

- 8. **JOHN KIM, VARIANCE, V-12086**, Application to allow construction of an attached garage with a three foot side yard setback where five feet is required in a "R-S-CSU-RV" (Suburban Residential, Conditional Secondary Unit, Recreational Vehicle Regulations) District, located at 4663 Heyer Avenue, south side, approximately 830 feet west of Center Street, in the unincorporated Castro Valley Area of Alameda County, Designated Assessor's Parcel Number: 84C-0701-004-04.

Regular Meeting

Time: 6:00 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. **ARNOLDO HERNANDEZ / PETTIT, VARIANCE, V-11978 and SITE DEVELOPMENT REVIEW, S-2051**– Application to allow the conversion of an existing attached one car garage to living space and provision of two uncovered spaces in the rear, in an R-1-CSU-RV (Single Family Residential) District, located at 4421 Alma Avenue, south side, approximately, 770 feet west of Brickell Way, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084C-0820-014-00. (Continued from September 27 and November 8, 2006; January 10, March 28, June 27, July 25 and September 12, 2007; to be continued to December 5, 2007).
- 2. **IBC BUILDERS / PRASAD, TENTATIVE PARCEL MAP, PM-9516 and VARIANCE, V-12073** - Application to subdivide one parcel measuring approximately 43,560 square foot (1.0 acre) parcel into four

lots allowing a six foot side yard where a 10 foot side yard is required in a R-1-B-E (Single Family Residence, per Fairview Plan) District, located at 23330 Maud Avenue, east side, approximately 300 feet south of Pickford Way, unincorporated Fairview area of Alameda County, Assessor's Parcel Number: 417-0210-67. (To be continued to October 24, 2007).

E. Regular Calendar

1. **MARYANN MILLER NOVAK CONDITIONAL USE PERMIT, C-8562** – Application to allow operation of a telecommunications facility, in the R-1-RV (Single Family Residence, Recreational Vehicle) District, located at 2301 Miramar Avenue, north side of west of Crest Avenue, unincorporated San Leandro area of Alameda County, bearing Assessor's Parcel Number: 080A-0191-034-04.
2. **RUBEN SOTO, VARIANCE, V-12046** - Application to allow a driveway located five feet from the existing dwelling, and five feet from the new dwelling where 10 feet is required with the construction of three (3) dwelling units, in an R-S-D-35 (Suburban Residence, 3,500 square feet per Dwelling Unit, Minimum Building Site Area) District, located at 21587 Banyan Street, west side, approximately 450 north of Willow Avenue, unincorporated Fairview area of Alameda County, designated Assessor's Parcel Number: 429-0046-056-00.
3. **JOE & MARIA MENEZES, VARIANCE, V-12072** - Application to allow construction of a residential addition, providing a building height of 28 feet where 25 feet is the maximum allowed, in an R-1-B-E (Single Family Residence, 6,000 square feet Minimum Building Site Area, 60 foot Minimum Lot Width, 70 foot Side Yard) District, located at 3462 Bridle Drive, north side, approximately 100 feet north of Cantle Avenue, unincorporated, Fairview area of Alameda County, designated Assessor's Parcel Number: 425-0090-015-00. (Continued from June 27 and August 22, 2007).
4. **PATRICK LOVE, VARIANCE, V-11982** – Application to allow a garage conversion with on-site parking in the side yard, in an R-1-SU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 3773 Cottage Court, north side, approximately, 284 feet west of Parsons Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084D-1329-017-00. (Continued from April 12, May 24, July 12, July 26, September 27 and November 8, 2006, January 10, March 28, June 27, July 25 and September 12, 2007).
5. **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. (Continued from September 26, 2007).

6. **MAURO ESCOBAR, VARIANCE, V-12083** - Application to allow an attached addition with a six-foot front yard setback, and a three foot, seven inch rear yard setback where 20 feet is the minimum required in the front and rear yards, in a R-1 (Single Family Residence) District, 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 and September 26, 2007).

7. **JOHN KIM, VARIANCE, V-12086**, Application to allow construction of an attached garage with a three foot side yard setback where five feet is required in a "R-S-CSU-RV" (Suburban Residential, Conditional Secondary Unit, Recreational Vehicle Regulations) District, located at 4663 Heyer Avenue, south side, approximately 830 feet west of Center Street, in the unincorporated Castro Valley Area of Alameda County, Designated Assessor's Parcel Number: 84C-0701-004-04.

- F. Approval of Minutes – September 26, 2007.

- G. Staff Comments & Correspondence

- H. Board Announcements, Comments & Reports

- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, OCTOBER 24, 2007**