

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, October 11, 2006

Field Trip

Time: 1:00 p.m.

Place: County of Alameda, 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 at the Alameda County Building, Public Hearing Room, 224 West Winton Avenue, Hayward, California.

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 14th Street, east side, corner north of Plaza Drive, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 080-0034-007-00.

2. **HUNG PHAN / DAVIS, CONDITIONAL USE PERMIT, C-8510** – Application to allow the operation of a massage therapy business, in an ACBD (Ashland Cherryland Business District Specific Plan) - Freeway Access District , located at 11 Lewelling Boulevard, north side, approximately 300 feet east of Via Granada, unincorporated San Lorenzo area of Alameda County, designated Assessor’s Parcel Number: 413-0015-038-00.

3. **RICKY MALVEAUX, VARIANCE, V-12021** – Application to allow a 17 foot rear yard setback where 20 feet is required in an R-S-D-25 (Suburban Residence, 2,500 square feet per Dwelling Unit) District, located at 20633 Garden Avenue, west side, approximately 300 feet south east of Bartlett Avenue, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 432-0008-026-01.

4. **FRANCIS KUN / GALLEGOS, VARIANCE, V-12017** – Application to allow expansion of a nonconforming building (reduced side yard) with the construction of a duplex with: a) a driveway three feet from a building where 10 feet is required; b) a 16 foot driveway where 20 feet is required; and c) eleven feet between a building where 20 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 260 Poplar Avenue, northwest side, approximately 250 feet southwest of Princeton Street, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 429-0091-025-02.

5. **JOE TEIXEIRA, VARIANCE, V-12023 and PARCEL MAP, PM-8981** – Application to subdivide one parcel into three lots; and a variance to allow a four foot setback from a private street where 10 feet is required, in an R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 19448 Lake Chabot Boulevard, east side, approximately, 250 feet north of Barlow Drive, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084B-0529-038-04.

Regular Meeting

Time: 6:00 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. **4000 AUTO WRECKERS, CONDITIONAL USE PERMIT, C-8419** – Application to allow continued operation of an auto dismantling yard, in an M-2-B-E (Heavy Industrial, 5 acre Minimum Building Site Area) District, located at 3810 Depot Road, south side, approximately 0.75 miles west of Clawiter Road, unincorporated Eden area of Alameda County, designated Assessor’s Parcel Number: 0439-0070-008-06. (Continued from April 12, May 10, August 9 and August 27, 2006; to be continued without discussion to December 12, 2006).
- 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 14th Street, east side, corner north of Plaza Drive, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 080-0034-007-00.
 - 2. **RAYMOND WONG / RAJESHWAR SINGH – CONDITIONAL USE PERMIT, C-8492 and VARIANCE, V-11997** – Application to construct two new secondary dwelling units and retain the existing dwelling as the third unit providing a 12 foot wide driveway where 15 feet are required: a 16 foot rear yard where 20 feet are required; and 7,440 square feet of lot area where 7,500 square feet is required for a third unit in an R-2-B-E (Two Family Residence with a Minimum Building Site Area of 8,750 square feet) District, located at 16790 Los Banos Street in the unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 080-0083-007-01. (Continued from July 12, 26, and August 23 and September 27, 2006).
 - 3. **JOHN SULLIVAN, CONDITIONAL USE PERMIT, C-8495** – Application to allow continued use of one site for: a) an outdoor storage yard; b) occupancy of a contractor’s unit; and c) contractor’s storage yard, in an M-2 (Heavy Industrial) District, located at 16520 Worthley Drive, southwest side, approximately 1,650 feet southeast of Grant Avenue, unincorporated San Lorenzo area of Alameda County, designated Assessor’s Parcel Number: 438-0010-004-14. (Continued from August 9 and August 23, 2006).

4. **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, June 28, July 26 and September 13, 2006).
5. **RAYMOND WONG / TONY TANG / FONG & FONG, PARCEL MAP, PM – 8605 – and VARIANCE, V-11987** - Application to subdivide one parcel measuring 20,568 square feet (0.47 acres) into two parcels, resulting in median lot widths respectively of 62 feet, six inches and 47 feet, six inches where 80 feet is required in an R-1-B-E-CSU-RV (Single Family Residence, 10,000 square foot Minimum Building Site Area, 80 feet Median Average Width, Secondary Unit with Recreational Vehicle) District, located at 17472 Almond Road, north side, approximately 600 feet southwest of Vineyard Road, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084D-1250-031-01. (Continued from June 14, July 12, August 9 and September 13, 2006).
6. **ALFREDO GONZALEZ, VARIANCE, V-11989** – Application to allow construction of a seven foot, six inch high fence where four feet, zero inches is the maximum height allowed, in an “A” (Agricultural) District, located at 22469 Eden Canyon Road, north west side, approximately 0.65 miles north east of Hollis Canyon Road, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 085A-0100-003-00. (Continued from May 24, June 14, July 12 and September 13, 2006).
7. **FRANCIS KUN / GALLEGOS, VARIANCE, V-12017** – Application to allow expansion of a nonconforming building (reduced side yard) with the construction of a duplex with: a) a driveway three feet from a building where 10 feet is required; b) a 16 foot driveway where 20 feet is required; and c) eleven feet between a building where 20 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 260 Poplar Avenue, northwest side, approximately 250 feet southwest of Princeton Street, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 429-0091-025-02.

F. Approval of Minutes – September 13, and September 27, 2006

- G. Staff Comments & Correspondence
- H. Board Announcements, Comments & Reports
- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, OCTOBER 25, 2006**