

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, October 19, 2005

Regular Meeting

Time: 6:00 p.m.

Place: Alameda County Public Building, Public Hearing Room,
224 West Winton Avenue,
Hayward, California

- A. Call to Order/Roll Call
- B. Neighborhood Preservation Ordinance Abatement Hearing
- C. Open Forum
- D. Consent Calendar
 - 1. **NWAKAMMA OKORO, CONDITIONAL USE PERMIT, C-8435** – Application to allow continued operation of an auto sales lot in a C-1 (Retail Business) District, located at 20979 Foothill Boulevard, southwest side, approximately 300 feet northwest of Ash Street, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 0414-0051-035-00. (To be continued without discussion to November 9, 2005).
 - 2. **LYN LEE, VARIANCE, V-11967** – Application to approve as a building site a parcel reduced in median lot width from 300 feet to 110 feet and reduced in area from five acres to one acre, in an R-1-L-B-E (Single Family Residence, Limited Agricultural Uses, 5 acres, Minimum Building Site Area) District, located on Arbutus Court, north side, approximately 375 feet west of Quercus Court, Unincorporated Fairview area of Alameda County, designated Assessor’s Parcel Number: 0425-0500-023-00.
WITHDRAWN
- E. Regular Calendar
 - 1. **VICTOR BECERRA, SITE DEVELOPMENT REVIEW, S-1991** - Petition to allow conversion of an existing two-car garage into a family room, and replace it with two uncovered legal on-site parking spaces, on a 5,254 square foot lot in the R-1 (Single-Family Residence) Zoning District, located at 17498 Via Alamitos, northeast corner with Via Nube, unincorporated San Lorenzo area of Alameda County, bearing County Assessor’s Parcel Number: 0412-0079-155-00. (Continued from August 10, August 24, September 28 and October 12, 2005).
 - 2. **KMJ ASSOCIATES, CONDITIONAL USE PERMIT, C-8415** – Application to allow continued operation of a 14 bed residential care facility in an R-S-D-3 (Suburban Residence, 1,500 square feet per Dwelling Unit) District, located at 1476 – 164th Avenue, southwest side, approximately 700 feet northeast of East 14th Street, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 0080-0071-033-02.
 - 3. **AWRPS INCORPORATED, CONDITIONAL USE PERMIT, C-8421** -Application to allow continued operation of an outdoor storage yard with rental and storage of containers in a P-D (PD-1780) Planned

Development, 1780th Zoning Unit, located at 23422 Clawiter Road, west side corner, south east of Middle Lane, unincorporated Eden area of Alameda County, designated Assessor's Parcel Numbers: 0441-0090-001-02, 0441-0090-003-02, 0441-0090-002-00 and 0441-0090-004-00.

4. **JOHN MASCULINE, CONDITIONAL USE PERMIT, C-8426-** Application to allow continued operation of an indoor recreational facility (Martial Arts Studio, Karate, Kung Fu, Judo) in a C-2 (General Commercial) District, located at 17144 East 14th Street, northeast side, approximately 160 feet southeast of 171st Avenue, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 080A-0109-010-00.

5. **HAYWARD FELLOWSHIP, CONDITIONAL USE PERMIT, C-8436-** Application to allow continued operation of a community clubhouse (meeting hall for alcoholics anonymous) in an ACBD Specific Plan – TC (Ashland and Cherryland Business Specific Districts Plan – Transit Corridor) Districts located at 16250 East 14th Street, northeast side, approximately 260 feet northwest of 163rd Avenue, unincorporated San Leandro area of Alameda County, designated Assessor's Parcel Number: 0080-0063-035-02.

6. **MYRNA HOAG, VARIANCE, V-11908 -** Application to retain an expansion of a non-conforming use (tow yard in a residential area) and retention of an eight foot chain link fence in a R-S-D-15 (Suburban Residence with 1,500 square feet Minimum Building Site Area per Dwelling Unit) District, located at 16037 to 16097 Mateo Street, southwest side, approximately 311 feet northwest of 162nd Avenue, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Numbers: 0080-0057-030-00, 0080-0057-036-00 and 0080-0057-037-02. (Continued from May 11, June 22 and September 14, 2005).

- F. Approval of Minutes – September 14, 2005.

- G. Staff Comments & Correspondence

- H. Board Announcements, Comments & Reports

- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, OCTOBER 26, 2005**