

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 22, 2008

Regular Meeting

Time: 1:30 p.m.

Place: Alameda County Public Building, Public Hearing Room,
224 West Winton Avenue, Hayward, California 94544

- A. Call to Order/Roll Call
- B. Neighborhood Preservation and Zoning Ordinance Abatement Hearings
- C. Open Forum
- D. Consent Calendar
 - 1. **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. (Continued from September 26, October 24, November 14 and December 5, 2007; January 9, February 27, April 23, July 9, August 27 and October 8, 2008; to be continued to November 12, 2008). **Staff Planner: Pat Anekayuwat.**
 - 2. **DARYL DWAYNE MANGRUM – VARIANCE, V-12123** – Application to determine building site status and the reduce front yard setback from 30 feet to 20 feet with the construction of a new single family dwelling in an “A” (Agricultural) District, located at the 4.7 mile marker on Palomares Road, south of Palo Verde Road, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 085A-4100-009-28. (Continued to November 12, 2008) **Staff Planner: Donna Vingo.**
- E. Regular Calendar
 - 1. **T-MOBILE / CHURCH OF THE NAZARENE, CONDITIONAL USE PERMIT, C-8478** – Rehearing of an Application to install and operate a wireless telecommunications facility in an R-1-CSU-RV (Single Family Residential, Conditional Secondary Unit, with Recreational Vehicle) District, located at 2301 Miramar Avenue, north side, 100 feet west of Crest Avenue, unincorporated Castro Valley, and designated Assessor’s Parcel Number: 080A-0191-034-04. (Continued from September 24 and October 8, 2008). **Staff Planner: Sonia Urzua.**
 - 2. **ALI REZA / MASOUDI-MOFRAD, CONDITIONAL USE PERMIT, C-8753** - Application to allow an auto sales business in an ACBD – SP – TC (Ashland and Cherryland Business District Specific Plan-Transit Corridor) District, located at 16230 East 14th Street, approximately 240 feet south east of 162nd Avenue, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 080-0063-038-00. (Continued from September 9, 2008). **Staff Planner: Damien Curry.**

3. **DEANNA WOOD, CONDITIONAL USE PERMIT, C-8766** - Application to allow a beauty shop (hand and foot spa) with concurrent sign review, where Group A Uses are generally prohibited, in a SUB 10 CVCBDSP (Sub Area 10, Castro Valley Central Business District Special Plan) District, located at 3726 Castro Valley Boulevard, north side, approximately 100 feet east of Yeandle Avenue, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 084C-0724-123-00. **Staff Planner: Damien Curry.**

4. **CHONG KO, VARIANCE, V-12110** - Application to allow expansion of a non-conforming use (Tavern) in an, ACBD – SP – R (Ashland and Cherryland Business District Specific Plan-Residential) District, located at 391 Lewelling Boulevard, north side corner northeast of Usher Street, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 413-0011-030-04. (Continued from August 27 and October 8, 2008). **Staff Planner: Christine Greene.**

- F. Approval of Minutes – September 24 and October 8, 2008.

- G. Staff Comments & Correspondence

- H. Board Announcements, Comments & Reports

- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, NOVEMBER 5, 2008**