

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, November 7, 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. **KEVIN HINKLEY, CONDITIONAL USE PERMIT, C-8656** - Application to allow a light auto repair facility in a P-D (ZU-1914) (Planned Development) 1914th Zoning District, located at 5265 Crow Canyon Road, south side terminus of Greenridge Road, in the unincorporated Castro Valley area of Alameda County, Assessor’s Parcel Number: 085-5300-003-06.
Staff Planner: Pat Anekayuwat.

2. **MIKE BOCKS, VARIANCE, V- 12085** - Application to allow a garage conversion providing: 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 where five feet is required in an A-C-B-D Specific Plan - RC (Ashland and Cherryland Business District Specific Plan, Residential / Commercial) District, located at 330 Lewelling Boulevard, south side, 50 feet west of Tracy Street, unincorporated San Lorenzo area of Alameda County, designated Assessor’s Parcel Number: 413-0097-021-00.
Staff Planner: Christine Greene.

3. **BEVERLY DIXION, VARIANCE, V-12087** – Application to allow a four foot rear yard where 20 feet is the minimum required to retain an existing solarium, located in an R-1-BE-CSU-RV (Single Family Residence, 7,000 square feet Minimum Building Site Area, Conditional Secondary Unit, Recreational Vehicle Parking) District, located at 5953 Highwood Road, south east side, approximately 500 feet north of Lomond Way, unincorporated Castro Valley area of Alameda County, Assessor’s Parcel Number: 085-1605-012-00. **Staff Planner: Christine Greene.**

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. **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, and October 10, 2007; this item will be continued to November 14, 2007). **Staff Planner: Andy Young.**

E. Regular Calendar

1. **RUBEN SOTO, VARIANCE, V-12046** - Application to allow a driveway located four feet from the existing dwelling, and four 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 Cherryland area of Alameda County, designated Assessor's Parcel Number: 429-0046-056-00. (Continued from October 10 and October 24, 2007). **Staff Planner: Richard Tarbell.**
2. **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, August 22, September 26 and October 24, 2007). **Staff Planner: Christine Greene.**
3. **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. (Continued from October 24, 2007) **Staff Planner: Richard Tarbell.**
4. **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. (Continued from October 24, 2007) **Staff Planner: Richard Tarbell.**

F. Approval of Minutes – October 10 and 24, 2007.

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

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, NOVEMBER 14, 2007**