

*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, March 14, 2007**

#### **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. **RABIT NORZEI, CONDITIONLA USE PERMIT, C-8560** – Application to allow a retail store with alcohol sales, in an ACBD Specific Plan – FA (Ashland Cherryland Business District Specific Plan – Freeway Access) District, located at 20930 Mission Boulevard, northeast side, approximately 160 feet north of Saint James Court, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 414-0056-020-03.
2. **EDEN MEDICAL CENTER, CONDITIONAL USE PERMIT, C-8565** - Application to allow continued operation of a helicopter landing facility, in the CVCBD Specific Plan Subarea-4 (Castro Valley Central Business District Plan Sub-Area 4, Hospital/Medical-Oriented Office and Retail) District, located at 20103 Lake Chabot Road, east side, approximately 450 feet north of Congress Way, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Numbers: 084A-0279-001-01, 084A-0279-007-00, 084A-0279-005-07 and 084A-0279-010-00.
3. **ALCANCE VICTORIA IGLESIA/ PRIETO / KIM, CONDITIONAL USE PERMIT, C – 8566** – To allow the continued operation of a church facility, in a TA (Transit Access, Ashland Cherryland Area Specific Plan) District, located at 16888 East 14<sup>th</sup> Street, northwest side, approximately 200 feet southwest of 170<sup>th</sup> Avenue, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 080A-0102-033-03.
4. **HARMAN MANAGEMENT CORP / DAN MUNDY, CONDITIONAL USE PERMIT, C-8569** - Application to allow the continued operation of a drive-in restaurant (Kentucky Fried Chicken), in a C-1 Retail Business District, located at 17630 Hesperian Boulevard, east side corner, northeast of Hacienda Avenue, unincorporated San Lorenzo area of Alameda County, designated Assessor’s Parcel Number: 412-0071-024-04.
5. **MEGAN JOHNSON, CONDITIONAL USE PERMIT, C-8572** – Application to allow continued operation of a commercial recreation facility (Curves) in a C-1 (Retail Business) District, located at 15938 Hesperian Boulevard, east side, approximately 300 feet north of Paseo Grande, unincorporated San Lorenzo area of Alameda County, designated Assessor’s Parcel Number: 412-0034-011-02.
6. **GURDIP SAHOTA, CONDITIONAL USE PERMIT, C-8573** – Application to allow liquor sales at Cherryland Grocery where beer and wine sales are already allowed in an R-S-D-35 (Suburban Residence, 3,500 square feet Minimum Building Site Area per Dwelling Unit) District, located at 688 Blossom Way, north side corner, west of Western Boulevard, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 429-0019-043-00.

7. **LAKE CHABOT SPA, CONDITIONAL USE PERMIT, C-8574** - Application to allow the operation of a health spa, in the CVCBD Specific Plan – Sub 4 (Castro Valley Central Business District Specific Plan) District, located at 19830 Lake Chabot Road, east side, approximately 400 feet south of Somerset Avenue, unincorporated area of Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 084A-0150-010-02.
8. **EARL JOHN PARDO, CONDITIONAL USE PERMIT, C-8575** - Application to allow the continued operation of a residential care facility, in an ACBD–RC (Ashland Cherryland Business District Specific Plan, Residential/Commercial) District, located at 827 East Lewelling Boulevard, south side, approximately 250 feet east of Morrill Street, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 414-0026-005-00.
9. **MARCO ANTONIO ARIAS, CONDITIONAL USE PERMIT, C-8576** – Application to allow sales of hard liquor in an existing tavern/restaurant (Los Molcajetes) in a C-1 (Retail Business) District, located at 22152 & 22154 Redwood Road, east side, approximately 550 north of Grove Way, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 416-0030-017-02.
10. **HHT ENGINEERING, VARIANCE, V-12003** – Application to allow subdivision of one site into three lots: 1) an 18 foot driveway where 20 feet is the minimum required; 2) a driveway, one foot from a building wall where 10 feet is required; and 3) an 11 foot rear yard where 20 feet is required in an R-S-D-35 (Suburban Residence, 3,500 square foot, Minimum Building Site Area per Dwelling Unit Density) District, located at 134 Grove Way, northwest side, approximately, 150 feet southeast of Meekland Avenue, unincorporated Cherryland Area of Alameda County, designated Assessor’s Parcel Number: 429-0032-030-00.
11. **DELADADENA & AUFDERMAUER, VARIANCE, V-12051-** Application to allow construction of a dwelling 250 feet back from the front property line where 70 feet is the maximum allowed (Parcel B), in an R-1-B-40-CSU-RV (Single Family Residence, 40,000 square feet Minimum Building Site Area, Conditional Secondary Unit, Recreational Vehicle) District, located at Madison Avenue / Common, east side, approximately 650 feet north of Seaview Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084C-0896-041-00.
12. **JAMES OFFERMAN, VARIANCE, V-12055** – Application to allow a six foot high fence where two feet is the maximum allowed, in an “R-1” (Single Family Residence, 5,000 square feet Minimum Building Site Area) District, located at 15851 Corte Angelo, southwest corner of Via Lacqua, unincorporated San Lorenzo area of Alameda County, designated Assessor’s Parcel Number: 411-0039-056-00.

- 13. **ENVISION HOME DEVELOPMENT, VARIANCE, V-12056** - Application to allow expansion of a non-conforming building with construction of a duplex with a: Zero foot setback from the access driveway where 10 feet is required, and a nine foot wide driveway where 20 feet is required, in an R-3-B-E (Three Family Residence, 8,750 square feet Minimum Building Site Area) District, located at 1435 – 166<sup>th</sup> Avenue, north east side, approximately 270 feet, north west of East 14<sup>th</sup> Street, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 080-0076-030-00.
  
- 14. **DELADADENA & AUFDERMAUER, VARIANCE, V-12057** – Application to allow construction of a dwelling on a 30% slope or greater where otherwise not permitted 250 feet back from the front property line where 70 feet is the maximum allowed, (Parcel B) in an R-1-B-40-CSU-RV (Single Family Residence, 40,000 square feet Minimum Building Site Area, Conditional Secondary Unit, Recreational Vehicle) District, located at Madison Avenue / Common, east side, approximately 650 feet north of Seaview Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Numbers: 084C-0895-039-00, 084C-0895-041-00 and 084C-0895-040-00.

**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
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- 1. **OSBORNE/EASTWOOD, CONDITIONAL USE PERMIT, C-8547**  
Application to allow continued operation of a wireless communication facility (Sprint/Nextel) in an “A” (Agricultural) District, located at Eden Canyon Road, east side, approximately 2/3’s of a mile north of I-580 Freeway, in the unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 085A-1200-001-11. (To be continued to May 9, 2007).
  
  - 2. **GURDIP SAHOTA, CONDITIONAL USE PERMIT, C-8573** – Application to allow liquor sales at Cherryland Grocery where beer and

wine sales are already allowed in an R-S-D-35 (Suburban Residence, 3,500 square feet Minimum Building Site Area per Dwelling Unit) District, located at 688 Blossom Way, north side corner, west of Western Boulevard, Unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 429-0019-043-00. (To be continued to March 28, 2007).

3. **JOE TEIXEIRA, VARIANCE, V-12023, PARCEL MAP, PM-9237 /** – Application to subdivide one parcel containing 0.54 acres into three lots, and allow an eight foot, front yard setback from the proposed private street where 20 feet is required on one lot where the habitable areas of an existing residence will be retained, allow a 10 foot front yard setback from the street where 20 feet is required on a second lot proposed for new construction, and allow a 16 foot wide, private street where 20 feet is required, in a R-1-SU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 19448 Lake Chabot Road, east side, approximately 250 feet north of Barlow Drive, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designation: 084B-0529-038-04. (Continued from October 25, December 13, 2006 and January 10 and February 7, 2007; to be continued to July 11, 2007).
4. **FREDERICO RAMOS, VARIANCE, V-12029** - Application to develop a parcel with an existing residence by constructing three additional residences, requiring a variance for one of the units to allow a two foot setback between the driveway and dwelling wall and a 10 foot setback for three of the units and the driveway; no independent walkway; a reduction from the 20 foot building separation for two of the units; and a reduction in the area of usable open space, on a site of 25,403 square feet (0.58 acre), located at 305 Willow Avenue, south side, east of Banyan Street, unincorporated Cherryland area of Alameda County, bearing Assessor's Parcel Numbers: 429-0059-041-00 and 429-0059-042-00. If the variances are approved, future approval of a Parcel Map would be sought by the applicant. (To be continued to April 11, 2007).

#### E. Regular Calendar

1. **EDEN MEDICAL CENTER, CONDITIONAL USE PERMIT, C-8565** - Application to allow continued operation of a helicopter landing facility, in the CVCBD Specific Plan Subarea-4 (Castro Valley Central Business District Plan Sub-Area 4, Hospital/Medical-Oriented Office and Retail) District, located at 20103 Lake Chabot Road, east side, approximately 450 feet north of Congress Way, Unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Numbers: 084A-0279-001-01, 084A-0279-007-00, 084A-0279-005-07 and 084A-0279-010-00.
2. **ALCANCE VICTORIA IGLESIA/ PRIETO / KIM, CONDITIONAL USE PERMIT, C – 8566** – To allow the continued operation of a church facility, in a TA (Transit Access, Ashland Cherryland Area Specific Plan)

District, located at 16888 East 14<sup>th</sup> Street, northwest side, approximately 200 feet southwest of 170<sup>th</sup> Avenue, Unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 080A-0102-033-03.

3. **HARMAN MANAGEMENT CORP / DAN MUNDY, CONDITIONAL USE PERMIT, C-8569** - Application to allow the continued operation of a drive-in restaurant (Kentucky Fried Chicken), in a C-1 Retail Business District, located at 17630 Hesperian Boulevard, east side corner, northeast of Hacienda Avenue, Unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 412-0071-024-04.
4. **LAKE CHABOT SPA, CONDITIONAL USE PERMIT, C-8574** - Application to allow the operation of a health spa, in the CVCBD Specific Plan – Sub 4 (Castro Valley Central Business District Specific Plan) District, located at 19830 Lake Chabot Road, east side, approximately 400 feet south of Somerset Avenue, unincorporated area of Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 084A-0150-010-02.
5. **EARL JOHN PARDO, CONDITIONAL USE PERMIT, C-8575** - Application to allow the continued operation of a residential care facility, in an ACBD–RC (Ashland Cherryland Business District Specific Plan, Residential/Commercial) District, located at 827 East Lewelling Boulevard, south side, approximately 250 feet east of Morrill Street, Unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 414-0026-005-00.
6. **ALEXANDRU TET, VARIANCE, V-12016** – Application to allow conversion of an accessory structure into a secondary unit with A) a one foot rear yard setback where 20 feet is required; B) a two foot, eight inch side yard where six feet is required; and C) eight feet between structures where 10 feet is required in an R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 18787 Carlton Avenue, southwest side, approximately 255 feet southeast of Sydney Way, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084B-0420-004-03. (Continued from September 13, October 25 and December 13, 2006; to be continued to July 11, 2007).
7. **JAMES OFFERMAN, VARIANCE, V-12055** – Application to allow a six foot high fence where two feet is the maximum allowed, in an “R-1” (Single Family Residence, 5,000 square feet Minimum Building Site Area) District, located at 15851 Corte Angelo, southwest corner of Via Lacqua, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 411-0039-056-00.

8. **ENVISION HOME DEVELOPMENT, VARIANCE, V-12056** - Application to allow expansion of a non-conforming building with construction of a duplex with a: Zero foot setback from the access driveway where 10 feet is required, and a nine foot wide driveway where 20 feet is required, in an R-3-B-E (Three Family Residence, 8,750 square feet Minimum Building Site Area) District, located at 1435 – 166<sup>th</sup> Avenue, north east side, approximately 270 feet, north west of East 14<sup>th</sup> Street, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 080-0076-030-00.
  
- F. Approval of Minutes – February 28, 2007.
  
- G. Staff Comments & Correspondence
  
- H. Board Announcements, Comments & Reports
  
- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING  
WEDNESDAY, MARCH 28, 2007**