

*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, April 12, 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. **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.
2. **CHARLES & DONNA KOOPMAN, CONDITIONAL USE PERMIT, C-8441** – Application to allow continued operation of a horse boarding facility, in an “A” (Agricultural) District, located at 10330 Crow Canyon Road, west side, approximately 1.8 miles north of Norris Canyon Road, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 0085-1901-002-01.
3. **T MOBILE USA, CONDITIONAL USE PERMIT, C-8474** – Application to allow continued use of a wireless telecommunication facility (Cell Site), in an ACBD Specific Plan – TC (Ashland and Cherryland Business District Specific Plan – Transit Corridor) District, located at 15770 East 14<sup>th</sup> Street, north side, approximately, 170 feet west of 158<sup>th</sup> Avenue, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 080-0035-104-00.
4. **WILLIAM & MILDRED NULL, VARIANCE, V-11986** – Application to retain an existing attached carport providing a two foot side yard where five feet is the minimum, in an R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 3979 Westbury Road, south side, approximately, 150 feet west of Thornbury Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084D-1342-048-00.
5. **JORGE VILLEGAS, VARIANCE, V-11988** – Application to allow construction of a single family residence with side yard setbacks of four foot, six inches where five feet is required, in an R-S-D-35 (Suburban Residence, 3,500 square feet Minimum Building Site Area per Dwelling Unit) District, located at 181 Grove Way, north side, approximately 540 feet east of Meekland Avenue, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 0429-0046-021-00.
6. **ANTHONY WRIGHT, 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.
7. **EKUNDAYO SOWUNMI, VARIANCE, V-11991** – Application to allow construction of a conforming attached addition and retain an existing detached garage covering 48% of the yard where 30% is the maximum, in an R-1 (Single Family Residence) District, located at 15800 Via Alamitos, east side, corner south

of Grant Avenue, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 0412-0025-001-00.

8. **FOREST CIRCLE / LLC, VARIANCE, V-11993** – Application to allow construction of a new detached secondary unit two stories, 26 feet in height where one story and 15 feet in height are the maximum; and providing a three foot, six inch side and rear yard where six feet and 20 feet are required, in an R-S-D-20 (Suburban Residence, 2,000 square feet per Dwelling Unit) District, located at 20554 Forest Avenue, east side, approximately 350 north of Vincent Court, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084C-0713-012-01.
9. **AARON RUNOLFSON, VARIANCE, V-11994** – Application to allow construction of attached additions to an existing dwelling so as to provide a 10 foot front yard where 20 feet is required and maintain an existing two foot side yard where five feet is required, in an R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 1636 Crescent Avenue, north side, approximately 150 feet, west of North 5<sup>th</sup> Street, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 415-0220-030-00.
10. **LUIS ROBLES, VARIANCE, V-11995** – Application to allow construction of a second dwelling providing a 10 foot wide driveway where 12 feet is the minimum and a zero foot setback between a driveway and a dwelling, and a dwelling and dwelling wall, in an R-S-D-35 (Suburban Residence, 3,500 square feet Minimum Building Site Area per Dwelling Unit) District, located at 167 Blossom Way, south side, approximately, 300 feet east of Meekland Avenue, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 0429-0032-017-00.
11. **DONOVAN MC KEEVER, VARIANCE, V-11998** – Application to construct an attached addition and a secondary dwelling unit providing a three foot, two inch side yard where six feet is required; and two parking spaces where three parking spaces are required in an R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 19349 Santa Maria Avenue, west side, approximately 300 feet south of Lux Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084B-0570-125-03.
12. **UBALDO CASTRO, VARIANCE, V-11999** – Application to construct an attached room addition providing a 16 foot front yard where 20 feet is required as measured from a Future Width Line, in an R-1-SU (Single Family Residence, Secondary Unit) District, located at 476 Blossom Way, north side corner of Haviland Avenue, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 0429-0019-053-00.

## 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
  - 1. **BEHZAD BARFEEI, CONDITIONAL USE PERMIT, C-7992** – Application to allow operation of an auto sales and minor service facility in the ACBDSP (Ashland Cherryland Business District Specific Plan) District, located at 21265 and 21273 Mission Blvd, southwest side, approximately 150 feet northwest of Blossom Way, unincorporated Cherryland area of Alameda County, bearing Assessor’s Parcel Number: 414-0076-028-00 (Continued from May 22, 2002; January 22, March 26, and November 5, 2003; April 14, September 8, November 10 2004 and March 9, August 24, 2005; to be continued without discussion to October 25, 2006).
  - 2. **PATRICK LOVE, VARIANCE, V-11982** – Application to allow a garage conversion with on-site parking in the side yard, in an R-1-SU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 3773 Cottage Court, north side, approximately, 284 feet west of Parsons Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084D-1329-017-00. (To be continued without discussion to May 24, 2006).
  - 3. **ANTONIO LOPEZ, CONDITIONAL USE PERMIT, C-8410** – Application to allow continued operation of an outdoor storage facility for pallets and materials associated with a pallet business in an M-1 (Light Industrial) District, located at 2493 Dunn Road, north side, approximately 92 feet east of the Southern Pacific Railroad, unincorporated Eden area of Alameda County, designated Assessor’s Parcel Number: 0439-0013-017-00. (To be continued without discussion to May 24, 2006).
  - 4. **LUIS ROBLES, VARIANCE, V-11995** – Application to allow construction of a second dwelling providing a 10 foot wide driveway where 12 feet is the minimum and a zero foot setback between a driveway and a dwelling, and a dwelling and dwelling wall, in an R-S-D-35 (Suburban Residence, 3,500 square feet Minimum Building Site Area per Dwelling Unit) District, located at 167 Blossom Way,

south side, approximately, 300 feet east of Meekland Avenue, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 0429-0032-017-00. (To be continued without discussion to May 24, 2006).

E. Regular 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.
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3. **JORGE VILLEGAS, VARIANCE, V-11988** – Application to allow construction of a single family residence with side yard setbacks of four foot, six inches where five feet is required, in an R-S-D-35 (Suburban Residence, 3,500 square feet Minimum per Dwelling Unit) District, located at 181 Grove Way, north side, approximately 540 feet east of Meekland Avenue, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 0429-0046-021-00.
4. **ANTHONY WRIGHT, 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.
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F. Approval of Minutes – March 8 and March 22, 2006

G. Staff Comments & Correspondence

H. Board Announcements, Comments & Reports

I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING  
WEDNESDAY, APRIL 26, 2006**