

*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, August 23, 2006**

### **Regular Meeting**

Time: 1:30 p.m.

Place: County of Alameda, 224 West Winton Avenue, Room 111, Hayward, California

Regular Meeting at the 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. **RAYMOND WONG / RAJESHWAR SINGH – VARIANCE, V-11997 & CONDITIONAL USE PERMIT, C-8492** – Application to construct two new secondary dwelling units and retain the existing dwelling as the third unit providing a 12 foot wide driveway where 15 feet are required; a 16 foot rear yard where 20 feet are required; and 7,440 square feet of lot area where 7,500 square feet is required for a third unit in an R-2-B-E (Two Family Residence with a Minimum Building Site Area of 8,750 square feet) District, located at 16790 Los Banos Street in the unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 080-0083-007-01. (Continued from July 12 and July 26, 2006; to be continued without discussion to September 27, 2006).
- E. Regular Calendar
  - 1. **SUSAN REGAL, CONDITIONAL USE PERMIT, C-8448** – Application to allow continued operation of a community care facility for up to 25 elderly adults, in an R-S-SU (Suburban Residence, Secondary Unit) District, located at 629 Hampton Road, south side, approximately 400 feet northeast of Western Boulevard, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 414-0036-006-00.
  - 2. **JOHN SULLIVAN, CONDITIONAL USE PERMIT, C-8495** – Application to allow continued use of one site for: a) an outdoor storage yard; b) occupancy of a contractor's unit; and c) contractor's storage yard, in an M-2 (Heavy Industrial) District, located at 16520 Worthley Drive, southwest side, approximately 1,650 feet southeast of Grant Avenue, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 438-0010-004-14. (Continued from August 9, 2006).
  - 3. **CRMS ARCHITECTS, CONDITIONAL USE PERMIT, C-8512** – Application to allow construction of a new Mc Donald's store with a drive through facility and the demolition of the existing Mc Donald's store, in a C-1 (Retail Business) District, located at 18700 Hesperian Boulevard, east side, approximately 620 feet north of Bartlett Avenue, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 412-0087-075-06.

4. **FOREST CIRCLE / TODD, 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; and three parking spaces where four 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 feet north of Vincent Court, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084C-0713-012-01. (Continued from May 10, June 14, July 12 and July 26, 2006).
  
5. **ERIC & VERONICA YOOS, VARIANCE, V-12007** – Application to allow an addition attached to an existing garage creating a three foot, six inch wide side yard where five feet is required, in an R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 4112 Omega Avenue, north side, approximately 120 feet east of Forest Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084C-0707-010-05. (Continued from July 12 and July 26, 2006).
  
6. **EDWARD SOOS, VARIANCE, V-12014** – Application to allow expansion of a non-conforming dwelling (rear yard setback) in an R-1 (Single Family Residence) District, located at 17463 Via Annette, west side, corner northwest of Via Sarita, unincorporated San Lorenzo area, Alameda County, designated Assessor’s Parcel Number: 411-0084-035-00.

F. Approval of Minutes – July 12, July 26 and August 9, 2006.

G. Staff Comments & Correspondence

H. Board Announcements, Comments & Reports

I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING  
WEDNESDAY, SEPTEMBER 13, 2006**