

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, August 9, 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. **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.
3. **EMAN COLLINS / REYES, CONDITIONAL USE PERMIT, C-8505** – Application to allow continued operation of a church, in an M-1 (Light Industrial) District, located at 22117 Meekland Avenue, west side, approximately 100 feet south of Poplar Avenue, unincorporated Cherryland Area of Alameda County, designated Assessor's Parcel Number: 429-0064-020-02.
4. **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, designated Assessor's Parcel Number: 412-0087-075-06.
5. **EAST BAY MUD, VARIANCE, V-12004** – Application to establish building site status for a parcel without frontage on a county road, in an R-1-B-E (Single Family Residence, 6,000 square foot Minimum Building Site Area, 60 foot Minimum Lot Width, 20 foot Front Yard, 7 foot Side Yard) District, located off of Second Street, unincorporated Fairview Area, designated Assessor's Parcel Number: 425-0160-009-00.
6. **RICHARD LOUNSBURY, VARIANCE, V-12005** – Application to allow a three foot side yard where five feet is required by attaching the existing detached garage to the dwelling unit, in an R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 18391 Carlton Avenue, west side, approximately 100 feet north of Dominic Drive, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 804B-0405-007-02.
7. **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.

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. **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. (Continued from April 12 and May 10, 2006; to be continued without discussion to September 27, 2006).
2. **RAYMOND WONG / TONY TANG / FONG & FONG, PARCEL MAP, PM – 8605 – and VARIANCE, V-11987** - Application to subdivide one parcel measuring 20,568 square feet (0.47 acres) into two parcels, resulting in median lot widths respectively of 62 feet, six inches and 47 feet, six inches where 80 feet is required in an R-1-B-E-CSU-RV (Single Family Residence, 10,000 square foot Minimum Building Site Area, 80 feet Median Average Width, Secondary Unit with Recreational Vehicle) District, located at 17472 Almond Road, north side, approximately 600 feet southwest of Vineyard Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084D-1250-031-01. (Continued from June 14 and July 12, 2006; to be continued without discussion to September 13, 2006).

E. Regular Calendar

1. **JOSEPH WILLIAMS, CONDITIONAL USE PERMIT, C-8494** – Application to allow an "A" type Service Station (smog test only) , in an

M-1 (Light Industrial) District, located at 335 West A Street, north side, approximately 500 feet east of Hathaway Avenue, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 429-0077-019-02. (Continued from July 12, 2006).

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.
3. **EMAN COLLINS / REYES, CONDITIONAL USE PERMIT, C-8505** -Application to allow continued operation of a church, in an M-1 (Light Industrial) District, located at 22117 Meekland Avenue, west side, approximately 100 feet south of Poplar Avenue, unincorporated Cherryland Area of Alameda County, designated Assessor's Parcel Number: 429-0064-020-02.
4. **JERRY REILLY/WEST WINTON AVE. LLC, VARIANCE, V-11980** - Application to allow 1) one site with 3,948 square feet as a building site which is less than the minimum 5,000 square feet required; and 2) allow an addition above the garage with a zero foot front yard setback where 20 feet is required, in an R-1 (Single Family Residence) District, located at 14643 Saturn Drive, west side, approximately 600 feet south of Joan Drive, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Numbers: 079-0006-033-02 and 079-0006-032-02. (Continued from February 22, March 22, April 12, June 28 and July 26, 2006).
5. **LUIS ROBLES/GURCHARAN DHALIWAL, 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. (Continued from April 12, May 24, June 28 and July 12, 2006).
6. **EAST BAY MUD, VARIANCE, V-12004** – Application to establish building site status for a parcel without frontage on a county road, in an R-1-B-E (Single Family Residence, 6,000 square foot Minimum Building Site Area, 60 foot Minimum Lot Width, 20 foot Front Yard, 7 foot Side Yard) District, located off of Second Street, unincorporated Fairview area, designated Assessor's Parcel Number: 425-0160-009-00.

7. **RICHARD LOUNSBURY, VARIANCE, V-12005** – Application to allow a three foot side yard where five feet is required by attaching the existing detached garage to the dwelling unit, in an R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 18391 Carlton Avenue, west side, approximately 100 feet north of Dominic Drive, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 804B-0405-007-02.

F. Approval of Minutes: July 12 and July 26, 2006

H. Staff Comments & Correspondence

I. Board Announcements, Comments & Reports

J. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, AUGUST 23, 2006**