

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, September 13, 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. **ABDUL NOOR MAYER, CONDITIONAL USE PERMIT, C-8490** – Application to remodel an existing service station by replacing the pump island canopy and business signage; to renew a Conditional Use Permit; and to allow the sale of alcohol, in a C-1 (Retail Business) District, at 18501 Hesperian Boulevard, west side corner south of Bockman Road, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 412-0085-003-03.
2. **PETER TON, CONDITIONAL USE PERMIT, C-8518** – Application to allow the continued use of an auto body shop, in a C-2 (General Commercial) District, located at 22008 Meekland Avenue, northeast side, approximately, 125 feet, northwest of Poplar Avenue, unincorporated Cherryland area, designated Assessor's Parcel Number: 429-0064-054-02.
3. **ASHOKEE KERR, CONDITIONAL USE PERMIT, C-8519 and VARIANCE, V-12033** – Application to allow expansion of a non conforming church (reduced setbacks and parking) by adding a 223 square foot addition, providing restrooms with Americans with Disabilities Act guidelines, in an R-2-B-E (Two Family Residence, 8,750 square foot Minimum Building Site Area) District, located at 15602 Maubert Avenue, northeast side, approximately 50 feet southeast of Mono Avenue, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 080-0046-013-00.
4. **ARNOLDO HERNANDEZ, VARIANCE, V-11978 and SITE DEVELOPMENT REVIEW, S-2051**– Application to allow the conversion of an existing attached one car garage to living space and provision of two uncovered spaces in the rear, in an R-1-CSU-RV (Single Family Residential) District, located at 4421 Alma Avenue, south side, approximately, 770 feet west of Brickell Way, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084C-0820-014-00.
5. **SAMUEL HERNANDEZ, VARIANCE, V-12024** – Application to allow: 1) a nine foot rear yard where 20 feet is required; and 2) a three foot, three inch side yard where seven feet is required with the conversion of a storage building into a dwelling in an R-S-SU (Suburban Residence, Secondary Dwelling Unit) District, located at 566 Cherry Way, north side, approximately 400 feet east of Haviland Avenue, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 429-0019-015-00.
6. **FRANK CISNEROS, VARIANCE, V-12025** – Application to retain an existing six foot high wooden fence where four feet is the maximum allowed in an R-1 (Single Family Residence) District, located at 22635 Bayview Avenue, west side, approximately 220 feet south of Jacobs Street, unincorporated Fairview area of Alameda County, designated Assessor's Parcel Number: 417-0299-030-00.

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. **GUADALUPE LOZA/FRED FULCHER, CONDITIONAL USE PERMIT, C-8271**– Application to allow continued operation of a drive-in business (catering truck), in a PD-ZU-1487 (Planned Development, 1487th Zoning Unit) District, located at 691 West A Street, north side, corner, northwest of Royal Avenue, unincorporated Hayward area of Alameda County, bearing Assessor’s Parcel 0432-0016-035-00. (Continued from February 11, April 14, April 28, May 26, July 14, September 8, October 13, 2004, March 23, June 22, October 12, December 14, 2005, and March 22, May 24, 2006; to be continued without discussion to November 15, 2006).
 - 2. **FRANCISCO PENA, CONDITIONAL USE PERMIT, C-8389** – Application to allow the operation of a temporary outdoor business (Catering Truck) in a TC (Transit Corridor) District, located at 16211 East 14th Street, southwest end of 162nd Avenue, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 080C-0479-003-00. (Continued from January 11, March 22 and May 24, 2006; to be continued without discussion to November 8, 2006).
 - 3. **ABDUL NOOR MAYER, CONDITIONAL USE PERMIT, C-8490** – Application to remodel an existing service station by replacing the pump island canopy and business signage; to renew a Conditional Use Permit ; and to allow the sale of alcohol, in a C-1 (Retail Business) District, at 18501 Hesperian Boulevard, west side corner south of Bockman Road, unincorporated San Lorenzo area of Alameda County, designated Assessor’s Parcel Number: 412-0085-003-03. (To be continued without discussion to September 27, 2006).

4. **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, July 12 and August 9, 2006; to be continued without discussion to October 11, 2006).
5. **PHOI PHAN, VARIANCE, V-11951** – Application to allow construction of four dwelling units with: a) A five foot side yard; b) a two foot driveway set back, raised to four feet; c) 1,536 square feet of open space where 2,400 square feet of open space is required; d) no sidewalk; and e) A 13 foot wide driveway where 16 feet is required in an R-S-D-20 (Suburban Residence, 2,000 square feet Minimum Building Site Area per Dwelling Unit) District, located at 230 Laurel Avenue, north side, approximately 400 feet west of Princeton Street, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 429-0091-058-00. (Continued from April 26, June 28 and July 26, 2006; to be continued without discussion to October 11, 2006).
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. (To be continued without discussion to October 25, 2006).

E. Regular Calendar

1. **PETER TON, CONDITIONAL USE PERMIT, C-8518** – Application to allow the continued use of an auto body shop, in a C-2 (General Commercial) District, located at 22008 Meekland Avenue, northeast side, approximately, 125 feet, northwest of Poplar Avenue, unincorporated Cherryland area, designated Assessor's Parcel Number: 429-0064-054-02.
2. **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 and August 9, 2006).

3. **THOMAS VAN VOORHIS, VARIANCE, V-11963** – Application to effect a boundary adjustment and thereafter approve as two building sites that are reduced in area from the required 100 acres (under Alameda County General Ordinance Code Section 17.06.060) to five acres and 73 acres in an “A” (Agricultural) District, located at 22000 Eden Canyon Road, southeast side, approximately 1.4 miles north of Interstate I-580, rural canyons area of Castro Valley, designated Assessor's Parcel Number: 85A-2201-012-00. This is a referral by the Board of Supervisors to consider an alternative approach to establishing building sites and report back to the Board.

4. **ALFREDO GONZALEZ, 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. (Continued from May 24, June 14 and July 12, 2006).

- F. Approval of Minutes – August 8 and August 23, 2006.

- G. Staff Comments & Correspondence

- H. Board Announcements, Comments & Reports

- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, SEPTEMBER, 27, 2006**