

*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*

## **Agenda**

### **West County Board of Zoning Adjustments**

### **Wednesday, February 26, 2003**

#### **Workshop**

Time: 12:00 p.m. – 1:00 p.m.

Place: County of Alameda, Administration Building, Room 160  
224 West Winton Avenue, Hayward, California

## Neighborhood Preservation Ordinance Abatement Hearing

Time: 1:00 p.m. – 1:30 p.m.

Place: County of Alameda, Administration Building, Room 160,  
224 West Winton Avenue, Hayward, California

## Regular Meeting

Time: 1:30 p.m.

Place: County of Alameda, Administration Building, Room 160  
224 West Winton Avenue, Hayward, California

A. Call to Order/Roll Call

B. Consent Calendar

1. **BOB MASON, CONDITIONAL USE PERMIT, C-7756** – Application to modify use permit C-7447 to allow: 1) storage for 20 vehicles; 2) increase from 125 to 145 horses; and 3) to add a feed store at an existing breeding, boarding and training facility for 125 horses, in an “A” (Agricultural) District, located at 24550 Palomares Road, east side, approximately ¼ mile south of Palo Verde Road, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 085A-2700-001-07. (Continued from December 11, 2002; to be continued without discussion to March 26, 2003).
  
2. **NANCY D. MASSA, CONDITIONAL USE PERMIT, C-8087 and VARIANCE, V-11715** – Application to retain a 864 square foot secondary dwelling unit where 640 square feet is the maximum in a R-1-L-B-E-CSU-RV (Single Family Residence, Limited Agriculture, 5 Acre Minimum Building Site Area, 100 feet MLW, 30 feet Front Yard, Conditional Secondary Unit, Recreational Vehicle) District, located at 6950 Crow Canyon Road, west side, approximately 0.4 mile south of Norris Canyon Road, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 085-1700-003-07. (Continued from December 11, 2002; to be continued without discussion to March 12, 2003).

3. **FAITH LUTHERAN CHURCH, CONDITIONAL USE PERMIT, C-8118** – Application to expand an existing church facility by the construction of a new residence/garage, administration and music building, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 20080 Redwood Road, east side, approximately 300 feet north of the intersection with Modesto Street, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 084C-0766-004-00. (To be continued without discussion to March 26, 2003).
4. **JUVENAL ARTEAGA, CONDITIONAL USE PERMIT, C-8120** – Application to allow operation of a mobile drive-in business (catering truck) in a TA (Transit Access) District, located at 16035A East 14<sup>th</sup> Street, west side, corner southwest of the intersection with Ashland Avenue, unincorporated San Leandro area of Alameda County, bearing Assessor's Parcel Number: 080C-0476-001-00. (To be continued without discussion to March 26, 2003).
5. **ZEPHYR CORPORATION, VARIANCE, V-11671** – Application to allow construction of a residence having a building height of 30 feet 6 inches where 25 feet is the maximum in a R-1-RV (Single Family Residence, Recreational Vehicle) District, located at 2139 – 167<sup>th</sup> Avenue, north side, approximately 300 feet east of the intersection with Robey Drive, unincorporated San Leandro area of Alameda County, bearing Assessor's Parcel Number: 080A-0215-012-00. (Continued from November 20, 2002 and January 8, 2003; to be continued without discussion to March 12, 2003).
6. **ZEPHYR CORPORATION, VARIANCE, V-11672** – Application to allow construction of a residence having a building height of 30 feet 6 inches where 25 feet is the maximum in a R-1-RV (Single Family Residence, Recreational Vehicle) District, located at 2149 – 167<sup>th</sup> Avenue, north side, approximately 300 feet east of the intersection with Robey Drive, unincorporated San Leandro area of Alameda County, bearing Assessor's Parcel Number: 080A-0216-012-00. (Continued from November 20, 2002 and January 8, 2003; to be continued without discussion to March 12, 2003).
7. **BERNARDO BUTTLER, VARIANCE, V-11698** – Application to allow construction of an attached addition thereby reducing the required front yard from 20 feet to 17 feet – 8 inches and retaining a garage conversion providing zero parking spaces where two spaces are required, in a R-1 (Single Family Residence) District, located at 18184 Rainier Avenue, east side, approximately 200 feet southeast of the intersection with Whitney Court, unincorporated Cherryland area of Alameda County, bearing Assessor's Parcel Number: 413-0055-015-00. (Continued from November 20, 2002; to be continued without discussion to April 23, 2003).

### C. Regular Calendar

1. **CHEUK FUNG, CONDITIONAL USE PERMIT, C-7920** – Application to allow construction of a service station (Type A) with a convenience mart and car wash facility on a portion of an existing 1.4 acre site, in a C-1 (Retail Business) District, located at 997 Grant Avenue, northeast corner of the intersection of Grant Avenue and Washington Avenue, unincorporated San Lorenzo area of Alameda County, bearing Assessor's Parcel Number: 0412-0022-004-03. (Continued from July 24, September 11, October 23, November 13, 2002, January 22 and February 5, 2003).
2. **TUCKER HOFFMAN, VARIANCE, V-11641** – Application to subdivide one parcel into three lots thereby providing a 3,644 square foot Minimum Building Site Area where 5,000 square feet is required (parcel 2) and 6.5 foot rear yard where 20 feet is required (parcel 2), in a R-S-SU (Suburban Residence, Secondary Unit) District, located at 18347 Standish Avenue, west side, approximately 300 feet north of Alden Road, unincorporated Cherryland area of Alameda County, bearing Assessor's Parcel Number: 413-0047-040-00. (Continued from December 18, 2002, January 22 and February 5, 2003).
3. **GERARD DEVELOPMENT, VARIANCE, V-11667** – Application to allow construction of a new single family dwelling providing 31 feet 6 inches front yard where 25 feet is required (Lot 9) in a R-1-B-E (Single Family Residence, 10,000 square foot Minimum Building Site Area) District, located at Twin Creeks Place, south side, approximately 140 feet south of the intersection with Twin Creeks Place, unincorporated Fairview area of Alameda County, bearing Assessor's Parcel Number: 0426-0061-011-00.
4. **THUAN DUC TRAN, VARIANCE, V-11691** – Application to allow construction of two dwelling units providing a zero-foot setback from the driveway to both dwelling walls where 10 feet is required and a 16 foot wide driveway where 20 feet is required, in a R-S-SU (Suburban Residence, Secondary Unit) District, located at 251 Medford Avenue, south side, approximately 200 feet west of Lowell Avenue, unincorporated Hayward area of Alameda County, bearing Assessor's Parcel Number: 0429-0014-001-00. (Continued from November 20, December 18, 2002).

5. **L. FU/DAVID LAU, VARIANCE, V-11708** – Application to allow construction of three new dwellings providing: 1) six feet side yard where 15 feet is required; 2) zero foot setback from the driveway to two dwelling unit walls where 10 feet is required; and 3) 12 feet driveway where 20 feet is required, in a R-3 (Three Family Residence) District, located at 2256 Regent Way, southeast side, approximately 420 feet northeast of Cross Road, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 084A-0270-006-00. (Continued from January 8 and February 5, 2003).
  6. **AARON SELINGER, VARIANCE, V-11712** – Application to allow a zero foot setback from the access driveway where ten feet is required, in a R-S-SU (Suburban Residence with Secondary Unit) District, located at 19231 Lowell, west side, approximately 230 feet north of the intersection bearing Assessor's Parcel Number: 0413-0043-020-00.
  7. **MARDELL, INC., VARIANCE, V-11719** – Application to allow a 25 feet front yard setback where 30 feet is required, in a R-1-B-E (Single Family Residence) District, located at 3109 Vista Lane, southeast side, approximately 98 feet of Fairview Avenue, unincorporated Fairview area of Alameda County, bearing Assessor's Parcel Number: 0417-0250-058-00.
  8. **MARDELL, INC., VARIANCE, V-11720** – Application to allow a 25 feet front yard setback where 30 feet is required, in a R-1-B-E (Single Family Residence) District, located at 3121 Vista Lane, southeast side, approximately 298 feet of Fairview Avenue, unincorporated Fairview area of Alameda County, bearing Assessor's Parcel Number: 0417-0250-056.
- D. Approval of Minutes – January 8, January 22 and February 5, 2003.
- E. Open Forum
- F. Staff Comments & Correspondence
- G. Board Announcements, Comments & Reports
- H. Adjournment

