

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

Revised Agenda

West County Board of Zoning Adjustments

Wednesday, March 12, 2003

Field Trip

Time: 1:00 p.m.

Place: County of Alameda, Public Works Building, Auditorium,
399 Elmhurst Street, Hayward, California

Note: The Board will adjourn to the field and will reconvene at 6:00 p.m. for the Regular Meeting in the Public Works Operations Building, 951 Turner Court, Hayward, California.

1. **REY PAGARIGAN, CONDITIONAL USE PERMIT, C-7267 – Consideration of Revocation of an approved permit** allowing: 1) operation of a residential care facility (44 beds) and 2) use of a camper as a resting place for employees of the facility, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 17926 Apricot Way, east side, approximately 70 feet north of the intersection with Seaview Avenue, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 084C-0921-108-02.
2. **PETER BROOKS, CONDITIONAL USE PERMIT, C-8127 –** Application to allow continued motorcycle parts sales and salvage, and auto transmission repair use, in a PD (Planned Development, 2059th Zoning Unit) District, located at 21065 Foothill Boulevard, southwest side, approximately 150 feet northwest of Ash Street, unincorporated Cherryland area of Alameda County, bearing Assessor’s Parcel Number: 0414-0051-037-00 and 0414-0051-037-00.
3. **REDWOOD CHRISTIAN SCHOOL/SAN LORENZO UNIFIED SCHOOL DISTRICT, CONDITIONAL USE PERMIT, C-8128 –** Application to allow continued operation of a church facility and a school facility expanding from 500 to 525 students, grades K-12, in a R-1 (Single Family Residence) District, located at 100 Paseo Grande, west side, approximately 100 feet west of Via Alamos, unincorporated San Lorenzo area of Alameda County, bearing Assessor’s Parcel Number: 411-0030-047-00.
4. **RANDALL ASHBY, VARIANCE, V-11711 –** Application to allow: 1) expansion of a nonconforming use (driveway 10 feet wide where 12 feet is required); 2) a 16 feet front yard where 20 feet is the minimum, and 3) garage door opening 18 feet from the driveway easement where 20 feet is the minimum in a R-1-B-E (Single Family Residence, per Fairview Plan) District, located at 23513 Maud Avenue, northeast side, approximately 820 feet northwest of ‘D’ Street, unincorporated Fairview area of Alameda County, bearing Assessor’s Parcel Number: 0417-0220-045-00.
5. **VILLA SANTA MARIA HOMEOWNERS ASSOCIATION, VARIANCE, V-11714 –** Application to allow a eight foot high fence where six feet is the maximum allowable, in a R-S-D-25 (Multiple Suburban Residential) District, located at 20215-20237 Santa Maria Avenue, west side, approximately 16 feet south of Jamison Way, unincorporated Castro Valley area of Alameda, bearing Assessor’s Parcel Numbers: 084A-0108-036-00, 084A-0108-032-00, 084A-0108-033-00 and 084A-0108-031-00.

6. **AMARJIT S. MANN, VARIANCE, V-11721** – Application to allow a 22 foot front yard where 30 feet is required and to allow a 12 foot six inch side yard where 15 feet is required, in a R-1-B-E (Single Family Residential, 10,000 square foot Minimum Building Site Area) District, located on Courtney Lane (Lot 2), west side, approximately 91 feet northwest of Fairview Avenue, unincorporated Fairview area of Alameda County, bearing Assessor’s Parcel Number: 0417-0270-024-00.
7. **AMARJIT S. MANN, VARIANCE, V-11722** - Application to allow a 25 foot front yard where 30 feet is required and a 10 foot side yard where 15 feet is required, in a R-1-B-E (Single Family Residential, 10,000 square foot Minimum Building Site Area) District, located on Courtney Lane (Lot 3), northeast side, approximately 91 feet northwest of Fairview Avenue, unincorporated Fairview area of Alameda County, bearing Assessor’s Parcel Number: 0417-0270-023-00.
8. **AMARJIT S. MANN, VARIANCE, V-11723** – Application to allow a 20 foot yard where 30 feet is required and a 11 foot side yard where 15 feet is required, in a R-1-B-E (Single Family Residential, 10,000 square foot Minimum Building Site Area) District, located on Courtney Lane (Lot 4), northeast side, corner of Fairview Avenue, unincorporated Fairview area of Alameda County, bearing Assessor’s Parcel Number: 0417-0270-022-00.
9. **AMARJIT S. MANN, VARIANCE, V-11724** – Application to allow a 20 foot front yard where 30 feet is required and a 11 foot side yard where 15 feet is required, in a R-1-B-E (Single Family Residential, 10,000 square foot Minimum Building Site Area) District, located on Courtney Lane, (Lot 5), southwest side, corner of Fairview Avenue, unincorporated Fairview area of Alameda County, bearing Assessor’s Parcel Number: 0417-0270-025-00.
10. **DIANE GREEN, VARIANCE, V-11725** – Application to allow retention of two accessory structures on a parcel without a primary dwelling, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicles) District, located at 2757 Talbot Lane, southeast side, approximately 190 feet northeast of Stanton Avenue, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 084B-0460-004-00.
11. **PAULETTE CROSSLEY, VARIANCE, V-11726** – Application to allow expansion of a non-conforming structure (15 foot front yard where 20 feet is required, two feet-four inch, three feet-eight inch, four feet-nine inch side yards where five feet is required and 17 feet between units where 20 feet is required) with the construction of an addition, in a R-1-SU (Single Family Residence) District, located at 1530 Thrush Avenue, east side, approximately 240 feet northeast of Oriole Avenue, unincorporated San Leandro area of Alameda County, bearing Assessor’s Parcel Number: 080-0040-082-00.

Presentation by James Sorensen, Planning Director, on Governance in Unincorporated Alameda County.

Time: 5:00 p.m. – 5:30 p.m.

Place: 951 Turner Court, Hayward, California

Neighborhood Preservation Ordinance Abatement Hearing

Time: 5:30 p.m. – 6:00 p.m.

Place: County of Alameda, Public Works Operations Building,
951 Turner Court, Hayward, California

Regular Meeting

Time: 6:00 p.m.

Place: County of Alameda, Public Works Operations Building,
951 Turner Court, Hayward, California

A. Call to Order/Roll Call

B. Consent Calendar

1. **DOMINICK and LINDA CUEVAS, CONDITIONAL USE PERMIT, C-7780** – Application to allow operation of a commercial horse boarding facility for up to 20 horses in an “A” (Agricultural, 100 acre Minimum Building Site Area Per Dwelling Unit) District, located at 1151 Calhoun Street, approximately 0.5 miles east of Mission Blvd, unincorporated South Hayward area of Alameda County, bearing Assessor’s Parcel Number: 083-0100-001-03. (Continued from January 23, February 27, May 8, July 24, September 25, October 23, November 20, 2002, January 22, February 5, 2003; to be continued without discussion to April 9, 2003).

2. **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 with 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, February 5 and 26, 2003; to be continued without discussion to March 26, 2003).
3. **ST. ANTONIUS COPTIC ORTHODOX CHURCH, CONDITIONAL USE PERMIT, C-7978 and VARIANCE, V-11623** – Application to allow the expansion of an existing church facility by: 1) an addition below the parking structure providing three guest rooms and four storage areas; 2) construction of a multipurpose building, and 3) to retain two free standing signs 9 feet 3 inches in height where 4 feet maximum is allowed, in a R-1 (Single Family Residence) District, located at 2500 Hansen Road, west side, approximately 400 feet north of East Avenue, unincorporated Fairview area of Alameda County, bearing Assessor's Parcel Number: 426-0130-072-00. (Continued from October 23, December 11, 2002; to be continued without discussion to March 26, 2003).
4. **FRANCES SHERMAN, CONDITIONAL USE PERMIT, C-8017** – Application to allow continued operation of an outdoor storage facility in a M-1 (Light Industrial) District, located at 2227 Dunn Road, north side, approximately 650 feet west of the intersection with Clawiter Road, unincorporated Mt. Eden area of Alameda County, bearing Assessor's Parcel Number: 439-0016-019-02. (Continued from November 13, 2002, January 8, February 5, 2003; to be continued without discussion to April 9, 2003).
5. **ARNOLD and JOYCE ADAMS, CONDITIONAL USE PERMIT, C-8130** – Application to allow expansion of an existing auto repair facility with the construction of: 1) an aluminum awning (16 feet x 60 feet); 2) roll-up door and cover of a storage area, and 3) installation of a portable office, in a P-D (Planned Development) District, located at 18811 Lake Chabot Road, southwest side, corner east of Huber Drive, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 084B-0502-044-00. (To be continued without discussion to April 9, 2003).

6. **SANTA FE SPECIAL EVENTS, VARIANCE, V-11637** –Application to expand a non-conforming use (commercial assembly hall and catering business in a residential district) by the addition of a patio cover and interior remodeling, in a R-1 (Single Family Residence) District, located at 18310 Ricardo Avenue, east side, corner of Hacienda Avenue, unincorporated Hayward area of Alameda County, bearing Assessor's Parcel Number: 0412-0065-001-00. (Continued from July 24, August 14 & 28, September 11, 2002, and January 8, 2003; to be continued without discussion to April 9, 2003).
7. **ZEPHYR CORPORATION, VARIANCE, V-11671** – Application to allow construction of a residence having a building height of 30 feet six inches where 25 feet is the maximum in a R-1-RV (Single Family Residence, Recreational Vehicle) District, located at 2139 – 167th 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, January 8, and February 26, 2003; to be continued without discussion to March 26, 2003).
8. **ZEPHYR CORPORATION, VARIANCE, V-11672** – Application to allow construction of a residence having a building height of 30 feet six inches where 25 feet is the maximum in a R-1-RV (Single Family Residence, Recreational Vehicle) District, located at 2149 – 167th 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, January 8 and February 26, 2003; to be continued without discussion to March 26, 2003).
9. **PETER WONG, VARIANCE, V-11694** – Application to allow retention of a 5 foot high fence where 4 feet and 2 feet are the maximums, in a R-S-D-35 (Suburban Residence, 3,500 square feet Minimum Building Site Area per unit) District, located at 21264 Western avenue, northeast corner of Blossom Way, unincorporated Cherryland area of Alameda County, bearing Assessor's Parcel Number: 0414-0071-078-00. (Continued from November 20, 2002). **Withdrawn**
10. **VICENT CONDE, VARIANCE, V-11717** – Application to expand a non-conforming use (two dwellings on one parcel) by construction of a new roof and exterior façade improvements to one of the two dwellings, in a R-1 (Single Family Residence) District, located at 2684 'D' Street, north side, approximately 80 feet west of Mayville Road, unincorporated Hayward area of Alameda County, bearing Assessor's Parcel Number: 0416-0190-051-00. (To be continued without discussion to June 11, 2003).

C. Regular Calendar

1. **ELIZABETH RACASA, CONDITIONAL USE PERMIT, C-8051** – Application to allow continued operation of an existing residential care facility for 22 persons in a R-S-U (Suburban Residence, Secondary Unit) District, located at 241 Cherry Way, south side, approximately 600 feet east of Meekland Avenue, unincorporated Cherryland area of Alameda County, bearing Assessor's Parcel Number: 0429-0010-046-00. (Continued from October 9 and December 11, 2002).
2. **SHEANNA ROGERS, CONDITIONAL USE PERMIT, C-8074** – Application to allow operation of a child care facility for 24 children in a R-1 (Single Family Residence) District, located at 23443 Maud Avenue, west side, approximately 300 feet north of Romagnolo Street, unincorporated Fairview area of Alameda County, bearing Assessor's Parcel Number: 416-0190-001-00. (Continued from November 13, 2002 and January 8, 2003).
3. **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 Median Lot Width, 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 and February 26, 2003).
4. **DON HENDERSON, FIRST BAPTIST CHURCH, CONDITIONAL USE PERMIT, C-8126** – Application to allow expansion of an existing church use in a commercial building, in a C-N (Neighborhood Business) District, located at 4274 Seven Hills Road, north side, southwest corner of Watters Drive, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 084D-1212-001-11.
5. **PETER BROOKS, CONDITIONAL USE PERMIT, C-8127** – Application to allow continued motorcycle parts sales and salvage; and auto transmission repair use, in a PD – ZU-2059 (Planned Development, 2059th Zoning Unit) District, located at 21065 Foothill Boulevard, southwest side, approximately 150 feet northwest of Ash Street, unincorporated Hayward area of Alameda County, bearing Assessor's Parcel Number: 0414-0051-037-00.

6. **REDWOOD CHRISTIAN SCHOOLS, CONDITIONAL USE PERMIT, C-8128** – Application to allow continued operation of a church facility and a school facility expanding from 500 to 525 students, in a R-1 (Single Family Residence) District, located at 1000 Paseo Grande, west side, approximately 100 feet west of Via Alamos, unincorporated San Lorenzo area of Alameda County, bearing Assessor's Parcel Number: 0411-0030-047-00.
7. **GERARD DEVELOPMENT, VARIANCE, V-11667** – Application to allow construction of a new residence providing a 31.5 feet high building where 29 feet is allowed, in a R-1-B-E (Single Family Residential, 10,000 square feet Minimum Building Site Area) District, located at Twin Creeks Place, east side, approximately 220 feet south of Twins Creeks Court, unincorporated Fairview area of Alameda County, bearing Assessor's Parcel Number: 426-0061-011-02. (Continued from February 26, 2003).
8. **RANDALL C. ASHBY, VARIANCE, V-11711** – Application to allow: 1) expansion of a non-conforming use (10 feet wide driveway where 12 feet is required); 2) a 16 feet front yard where 20 feet is required; and 3) garage door opening 18 feet from easement where 20 feet is required, in a R-1-B-E (Single Family Residence) District, located at 23518 Maud Avenue, northeast side, approximately 820 feet northwest of the intersection with 'D' Street, unincorporated Hayward area of Alameda County, bearing Assessor's Parcel Number: 0417-0220-045-00.
9. **JOSE NUNEZ, VARIANCE, V-11716** – Application to allow the construction of a new residence with a 30 feet building height where 25 feet is the maximum and a six foot side yard where seven feet is the minimum, in a R-1-B-E (Single Family Residence) District, located at 2926 Winchester Drive, northeast side, approximately 670 feet east of Windfelt Road, unincorporated Hayward area of Alameda County, bearing Assessor's Parcel Number; 0425-0170-012-03.
10. **ARON and JANNIFER CAMP, VARIANCE, V-11718** – Application to allow the attachment of an accessory structure to the primary residence providing a six foot side yard where 10 feet is required, in a R-1 (Single Family Residence) District, located at 119 Via Bolsa, northeast side, approximately 256 feet southwest of Via Arroyo, unincorporated San Lorenzo area of Alameda County, bearing Assessor's Parcel Number: 413-0086-094-00.
11. **MARDELL, INC., VARIANCE, V-11719** – Application to allow construction of a new single family dwelling thereby providing 25 foot front yard 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 east of Fairview Avenue, unincorporated Fairview area of Alameda County, bearing Assessor's Parcel Number: 0417-0250-058-00. (Continued from February 26, 2003).

12. **MARDELL, INC., VARIANCE, V-11720** – Application to allow construction of a new single family dwelling thereby providing 25 foot front yard 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 east of Fairview Avenue, unincorporated Fairview area of Alameda County, bearing Assessor’s Parcel Number: 0417-0250-058-00. (Continued from February 26, 2003).

- D. Approval of Minutes – January 8 and 22 and, February 5 and 26, 2003.
- E. Open Forum
- F. Staff Comments & Correspondence
- G. Board Announcements, Comments & Reports
- H. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, MARCH 26, 2003: 1:30 P.M.**