

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, April 9, 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. **ROBERT A. HILL, DVM, CONDITIONAL USE PERMIT, C-8124** – Application to allow continued operation of a veterinary hospital, in a C-1 (Commercial) District, located at 22163 Redwood Road, west side, approximately 280 feet south of Lessley Avenue, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 415-0100-048-00.
2. **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.
3. **RONALD VARGAS, CONDITIONAL USE PERMIT, C-8141** – Application to allow continued operation of an outdoor storage yard (recreational vehicles with 24 hour guard on premises) in a M-1 (Light Industrial) District, located at 22035 Meekland Avenue, southwest side, approximately 65 feet southeast of Poplar Avenue, unincorporated Hayward area of Alameda County, bearing Assessor’s Parcel Number: 0429-0064-019-02.
4. **DANIEL W. BOBBITT, CONDITIONAL USE PERMIT, C-8142** – Application to allow contractor’s storage yard for equipment, supplies and containers, in a M-1-B-40 (Light Industrial, 40,000 square feet Minimum Building Site Area) District, located at 23222 Clawiter Road, east side, terminus of National Avenue, unincorporated Hayward area of Alameda County, bearing Assessor’s Parcel Number: 0441-0092-007-00.
5. **HOSANNA HOMES, CONDITIONAL USE PERMIT, C-8143** – Application to allow continued operation of a residential care facility, adding two modular trailers (Applicant requests a ten year renewal period), in an “A” (Agricultural) District, located at 9998 Crow Canyon Road, west side, approximately one mile north of Norris Canyon Road, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 0085-1902-001-00.
6. **JOSEPH SHINN and PAULA TATE, VARIANCE, V-11727** – Application to allow a three foot side yard where ten feet is minimum with the construction of an addition (garage) to an existing dwelling, expanding one of the two dwellings, in a PD [Planned Development, allowing R-1-L-B-E (40,000 Minimum Building Site Area)], District, located at 5064 Jensen Road, north side, approximately 700 feet northeast of the intersection with East Castro Valley Boulevard, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 0085-5450-004-00.

7. **GREGORY P BLUITT, Sr., VARIANCE, V-11729.**— Application to allow a detailed accessory structure (carport) on the front half of the lot where otherwise not permitted in a R-1-B-E-CSU-RV (Single Family Residence with 10,000 square feet Minimum Building Site Area, Conditional Secondary Unit and Recreational Vehicle) District, located at 2776 Pineridge Road, north side, approximately 510 feet northeast of Sheffield Road, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 084B-0396-010-00.
8. **CHRISTINE ARMSON, VARIANCE, V-11731** – Application to allow an accessory structure with a 30 square foot bath where a 20 square foot bath if allowed, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 4231 Somerset Avenue, south side corner, south of Salem Road, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 084C-0757-032-00.
9. **JAY and CORRINE GOLDBERG, VARIANCE, V-11732** – Application to allow a 20 foot rear yard where 30 feet is required, in a P-D (Planned Development, 1268th Zoning Unit) District, located at 18745 E. Cavendish Drive, west side, approximately 580 feet northeast of W. Cavendish Drive, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 085-6305-020-00.
10. **JOAO M. CARDOSO, VARIANCE, V-11734** – Application to allow eight dwelling units (seven new and one existing) providing a three foot setback from the access driveway where 10 feet is required, in a R-S-D-25 (Suburban Residence, 2,500 square feet Minimum Building Site Area per dwelling) District, located at 20161 Royal Avenue, southwest side, approximately 320 feet southeast of Bartlett Avenue, unincorporated Hayward area of Alameda County, bearing Assessor's Parcel Number: 0432-0004-005-02.
11. **MARC MARQUILIES, VARIANCE, V-11737** – Application to allow retention of an accessory structure (existing garage) without a principal use (on Parcel B of PM-8118), in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 5156 Proctor Road, north side, approximately 805 feet west of Redwood Road, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 084C-0970-005-02.

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 Building,
951 Turner Court, Hayward, California

A. Call to Order/Roll Call

B. Consent Calendar

1. **REY PAGARIGAN, CONDITIONAL USE PERMIT, C-7267 – Consideration of Revocation** of Conditional Use Permit, C-7267, that allows operation of a residential care facility up to 44 beds subject to 23 conditions. A condition of approval requires that residents of Valley Manor Community Care Home that exhibit violence or participate in the harassment of neighbors be immediately discharged as described under the State of California government code. It has been alleged that the facility is not in compliance with the above condition. The subject property is located in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located 17926 Apricot Way, east side, approximately 70 feet north of Seaview Avenue, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 084C-0921-108-02. (Continued from March 26; to be continued without discussion to May 14, 2003).

2. **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, March 12, 2003; to be continued without discussion to June 11, 2003).

3. **JOHN T. ARKEDER, CONDITIONAL USE PERMIT, C-8014** – Application to allow construction of a secondary unit in a R-1-CSU-RV (Single Family Residential, Conditional Secondary Unit, Recreational Vehicle) District, located at 18975 Parsons Avenue, west side, approximately 150 feet south of Link Court, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 084D-1328-007-01. (Continued from October 23, 2002, January 22, 2003; to be continued without discussion to July 23, 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 and March 12; to be continued without discussion to May 14, 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 23, 2003).
6. **RONALD VARGAS, CONDITIONAL USE PERMIT, C-8141** – Application to allow continued operation of an outdoor storage yard (recreation vehicles with 24 hour guard on premises) in a M-1 (Light Industrial) District, located at 22035 Meekland Avenue, southwest side, approximately 65 feet southeast of Poplar Avenue, unincorporated Hayward area of Alameda County, bearing Assessor's Parcel Number: 0429-0064-019-02. (To be continued without discussion to June 11, 2003).
7. **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, January 8, 2003; to be continued without discussion to May 14, 2003).

C. Regular Calendar

1. **DANIEL W. BOBBITT, CONDITIONAL USE PERMIT, C-8142** – Application to allow contractor’s yard for equipment, supplies and containers, in a M-1-B-40 (Light Industrial, 40,000 square feet Minimum Building Site Area) District, located at 23222 Clawiter Road, east side, terminus of National Avenue, unincorporated Hayward area of Alameda County, bearing Assessor’s Parcel Number: 0441-0092-007-00.
2. **JOSE FERNANDEZ, VARIANCE, V-11643** – Application to retain an existing dwelling providing 740 square feet of open space [1,800 square feet required on a lot containing a 13 foot driveway (20 feet required), zero foot setback from driveway to dwelling (10 feet required)], in a R-S-D-20 (Suburban Residence, 2,000 square feet per dwelling unit density) District, located at 254 Poplar Avenue, northwest side, approximately 250 feet southwest of the intersection with Princeton Street, unincorporated Cherryland area of Alameda County, bearing Assessor’s Parcel Number: 429-0091-026-02. (Continued from January 8, 2003).
3. **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; February 26 and March 26, 2003).
4. **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, February 5, February 26 and March 26, 2003).

- 5. **JOSEPH SHINN and PAULA TATE, VARIANCE, V-11727** – Application to allow a three foot side yard where ten feet is minimum with the construction of an addition (garage) to an existing dwelling, expanding one of the two dwellings, in a PD [Planned Development, allowing R-1-L-B-E (40,000 Minimum Building Site Area) District, located at 5064 Jensen Road, north side, approximately 700 feet northeast of the intersection with East Castro Valley Boulevard, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 0085-5450-004-00.

- 6. **GREGORY P. BLUITT, Sr. VARIANCE, V-11729** – Application to allow detailed accessory structure (carport) on the front half of the lot where otherwise not permitted, in a R-1-B-E-CSU-RV (Single Family Residence with 10,000 square feet Minimum Building Site Area, Conditional Secondary Unit and Recreational Vehicle) District, located at 2776 Pineridge Road, north side, approximately 510 feet northeast of Sheffield Road, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 084B-0396-010-00.

- D. Approval of Minutes – March 12 and March 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, APRIL 23, 2003 - 1:30 P.M.**