

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, April 23, 2003

Neighborhood Preservation Ordinance Abatement Hearing

Time: 1:00 p.m. – 1:30 p.m.

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

Regular Meeting

Time: 1:30 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. **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; February 26, March 26, 2003; to be continued without discussion to May 28, 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, March 12 and 26; to be continued without discussion to May 28, 2003).
3. **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. (Continued from April 9; to be continued without discussion to May 28, 2003).

4. **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 the intersection with Norris Canyon Road, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 0085-1902-001-00. (To be continued without discussion to May 28, 2003).

5. **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: 0413-0055-015-00. (Continued from November 20, 2002 and February 26, 2003; to be continued without discussion to May 28, 2003).

C. Regular Calendar

1. **FAITH LUTHERAN CHURCH, CONDITIONAL USE PERMIT, C-8118** – Application to demolish a residence and garage while expanding an existing church facility by the construction of fellowship/education, administration and music buildings, 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 Modesto Street, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Numbers: 084C-0766-004-00 and 084C-0766-003-00. (Continued from March 26, 2003).

2. **ROBERT A. HILL, 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 the intersection with Lessley Avenue, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 0415-0100-048-00.

3. **DIANE GREEN, VARIANCE, V-11725** – Application to facilitate the subdivision of one parcel into two lots thereby retaining two accessory structures without a principle use (main dwelling) on the new parcel and maintain one accessory structure in the front half of the lot where not otherwise allowed, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 2757 Talbot Lane, southeast side, approximately 190 feet northeast of Stanton Lane, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 084B-0460-004-00. (Continued from March 26, 2003).
4. **CHRISTINE ARMSON, VARIANCE, V-11731** – Application to allow an accessory structure with a 30 square foot bath where a 20 square foot bath is 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 the intersection with Salem Road, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 084C-0757-032-00.
5. **JAY and CORRINNE GOLDBERG, VARIANCE, V-11732** – Application to allow construction of a 480 square foot addition providing a 20 foot rear yard where 30 feet is required in a PD (Planned Development, 1268th Zoning Unit) District, located at 18745 East Cavendish Drive, west side, approximately 580 feet northeast of the intersection with West Cavendish Drive, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 085-6305-020-00.
6. **JOAO M. CARDOSO, VARIANCE, V-11734** – Application to allow eight dwelling units (seven new units 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 foot Minimum Building Site Area per dwelling unit) District, located at 20161 Royal Avenue, southwest side, approximately 320 feet southeast of the intersection with Bartlett Avenue, unincorporated Hayward area of Alameda County, bearing Assessor’s Parcel Number: 0432-0004-005-02.
7. **CLARENCE E. BYAL & CELERITY DEVELOPMENT CO., VARIANCE, V-11740** – Application to expand a non-conforming use (yards, setbacks, parking and driveway width reductions) by the construction of an attached addition in a R-3 (Four-Family Residence) District, located at 2251 – 2255 Regent Way, south side, approximately 375 feet east of the intersection with Cross Road, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 084A-0272-019-02.

- D. Approval of Minutes – March 12 and 26, and April 9, 2003.
- E. Open Forum
- F. Staff Comments & Correspondence
- G. Board Announcements, Comments & Reports
- H. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, MAY 14, 2003 – 6:00 P.M.**