

*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, July 14, 2004**

**Field Trip**

Time: 1:00 p.m.

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

Note: The Board will adjourn to the field and will reconvene at 6:00 p.m. for the Regular Meeting at Public Works Building, Auditorium, 399 Elmhurst Street, Hayward, California.

1. **24 HOUR FITNESS CENTER, CONDITIONAL USE PERMIT, C - 8304** - Application to allow continued operation of an indoor recreation facility (24 Hour Fitness Center) as a second anchor tenant, in a PD (Planned Development, 1816<sup>th</sup> Zoning Unit) District, located at 3891 East Castro Valley Boulevard, south side, approximately 100 feet west of Chaparral Lane, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 085-6300-013-05.
2. **SEWAK AND SARLA SINGH, VARIANCE, V-11847** – Application to recognize a three foot side yard where 20 feet is required, a three foot side yard where five feet is required, parking in a front yard setback where none is allowed, parking three feet from a dwelling where four feet is required, nine feet between building and driveway where 10 feet is required and eight feet between buildings where 20 feet is required, in a R-S-SU (Suburban Residence with Secondary Unit) District, located at 19348 Western Boulevard, north side, approximately 288 feet east of Hampton Road, unincorporated Hayward area of Alameda County, bearing Assessor's Parcel Number: 0414-0036-041-00.
3. **CHRISTINE-YIN/ZHU, VARIANCE, V-11852** - Application to subdivide one lot, creating a non-conforming lot of 4,484 square feet, and a conforming lot of 5,000 square feet in an R-1 (Single Family Residence) District, located at 14850 Boulevard Court, north side, approximately 196 feet north west of 149<sup>th</sup> Avenue, unincorporated San Leandro area of Alameda County, bearing Assessor's Parcel Number: 0080-0008-008-00.
4. **SCOTT ROBINSON, VARIANCE, V-11853 AND SITE DEVELOPM- REVIEW, S – 1918** – Application to allow an average building height of 38 feet – three inches where 30 feet is the maximum allowed in a R-1-L-B-E (Single Family Residential, Limited Agricultural Uses, Five Acre Minimum Building Site Area, 300 foot Median Lot Width, 30 foot Front Yard, and 20 foot Side Yard) District, located on Clover Road, west side, approximately 800 feet south of the intersection with East Avenue, unincorporated Fairview area of Alameda County, bearing Assessor's Parcel Number: 425-0230-001-00.
5. **EMILY MAY FRANKLIN/JOHN CORLEY, VARIANCE, V-11860** – Application for VARIANCE, V-11860, to retain an existing 50 square feet bathroom where 20 square feet is maximum floor area allowed in a detached accessory structure (pool cabana) allowed in an R-1-B-E-SU-RV (Single Family Residence, 10,000 square foot Minimum Building Site Area, Secondary Unit permitted, Recreational Vehicle) District located at 4824 Beacon Hill Drive, west side, approximately 283 feet east of the intersection with Crow Canyon Road, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 85-5355-009.

## Regular Meeting

Time: 6:00 p.m.

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

A. Call to Order/Roll Call

B. Neighborhood Preservation Ordinance Abatement Hearing

C. Open Forum

D. Consent Calendar

1. **BOB MASON, CONDITIONAL USE PERMIT, C-7756** - Application to modify Conditional 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, April 23, May 28, June 25; July 23, September 10 and October 8, November 5, 2003, and January 14, 2004; to be continued without discussion to August 11, 2004).
2. **BEHZAD BARFEELI, CONDITIONAL USE PERMIT, C-7992** – Application to allow operation of an auto sales and minor service facility in the ACBDSP (Ashland Cherryland Business District Specific Plan) Districts, located at 21265 and 21273 Mission Blvd, southwest side, approximately 150 feet northwest of Blossom Way, unincorporated Cherryland area of Alameda County, bearing Assessor's Parcel Number: 414-0076-028-00. (Continued from May 22, 2002, January 22, March 26 and November 5, 2003; April 14, 2004 to be continued without discussion to November 10, 2004).
3. **HOSANNA HOMES, CONDITIONAL USE PERMIT, C-8143** – Application to allow continued operation of a foster care licensing agency and requesting 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. (Continued from November 5, 2003, January 14, March 10, April 28, May 12, and May 26, 2004; to be continued without discussion to July 28, 2004).

4. **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, 1487<sup>th</sup> 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 and May 26, 2004; to be continued without discussion until September 8, 2004).
5. **NEW LIFE PRESBYTERIAN CHURCH, CONDITIONAL USE PERMIT, C-8280** – Application to allow use of an existing modular classroom building for church services, in an “A” (Agricultural) District, located at 9998 Crow Canyon Road, Building C, west side, approximately 0.91 mile north of Norris Canyon Road, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 0085-1902-001-00. (Continued from April 4, April 28, May 12, and May 26, 2004; to be continued without discussion to July 28, 2004).
6. **MARTHA B. HERRARA, CONDITIONAL USE PERMIT, C-8283** – Application to allow continued operation of a mobile drive-in business (catering truck) in a M-1(Light Industrial) District, located at 22221 Hathaway Avenue, south side, approximately 300 feet west of A Street, unincorporated Hayward area of Alameda County, bearing Assessor’s Parcel Number: 0429-0077-018-04. (Continued from April 14, 2004; to be continued without discussion to September 8, 2004).
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: 0413-0055-015-00. (Continued from November 20, 2002; February 26, April 23, May 27, August 27, 2003, January 14 and April 14, 2004: to be continued without discussion to September 8, 2004).

#### F. Regular Calendar

1. **MONTESSORI SCHOOL/PAMELA RIGG, CONDITIONAL USE PERMIT, C-8178** – Application to allow expansion of an existing nursery school and day care center from 60 to 90 children and construct two attached additions, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 19234 Lake Chabot Road, east side, approximately 75 feet north of Barrett Court, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 084B-0529-011-02. (Continued from

December 3, 2003; January 28, February 25, March 10, May 12, and May 26, 2004).

- 2. **CHARLES CROWELL, CONDITIONAL USE PERMIT, C-8272** – Application to renew and modify Conditional Use Permit C-7586, allowing a 100-horse boarding facility and equestrian center and a permanent agricultural caretaker’s unit, in an “A” (Agricultural) District, located at 10970 Crow Canyon Road, north side, approximately 2.8 miles east of Norris Canyon Road, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 085-2026-001-00. (Continued from May 26 and June 9, 2004).
- 3. **MAURI KNAPP, VARIANCE, V-11850** - Application to allow a 12-foot driveway where a 20-foot driveway is required and a three foot setback from the driveway where a 10-foot setback is required, in a R-S-D-35 (Suburban Residence with 3,500 square foot Minimum Building Site Area/Dwelling Unit) District, located at 21575 Banyan Street, west side, approximately 419 feet north of Willow Avenue, unincorporated Hayward area of Alameda County, bearing Assessor’s Parcel Number: 429-0046-057-00.
- 4. **CINDY ZHU, VARIANCE, V-11852** - Application to subdivide one lot, creating a non-conforming lot of 4,484 square feet, and a conforming lot of 5,000 square feet in an R-1 (Single Family Residence) District, located at 14850 Boulevard Court, north side, approximately 196 feet north west of 149<sup>th</sup> Avenue, unincorporated San Leandro area of Alameda County, bearing Assessor’s Parcel Number: 0080-0008-008-00.
- 5. **SCOTT ROBINSON, VARIANCE, V-11853 AND SITE DEVELOPMENT REVIEW, S – 1918** – Application to allow an average building height of 38 feet – 3 inches where 30 feet is the maximum allowed in a R-1-L-B-E (Single Family Residential, Limited Agricultural Uses, Five Acre Minimum Building Site Area, 300 foot Median Lot Width, 30 foot Front Yard, and 20 foot Side Yard) District, located on Clover Road, west side, approximately 800 feet south of the intersection with East Avenue, unincorporated Fairview area of Alameda County, bearing Assessor’s Parcel Number: 425-0230-001-00.

G. Approval of Minutes – May 26, June 9, and June 23, 2004

H. Staff Comments & Correspondence

I. Board Announcements, Comments & Reports

J. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING  
WEDNESDAY, JULY 28, 2004**