

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 28, 2004

Regular Meeting

Time: 1:30 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. **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, June 9 and July 14, 2004; to be continued without discussion to August 11, 2004).
 - 2. **JUAN GARCIA, CONDITIONAL USE PERMIT, C-8287 and VARIANCE, V-11856-** Application to allow continued operation of an existing church facility and use of a residential parcel as a parking lot, a 12 foot driveway where 20 feet is required and a zero foot setback between building and driveway where 10 feet is required, in a R-S-D-35 and R-S-D-3, Suburban Residential, 3,500 square foot Minimum Building Site Area/Per Dwelling Unit) Districts, located at 21625 Western Boulevard, west side, approximately 150 feet northwest of Willow Avenue, unincorporated Cherryland area of Alameda County, bearing Assessor’s Parcel Numbers: 429-0050-007-00 and 429-0050-010-00. (Continued from April 28, June 9 and 23, 2004; to be continued without discussion to August 25, 2004).
- E. Regular Calendar
 - 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, 1816th 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. **EMILY MAY FRANKLIN/JOHN CORLEY, VARIANCE, V-11860** – Application to retain an existing 50 square foot bathroom where 20 square feet is maximum floor area allowed in a detached accessory structure (pool cabana), in an R-1-B-E-SU-RV (Single Family Residence, 10,000 square foot Minimum Building Site Area, Secondary Unit, 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: 084B-0441-018-00.

- F. Approval of Minutes – July 14, 2004.
- G. Staff Comments & Correspondence
- H. Board Announcements, Comments & Reports
- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENTS HEARING
WEDNESDAY, AUGUST 11, 2004**