

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.

At the discretion of the Chair of the Board, on the night of the meeting, any item may be taken out of order.

At the discretion of the Chair of the Board, new items not heard by 9:00 p.m. may be continued.

At the discretion of the Chair of the Board, any item that may last over 30 minutes may be continued to a special meeting.

Revised Agenda

West County Board of Zoning Adjustments

Wednesday, January 9, 2008

Field Trip

Time: 1:00 p.m.

Place: 224 West Winton Avenue, Room 111,
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 Hearing Room, 224 West Winton Avenue, Hayward, California.

1. **RAYMOND CHOY, CONDITIONAL USE PERMIT, C-8444** - Application to renew the Terms and Conditions set forth in Application, C-7599 which authorized the placement of a radio transmission facility (Cellular phone transmission tower) on the site in a C-N (Neighborhood Business) District, located at 22253 Redwood Road, west side, corner north of Grove Way, in the unincorporated Castro Valley Area of Alameda County, Designated Assessor's Parcel Number: 415-0100-054-00. **Staff Planner: Christine Greene.**
2. **CHOUINARD WINERY, CONDITIONAL USE PERMIT, C-8581** – Application to allow the continued operation of a winery with winery related uses (CUP-6772) in an “A” (Agricultural) District, located at 33853 Palomares Road, west side approximately 4.5 miles north of Niles Canyon Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 085A-6427-006-00.
3. **JOHNNY POUR, CONDITIONAL USE PERMIT, C-8669** - Application to allow an auto sales and repair business in an ACBD - TC (Ashland and Cherryland Business District Specific Plan) Transit Corridor District, located at 21621 Mission Boulevard, southwest side, approximately 150 feet west of Rufus Court, Unincorporated Cherryland area of Alameda County, Assessor's Parcel Number: 428-0006-108-00. **Staff Planner: Andy Young.**
4. **SPRINT PCS, CONDITIONAL USE PERMIT, C-8690** - Application to allow continued operation of a telecommunications facility in an R-S-D-15 (Suburban Residence, 1,500 square feet, Minimum per Dwelling Unit) District, located at 16065 Mateo Street, southwest side, approximately 350 feet west of 162nd Avenue, unincorporated, Ashland area of Alameda County, designated Assessor's Parcel Number: 080-0057-036-00. **Staff Planner: Howard Lee.**
5. **VARIANCE, V-12061 - SEAD SISIC** - Application to allow a six foot high fence where four feet is the maximum, and to allow an accessory structure in the front half of the lot in an “R-1-RV” (Single Family Residence, Recreational Vehicle) District, located at 18658 Crest Avenue, northeast side, approximately 440 feet northwest of Titan Way, in the unincorporated Castro Valley area of Alameda County, and designated Assessor's Parcel Number: 084B-0370-007-13. **Staff Planner: Christine Greene.**
6. **MICHAEL CROZIER, VARIANCE V-12093** - Application to allow a five foot, nine inch high fence where four feet is the maximum allowed in an R-1 (Single Family Residence) District, located at 2935 D Street, south side, approximately 450 feet west of Fairview Avenue, unincorporated, Fairview area of Alameda County, designated Assessor's Parcel Number: 426-0020-082.00. **Staff Planner: Jeff Bonekemper.**

- 7. **JEFFERY & JANELLE MC DONALD, VARIANCE, V-12094** – Application to allow a six foot high fence where two feet, and four feet is the maximum allowed in an R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle Parking) District, unincorporated Castro Valley Area of Alameda County, Designated Assessor’s Parcel Number: 084C-0865-001-03.
Staff Planner: Howard Lee.

Regular Meeting

Time: 6:00 p.m.

Place: Public Hearing Room
224 West Winton Avenue,
Hayward, California

- A. Call to Order/Roll Call
- B. Neighborhood Preservation and Zoning Ordinance Abatement Hearings
- C. Open Forum
- D. Consent Calendar

- 1. **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, 1487th 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, April 14, April 28, May 26, July 14, September 8, October 13, 2004, March 23, June 22, October 12, December 14, 2005, March 22, May 24, September 13 and November 15, 2006, March 28, July 11, August 8 and September 12, 2007; to be continued to February 13, 2008).
Staff Planner: Christine Greene.
- 2. **FRANCISCO PENA, CONDITIONAL USE PERMIT, C-8389** – Application to allow the operation of a temporary outdoor business (Catering Truck) in a TC (Transit Corridor) District, located at 16211 East 14th Street, southwest end of 162nd Avenue, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 080C-0479-003-00. (Continued from January 11, March 22, May 24, September 13 and November 8, 2006, February 7, April 11, July 11, August 8 and September 12, 2007; to be continued to February 13, 2008). **Staff Planner: Christine Greene.**

3. **RAYMOND CHOY, CONDITIONAL USE PERMIT, C-8444** - Application to renew the Terms and Conditions set forth in Application, C-7599 which authorized the placement of a radio transmission facility (Cellular Phone Transmission Tower) on the site in a C-N (Neighborhood Business) District, located at 22253 Redwood Road, west side, corner north of Grove Way, in the unincorporated Castro Valley Area of Alameda County, Designated Assessor's Parcel Number: 415-0100-054-00. (To be continued to January 23, 2008). **Staff Planner: Christine Greene.**
4. **RICHARD GOLD, CONDITIONAL USE PERMIT, C-8640** - Application to allow continued operation of a "B" Type Service Station, in an ACBD - BDI (Ashland and Cherryland Business District Specific Plan-Business Industrial) District, located at 594 East Lewelling Boulevard, north side, terminus, north of Boston Road, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 413-0027-058-02. (Continued from September 26, October 24, November 14 and December 5, 2007; to be continued to February 27, 2008). **Planner: Pat Anekayuwat.**
5. **JOHNNY POUR, CONDITIONAL USE PERMIT, C-8669** - Application to allow an auto sales and repair business in an ACBD - TC (Ashland and Cherryland Business District Specific Plan) Transit Corridor District, located at 21621 Mission Boulevard, southwest side, approximately 150 feet west of Rufus Court, Unincorporated Cherryland area of Alameda County, Assessor's Parcel Number: 428-0006-108-00. (To be continued to February 13, 2008). **Staff Planner: Andy Young.**
6. **BRIAN LESEUR, VARIANCE, V-12071** - Application to subdivide one site into two parcels (with a boundary adjustment) resulting in a zero foot side and a 16 foot, front setback where 10 feet, and 20 feet setbacks respectively are required, in an R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 19223 Carlton Avenue, west side, approximately 380 feet south of Massachusetts Street, unincorporated Castro Valley Area of Alameda County, Designated Assessor's Parcel Number: 084B-0441-043-00. (Continued from October 24 and November 14, 2007; to be continued to February 13, 2008). **Staff Planner: Andy Young.**
7. **KENNETH KREMER, VARIANCE, V-12080**- Application to consider a petition to allow subdivision of one parcel containing approximately 17,362 square feet into two lots, with the retention of an existing secondary dwelling unit as a legal non-conforming use where not otherwise allowed, limited to ordinary maintenance and minor repair only, two stories in height where one story is the maximum, and with a two foot, six inch side yard where seven feet is the minimum for residential use, in an R-1 (Single Family Residence) District, located at 22440 Charlene Way, unincorporated Castro Valley area of Alameda County, Assessor's Parcel Number: 416-0130-001-00. (Continued from September 26, and

October 10, November 7, 2007; to be continued to March 12, 2008). **Staff Planner: Andy Young.**

E. Regular Calendar

1. **VARIANCE, V-12003 – HHT ENGINEERING** - Application to allow subdivision of one site into three lots: 1) an 18 foot driveway where 20 feet is the minimum required; 2) a driveway, one foot from a building wall where 10 feet is required; and 3) an 11 foot rear yard where 20 feet is required in an R-S-D-35 (Suburban Residence, 3,500 square foot, Minimum Building Site Area per Dwelling Unit Density) District, located at 134 Grove Way, northwest side, approximately 150 feet southeast of Meekland Avenue, unincorporated Cherryland Area of Alameda County, designated Assessor's Parcel Number: 429-0032-030-00. (Continued from March 28, May 23, August 22, September 12 and December 12, 2007). **Staff Planner: Shahreen Basunia.**

F. Approval of Minutes – December 5 and December 12, 2007.

G. Staff Comments & Correspondence

H. Board Announcements, Comments & Reports

I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, JANUARY 23, 2008**