

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 10, 2007

Field Trip

Time: 1:00 p.m.

Place: County of Alameda, 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 at the Alameda County Building, Public Hearing Room,
224 West Winton Avenue, Hayward, California.

1. **MERCEDES BELLORINI, CONDITIONAL USE PERMIT, C-8483** – Application to allow the operation of a church facility, in an ACBD SPECIFIC PLAN – FA (Ashland and Cherryland Business Districts Specific Plan) Freeway Access, located at 45 Lewelling Boulevard, north side, 300 feet, east of Via Granada, in the unincorporated San Lorenzo area of Alameda County, designated Assessor’s Parcel Number: 413-0015-037-00.

2. **JEFF RYAN / WOMEN OF THE WAY RECOVERY CENTER, CONDITIONAL USE PERMIT, C-8541** - Application to allow the continued operation of a Residential Care Facility for alcohol and drug rehabilitation for up to ten women in an R-1-SU (Single Family Residence, Secondary Unit) District, located at 20424 Haviland Avenue, east side, approximately, 150 feet north of Cherry Way, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 429-0019-023-00.

3. **VINCENT ROOFING COMPANY, CONDITIONAL USE PERMIT, C-8545** – Application to allow the continued operation of a contractor’s storage yard, in an M-1 (Light Industrial) District, located at 2181 Dunn Road, north side, approximately, 350 feet west of Clawiter Road, unincorporated Eden Area of Alameda County, designated Assessor’s Parcel Number: 439-0016-016-02.

4. **HAYWARD AREA RECREATION & PARK DISTRICT, CONDITIONAL USE PERMIT, C-8552** – Application to allow the continued use of a caretakers dwelling, in an R-1 (Single Family Residence) District, located at 1970 Via Buena Vista, west side, terminating west of Via Buena Vista, unincorporated, San Lorenzo area of Alameda County, designated Assessor’s Parcel Number: 411-0078-001-00.

5. **TERESITA LAGUNA, CONDITIONAL USE PERMIT, C-8555** – Application to allow the continued operation of a 22 bed Residential Care Facility, in an R-1 (Single Family Residence) District, located at 268 Lewelling Boulevard, south side, approximately 100 feet east of Tracy Street, , unincorporated, San Lorenzo area of Alameda County, designated Assessor’s Parcel Number: 411-0078-001-00.

6. **FRANK & MARIA MITCHELL, CONDITIONAL USE PERMIT, C-8556 and VARIANCE, V-12047** - Application to a allow the construction of a new Single Family Dwelling with a 10 foot driveway setback where 20 feet is required, and a 12 foot rear yard setback where 20 feet is required, in an M-U (Mixed Use Residential, Commercial) District, located at 750 Bockman Road, south side, approximately, 400 feet west of Via Arriba, unincorporated, San Lorenzo area of Alameda County, designated Assessor’s Parcel Number: 412-0085-063-00.

7. **CLIFFORD OLSON, VARIANCE, V-12036** – Application to allow a six foot high fence, and gate at the front property line where four feet is the maximum allowed, in an R-S-D-15 (Suburban Residence, 1,500 square foot Minimum Building Site Area) District, located at 1664 Maubert Court, south side, approximately 400 feet, southwest of Liberty Street, unincorporated Ashland area of Alameda County, Assessor’s Parcel Number: 080-0069-058-00.
8. **MICHAEL GAHAGAN, VARIANCE, V-12037** – Application to allow a secondary unit of 720 square feet in area where 640 square feet is the maximum allowed in an, R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 4157 Krolop Road, south side, approximately, 450 feet west of Vineyard Avenue, unincorporated, Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084D-1140-017-12.
9. **EDWARD TANAKA, VARIANCE, V-12042** – Application to allow a dwelling 30 feet in height where 25 feet is the maximum allowed, in an R-1-RV (Single Family Residence, Recreational Vehicle) District, located at 16896 Robey Drive, northeast side, approximately, 630 feet south of 167th Avenue, unincorporated El Portal Ridge area of Alameda County, designated Assessor’s Parcel Number: 080A-0221-016-00.
10. **MARK HEUER, VARIANCE, V-12043** – Application to allow expansion of a non-conforming lot (side yard setback) with a conforming addition, in an R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 19967 Alana Road, west side corner, northwest of Omega Avenue, unincorporated, Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084C-0707-017-00.
11. **ANTHONY FURLONG, VARIANCE, V-12045** – Application to allow a 16 foot, five inch rear yard where 20 feet is required with the construction of a new Single Family Dwelling, in an R-S-D-20 (Suburban Residence, 2,000 square foot, Minimum Building Site Area per Dwelling Unit Density) District, located at the south side terminus of Meadow Lark Drive, in the unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084C-0724-148-00.
12. **RUBEN SOTO, VARIANCE, V-12046** – Application to allow construction of four units with a driveway located, two feet from the existing dwelling, and four feet from the new dwellings where 10 feet is required, in an R-S-D-35 (Suburban Residence, 3,500 square feet Minimum Building Site Area) District, in the unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 429-0046-056-00.

13. **RONALD & ANITA ATTENBERY, VARIANCE, V-12050** – Application to allow a 15 foot, front setback where 20 feet is required in an R-1 (Single Family Residence) District, located at 15968 Mills Avenue, east side, approximately, 200 feet north of Tulsa Street, unincorporated, San Lorenzo area of Alameda County, designated Assessor’s Parcel Number: 080D-0579-012-00.

Regular Meeting

Time: 6:00 p.m.

Place: Alameda County Building, 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. **PATRICK LOVE, VARIANCE, V-11982** – Application to allow a Residence, Secondary Unit, Recreational Vehicle) District, located at 3773 Cottage Court, north side, approximately, 284 feet west of Parsons Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084D-1329-017-00. (Continued from April 12, May 24, July 12, July 26, September 27 and November 8, 2006; to be continued to March 28, 2007).
2. **JOSE RAMIRO, CONDITIONAL USE PERMIT, C-8489** – Application to allow the continued operation of a tavern “The Stadium Club” in an ACBD (Ashland Cherryland Business District Specific Plan) – Transit Corridor District, located at 15698 East 14th Street, east side, corner north of Plaza Drive, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 080-0034-007-00. (Continued from October 11, November 15 and December 6, 2006; to be continued to January 24, 2007).
3. **ARNOLDO HERNANDEZ / PETTIT, VARIANCE, V-11978 and SITE DEVELOPMENT REVIEW, S-2051**– Application to allow the conversion of an existing attached one car garage to living space and provision of two uncovered spaces in the rear, in an R-1-CSU-RV (Single Family Residential) District, located at 4421 Alma

Avenue, south side, approximately, 770 feet west of Brickell Way, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084C-0820-014-00. (Continued from September 27 and November 8, 2006; to be continued to March 28, 2007).

4. **JOE TEIXEIRA, VARIANCE, V-12023 and PARCEL MAP, PM-9237** – Application to subdivide one parcel into three lots and a variance to allow a four foot setback from a private street where 10 feet is required, in an R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 19448 Lake Chabot Boulevard, east side, approximately, 250 feet north of Barlow Drive, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084B-0529-038-04. (Continued from October 25 and December 13, 2006; to be continued to February 7, 2007).
5. **MICHAEL GAHAGAN, VARIANCE, V-12037** – Application to allow a secondary unit of 720 square feet in area where 640 square feet is the maximum allowed in an, R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 4157 Krolop Road, south side, approximately, 450 feet west of Vineyard Avenue, unincorporated, Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084D-1140-017-12. (To be continued to January 24, 2007).

E. Regular Calendar

1. **MERCEDES BELLORINI, CONDITIONAL USE PERMIT, C-8483** – Application to allow the operation of a church facility, in an ACBD SPECIFIC PLAN – FA (Ashland and Cherryland Business Districts Specific Plan) Freeway Access, located at 45 Lewelling Boulevard, north side, 300 feet, east of Via Granada, in the unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 413-0015-037-00.
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yard setback where 20 feet is required, in an M-U (Mixed Use Residential, Commercial) District, located at 750 Bockman Road, south side, approximately, 400 feet west of Via Arriba, unincorporated, San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 412-0085-063-00.

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- F. Approval of Minutes – December 6 and December 13, 2006.
- G. Staff Comments & Correspondence
- H. Board Announcements, Comments & Reports
- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT
HEARING
WEDNESDAY, JANUARY 24, 2007**