

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 11, 2006

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. **ERIC AND LORI FABIANAC, CONDITIONAL USE PERMIT, C-8328-** Application to: 1) construct and operate a boarding and training kennel for up to 150 dogs; 2) occupancy of an Agricultural Caretaker's unit; and 3) construction of a new single family dwelling, in an "A" (Agricultural) District, located at 10671 Crow Canyon Road, southwest side, approximately 1.28 miles north of Norris Canyon Road, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 0085-1991-006-00.
2. **RAYMOND CHOY, CONDITIONAL USE PERMIT, C-8444 –** Application to allow continued operation of an existing wireless telecommunications facility, in a C-N (Neighborhood Business) District, located at 22253 Redwood Road, west side, corner north of Grove Way, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 415-0100-054-00.
3. **KERRIE RICE, CONDITIONAL USE PERMIT, C-8464 –** Application to allow continued operation of a pre-school and after school care facility for a maximum of 125 children, in an R-1 (Single Family Residence) District, located at 22052 Woodroe Avenue, east side, approximately 850 feet north of Sparks Avenue, unincorporated Fairview area of Alameda County, designated Assessor's Parcel Number: 417-0110-063-00.
4. **SON X. HOANG, CONDITIONAL USE PERMIT, C-8469 –** Application to allow the operation of a an alcohol outlet (Tony and Ted's Liquor) in conjunction with a convenience store, in a CVCBD – Sub-area 3 (Castro Valley Central Business, Sub-area 3) District, located at 2688 Castro Valley Boulevard, north side corner of Park Way, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084A-0181-057-03.
5. **ADAM ANDERSON, VARIANCE, V-11976 –** Application to allow construction of an attached addition, thereby reducing the required side yard from eight to three feet, in an R-1-CSU-RV, (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 4409 Sargent Avenue, south side, approximately 160 feet west of Alana Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084C-0695-007-02.
6. **TED POLYZOS, VARIANCE, V-11979 –** Application to allow conversion of a detached accessory structure (garage) to be located in the first half of the lot, in an R-1-CSU-RV, (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 18426 Pepper Street, east side, approximately 225 feet north of Seven Hills Road, unincorporated Castro Valley area, designated Assessor's Parcel Number: 084B-0840-010-01.

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. **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. (To be continued without discussion to March 22, 2006).

2. **TRINH HOANG, CONDITIONAL USE PERMIT, C-8443** – Application to allow continued operation of an auto service facility for minor auto repair in a C-N (Neighborhood Commercial) District, located at 20009 Meekland Avenue, west side, corner southwest of Blossom Way, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 429-0032-001-04. (To be continued without discussion to March 8, 2006).

E. Regular Calendar

1. **ERIC AND LORI FABIANAC, CONDITIONAL USE PERMIT, C-8328**- Application to: 1) construct and operate a boarding and training kennel for up to 150 dogs; 2) occupancy of an Agricultural Caretaker’s unit; and 3) construction of a new single family dwelling, in an “A” (Agricultural) District, located at 10671 Crow Canyon Road, southwest side, approximately 1.28 miles north of Norris Canyon Road, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 0085-1991-006-00.

2. **ADAM ANDERSON, VARIANCE, V-11976** – Application to allow construction of an attached addition, thereby reducing the required side yard from eight to three feet, in an R-1-CSU-RV, (Single Family

Residence, Secondary Unit, Recreational Vehicle) District, located at 4409 Sargent Avenue, south side, approximately 160 feet west of Alana Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084C-0695-007-02.

- F. Approval of Minutes – September 14, December 7 and December 14, 2005
- G. Staff Comments & Correspondence
- H. Board Announcements, Comments & Reports
- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, JANUARY 25, 2006**