

**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 23, 2008**

**Regular Meeting**

Time: 1:30 p.m.

Place: 224 West Winton Avenue, Public Hearing Room  
Hayward, CA 94544

- A. Call to Order/Roll Call
- B. Neighborhood Preservation and Zoning Ordinance Abatement Hearings
- C. Open Forum
- D. Consent Calendar
  - 1. **ALI REZ MASOUDI-MOFRAD / ANN MARIE HOLLAND, CONDITIONAL USE PERMIT, C-8645** – Application to allow the continued operation of an auto sales lot in the an ACBDSP - TC (Ashland Cherryland Business District Specific Plan- Transit Corridor) District, located at 16285 East 14<sup>th</sup> Street, northeast side, approximately 110 feet northwest of 163<sup>rd</sup> Avenue, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 080C-0479-006-03. (Continued from September 26, and October 24, 2007; to be continued to March 26, 2008). **Staff Planner: Christine Greene.**
  - 2. **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 162<sup>nd</sup> Avenue, unincorporated, Ashland area of Alameda County, designated Assessor’s Parcel Number: 080-0057-036-00. (Continued to March 26, 2008). **Staff Planner: Howard Lee.**
  - 3. **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. (Continued from May 23, June 27, August 22, September 26, October 24 and November 7, 2007; and January 9, 2008; to be continued to February 13, 2008). **Staff Planner: Christine Greene.**
  - 4. **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. (Continued to March 12, 2008). **Staff Planner: Howard Lee.**

## E. Regular Calendar

1. **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: 413-0093-002-00. (Continued from January 24, February 7, March 28, April 25, June 13 and September 12, 2007; to be continued to January 23, 2008). **Staff Planner: Pat Anekayuwat.**
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. **Staff Planner: Jeff Bonekemper.**
3. **MAURO ESCOBAR, VARIANCE, V-12083** - Application to allow an attached addition with a six-foot front yard setback, and a three foot, seven inch rear yard setback where 20 feet is the minimum required in the front and rear yards, in a R-1 (Single Family Residence) District, located at 14747 Midland Road, west side, approximately 200 feet north of Placer Drive, unincorporated San Leandro area of Alameda County, bearing Assessor’s Parcel Number: 080-0002-001-04. (Continued from August 22, September 26, October 10 and December 5, 2007). **Staff Planner: Andy Young.**
4. **MIKE BOCKS, VARIANCE, V- 12085** - Application to allow a garage conversion providing: 1) Three parking spaces where four are required; 2) A zero foot setback from the driveway where 10 feet is required; and 3) A two foot side yard where five feet is required in an A-C-B-D Specific Plan - RC (Ashland and Cherryland Business District Specific Plan, Residential / Commercial) District, located at 330 Lewelling Boulevard, south side, 50 feet west of Tracy Street, unincorporated San Lorenzo area of Alameda County, designated Assessor’s Parcel Number: 413-0097-021-00. (Continued from November 14, 2008). **Staff Planner: Christine Greene.**
5. **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.**

- F. Approval of Minutes – January 9, 2008.
- G. Staff Comments & Correspondence
- H. Board Announcements, Comments & Reports
- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING  
WEDNESDAY, FEBRUARY 13, 2008**