

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 24, 2007

Regular Meeting

Time: 1:30 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. **JOHN SULLIVAN, CONDITIONAL USE PERMIT, C-8495** – Application to allow continued use of one site for: a) an outdoor storage yard; b) occupancy of a contractor’s unit; and c) contractor’s storage yard, in an M-2 (Heavy Industrial) District, located at 16520 Worthley Drive, southwest side, approximately 1,650 feet southeast of Grant Avenue, unincorporated San Lorenzo area of Alameda County, designated Assessor’s Parcel Number: 438-0010-004-14. (Continued from August 9, August 23, October 11 and December 13, 2006; to be continued to February 28, 2007).
 - 2. **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. (To be continued to February 7, 2007).
 - 3. **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. (To be continued to February 7, 2007).
 - 4. **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. (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. (Continued from January 10, 2007; to be continued to February 28, 2007).

6. **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. (Continued from January 10, 2007; to be continued to February 7, 2007).
7. **PHOI PHAN, VARIANCE, V-11951** – Application to allow construction of four dwelling units with: a) A five foot side yard; b) a two foot driveway set back, raised to four feet; c) 1,536 square feet of open space where 2,400 square feet of open space is required; d) no sidewalk; and e) A 13 foot wide driveway where 16 feet is required in an R-S-D-20 (Suburban Residence, 2,000 square feet Minimum Building Site Area per Dwelling Unit) District, located at 230 Laurel Avenue, north side, approximately 400 feet west of Princeton Street, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 429-0091-058-00. (Continued from April 26, June 28, July 26, September 13, October 11 and December 13, 2006; to be continued to February 28, 2007).

E. Regular Calendar

1. **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, December 6, 2006 and January 10, 2007).
2. **DAVIS HUNG PHAN, CONDITIONAL USE PERMIT, C-8510** – Application to allow a massage therapy business, in an ACBD - FA (Ashland Cherryland Business District Specific Plan) Freeway Access District, located at 11, Lewelling Boulevard, north side, approximately, 300 feet east of Via Granada, unincorporated San Lorenzo area, of Alameda County, designated Assessor's Parcel Number: 413-0015-038-00. (Continued from December 13, 2006).
3. **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. (Continued from January 10, 2007).

4. **FRANK & MARIA MITCHELL, CONDITIONAL USE PERMIT, C-8556 and VARIANCE, V-12047** - Application to 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. (Continued from January 10, 2007).

5. **LUIS BARBOSA, VARIANCE, V-12041** – Application to allow construction of a new single family dwelling 27 feet, five inches in height where 25 feet is the maximum, in a P-D (ZU-1451- Planned Development, 1451st, Zoning Unit) District, located at 2867 Eugene Terrace, south side, approximately, 270 feet west of Dominic Court, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084B-0405-036-00. (Continued from December 13, 2006).

6. **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.

7. **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.

- F. Approval of Minutes – December 13, 2006, and January 10, 2007

- G. Staff Comments & Correspondence

- H. Board Announcements, Comments & Reports

- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, FEBRUARY 7, 2007**