

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 25, 2006

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. **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. (To be continued without discussion to March 8, 2006).
 - 2. **TAM, TAM, YU AND KUAN, VARIANCE, V-11952 and PARCEL MAP, PM-8738** – Application to allow a 18 feet wide driveway where 20 feet is the minimum and a six feet side yard setback where 10 feet is the minimum with subdivision of the site into three lots, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 18332 Carlton Avenue, east side, approximately 200 feet north of Dominic Drive, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084B-0472-039-00. (Continued from September 28, October 12 and November 9 and December 7, 2005; to be continued without discussion to February 8, 2006).
 - 3. **MINXI LIU, VARIANCE, V-11975 & SITE DEVELOPMENT REVIEW, S-2027** – Application to retain an existing single family dwelling, construct a two-unit addition to an existing duplex and construct a new single family dwelling with a nine foot setback from the driveway where 10 feet is required in an R-S-D-20 (Suburban Residence, 2,000 Minimum Building Site Area per Dwelling Unit) District, located at 261 Laurel Avenue, southeast side, approximately 250 feet southwest of Princeton Street, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 431-0016-014-00. (Continued from December 14, 2005)
WITHDRAWN
- E. Regular Calendar
 - 1. **THOMAS VAN VOORHIS, VARIANCE, V-11963** – Application to approve as two building sites, lots that are reduced in area from 100 acres to five acres and 73.23 acres; and one parcel without frontage on an

approved county road in an “A” (Agricultural) District, located at 22000 Eden Canyon Road, southeast side, approximately one mile northeast of Hollis Road, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 085A-2201-012-00. (Continued from December 14, 2005).

- 2. **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.

- F. Approval of Minutes – January 11, 2006
- G. Staff Comments & Correspondence
- H. Board Announcements, Comments & Reports
- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, FEBRUARY 8, 2006**