

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.

Agenda

West County Board of Zoning Adjustments

Wednesday, February 7, 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. **COMMUNITY ASSISTANCE for the RETARDED & HANDICAPPED / MARY GIANPOUNOS, CONDITIONAL USE PERMIT, C-8537** – Application to allow the continued operation of an adult care facility with 12 beds, in an R-S-SU (Suburban Residence, Secondary Unit) District, located at 17482 Boston Road, east side, approximately, 100 feet north of Hampton Road, unincorporated Cherryland Area of Alameda County, designated Assessor's Parcel Number: 413-0035-014-03.
2. **KAREN CARTER, CONDITIONAL USE PERMIT, C-8551** – Application to allow the continued operation of a 15 bed residential care facility, in an R-S-SU (Suburban Residence, Secondary Unit) District, located at 237 Cherry Way, south side, approximately, 500 feet east of Meekland Avenue, unincorporated Cherryland Area of Alameda County, designated Assessor's Parcel Number: 441-0090-014-00.
3. **PETER MITCHELL, CONDITIONAL USE PERMIT, C-8553** – Application to allow the continued operation of an outdoor storage facility, in an M-1-B-40 (Light Industrial, 40,000 square feet Minimum Building Site Area) District, located at 24018 Clawiter Road, east side, approximately, 250 feet north of West Street, unincorporated Eden Area of Alameda County, designated Assessor's Parcel Number: 441-0090-014-00.
4. **HORIZON SERVICES, CONDITIONAL USE PERMIT, C-8557** – Application to allow continued operation of a residential care facility and use of an existing office trailer in a PD (Planned Development) District, located at 2595 Depot Road, north side, northwest corner of Monte Vista, Unincorporated Eden Area of Alameda County, Assessor's Parcel Number: 441-0068-040-04.
5. **SACRED ORDER of CHERABRIM & SERAPHIM, CONDITIONAL USE PERMIT, C-8568** – Application to allow the operation of a church, in a C-1 (Retail Business) District, located at 676 Bockman Road, Unit E & F, south side, approximately, 50 feet east of Via Arriba, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 412-0085-006-03.
6. **THOMAS RANFTL, VARIANCE, V-12054** – Application to allow a 12 foot front yard where 20 feet is required with an attached addition, in an R-1-RV (Single Family Residence, Recreational Vehicle Parking) District, located at 16566 Toledo Way, east side, approximately 270 feet north of 166th Avenue, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 080A-0197-005-00.

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. **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. (Continued from January 11, March 22, May 24, September 13 and November 8, 2006; to be continued to April 11, 2007).
 - 2. **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. (Continued from January 10, 2007). **THIS APPLICATION HAS BEEN WITHDRAWN.**
 - 3. **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, 2007; to be continued to March 28, 2007).
 - 4. **VERBINA and JAGMOHAN SETHI, VARIANCE, V-11970** – Application to subdivide a parcel so as to provide a one foot side yard where five feet is required in an R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 3213 Keith Avenue, south side, approximately 524 feet west of Lake Chabot Road, unincorporated Castro Valley area of Alameda County, designated

Assessor's Parcel Number: 084B-0510-011-01. (Continued from July 12, September 27 and October 25, 2006). **THIS APPLICATION HAS BEEN WITHDRAWN.**

5. **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, December 13, 2006 and January 10, 2007; to be continued to March 14, 2007).

E. Regular Calendar

1. **COMMUNITY ASSISTANCE for the RETARDED & HANDICAPPED / MARY GIANPOUNOS, CONDITIONAL USE PERMIT, C-8537** – Application to allow the continued operation of an adult care facility with 12 beds, in an R-S-SU (Suburban Residence, Secondary Unit) District, located at 17482 Boston Road, east side, approximately, 100 feet north of Hampton Road, unincorporated Cherryland Area of Alameda County, designated Assessor's Parcel Number: 413-0035-014-03.
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. (Continued from January 24, 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. (Continued from January 24, 2007).
4. **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 on Meadow Lark Drive, 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 and January 24, 2007).

- F. Approval of Minutes – January 24, 2007.
- G. Staff Comments & Correspondence
- H. Board Announcements, Comments & Reports
- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, FEBRUARY 28, 2007**