

**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, February 13, 2008**

### **Field Trip**

Time: 1:00 p.m.

Place: 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 in the Public Hearing Room, 224 West Winton Avenue, Hayward, California.

1. **CHOONG HYUN PAIK, VARIANCE, V-12096** – Application to consider an application to allow subdivision of one site into two lots, with front yards of 13.66 feet, and 14.45 feet where 20 feet is the minimum required; and side yards of 3.71 feet, and 4.83 feet where 5 feet is the minimum required, in an R-2-B-E (Two Family Residence, 7,500 square foot Minimum Building Site Area) District, located at 21415 and 21437 Locust Street, southwest side, approximately 250 feet northwest of Grove Way in the unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 414-0086-074-00. **Staff Planner: Christine Greene.**

Regular Meeting

Time: 6:00 p.m.

Place: 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. **JOHNNY POUR, CONDITIONAL USE PERMIT, C-8669** - Application to allow an auto sales and repair business in an ACBD - TC (Ashland and Cherryland Business District Specific Plan) Transit Corridor District, located at 21621 Mission Boulevard, southwest side, approximately 150 feet west of Rufus Court, Unincorporated Cherryland area of Alameda County, Assessor’s Parcel Number: 428-0006-108-00. (Continued from January 9, 2008; to be continued to March 12, 2008). **Staff Planner: Andy Young.**

E. Regular Calendar

1. **RAYMOND CHOY, CONDITIONAL USE PERMIT, C-8444** - Application to renew the Terms and Conditions set forth in Application, C-7599 which authorized the placement of a radio transmission facility (Cellular Phone Transmission Tower) on the site in a C-N (Neighborhood Business) District, located at 22253 Redwood Road, west side, corner north of Grove Way, in the unincorporated Castro Valley Area of Alameda County, Designated Assessor’s Parcel Number: 415-0100-054-00. (Continued from January 9, 2008). **Staff Planner: Christine Greene.**

2. **MIKE GOUREA, CONDITIONAL USE PERMIT, C-8675** – Application to allow an indoor recreation facility (Basketball), in a C-1 (Retail Business) District, located at 676 Bockman Road, 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. (Continued from December 12, 2007). **Staff Planner: Richard Tarbell.**
  
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, November 7 and December 12, 2007; and January 9, 2008). **Staff Planner: Christine Greene.**
  
4. **BRIAN LESEUR, VARIANCE, V-12071** – Application to subdivide one site into two parcels (with a boundary adjustment) resulting in a zero foot side and a 16 foot, front setback where 10 feet, and 20 feet setbacks respectively are required, in an R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 19223 Carlton Avenue, west side, approximately 380 feet south of Massachusetts Street, unincorporated Castro Valley Area of Alameda County, Designated Assessor’s Parcel Number: 084B-0441-043-00. (Continued from October 24 and November 14, 2007 and January 9, 2008). **Staff Planner: Andy Young.**

- F. Approval of Minutes – January 9 and January 23, 2008.
  
- G. Staff Comments & Correspondence
  
- H. Board Announcements, Comments & Reports
  
- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING  
WEDNESDAY, FEBRUARY 27, 2008**