

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.

Revised Agenda
West County Board of Zoning Adjustments
Wednesday, February 23, 2005

Regular Meeting

Time: 1:30 p.m.

Place: Alameda County Public Building, Public Hearing Room
224 West Winton Avenue,
Hayward, California

- A. Call to Order/Roll Call
- B. Neighborhood Preservation Ordinance Abatement Hearing
- C. Open Forum
- D. Consent Calendar
 - 1. **H. GLEN DAVIS/LYLE COMPANY-SPRINT, CONDITIONAL USE PERMIT, C-8346** – Application to install and operate a wireless communications facility in a P-D (Planned Development) District, located at 21051 Western Boulevard, southwest side, approximately 423 feet northwest of Blossom Way, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 0429-0019-039-00. (Continued from January 12, 2005; to be continued without discussion to March 23, 2005).
 - 2. **HAYWARD AREA RECREATION and PARK DISTRICT, CONDITIONAL USE PERMIT, C-8360** - Application to allow continued occupancy of a mobile home for security purposes in conjunction to Greenridge Park, in an "A" (Agricultural) District, located at 6132 Greenridge Road, north side, approximately 225 feet north of Mesa Verde Way, unincorporated Castro Valley area of Alameda County, bearing Alameda County Assessor's Parcel Number: 0085-1600-003-02. **WITHDRAWN.**
 - 3. **CESAR CERVANTES, VARIANCE, V-11867** – Application to allow retention of three existing dwellings and construction of seven new apartment units providing 15 foot rear yard where 20 feet is required, five foot from driveway to residential wall where 10 feet is required, in a R-S-D-20 (Suburban Residence, 2,000 square feet Minimum Building Site Area per Dwelling Unit) District, located at 16024 and 16030 Marcella Street, southeast side, approximately 858 feet southeast of 159th Avenue, unincorporated Ashland area of Alameda County, bearing Assessor's Parcel Number: 0080-0051-048-03. (Continued from September 22, October 13 and November 10, 2004, January 26 and February 9 2005; to be continued with out discussion to March 9, 2005).
 - 4. **CHRISTOPHER and CHRISTY SCOTT, VARIANCE, V-11892** – Application to retain a roof tent (attached enclosed structure) over an existing swimming pool with three foot rear yard setback and zero foot side yard setbacks where 20 feet rear yard setback and a minimum five feet side yard on each side is required, in a R-1 (Single Family Residence) District, located at

1627 Via Sarita, north side, approximately 73 feet west of Via La Jolla, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 0411-0087-195-00. (Continued from January 12 and 26, 2005; to be continued without discussion to May 25, 2005).

5. **PATRICK LOVE, VARIANCE, VARIANCE, V-11899-** Application to retain a converted garage so as to locate one required on-site parking space partially in the required front yard where not otherwise permitted in a R-1-CSU-RV (Single Family Residence with Secondary Unit and Recreational Vehicle) District, located at 3773 Cottage Court, north side, approximately 284 west of Parsons Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084D-1329-017-00. (Continued from January 26, 2005; to be continued without discussion to March 9, 2005).

E. Regular Calendar

1. **DAVID W. MARTIN, VARIANCE, V-11877** – Application to allow expansion of a non-conforming use (reduced yard setbacks, parking spaces, and lot size) by construction of an attached addition in a R-2-B-E (Two Family Residence, 8,750 square feet Minimum Building Site per Area) District, located at 1615 – 167th Avenue, northeast side, approximately 66 feet northwest of Los Banos Street, unincorporated Ashland area of Alameda County, bearing Alameda County Assessor's Parcel Number: 0080-0080-014-00.
2. **LUIS PEREZ, VARIANCE, V-11903** – Application to allow expansion of a non-conforming use (single family dwelling with no required parking spaces) by construction of an attached two story addition containing a secondary dwelling unit in a R-1-SU (Single Family Residence with a Secondary Dwelling Unit) District, located at 1480 Plaza Drive, east side, approximately 50 feet east of 156th Avenue, unincorporated Ashland area of Alameda County, designated Alameda County Assessor's Parcel Number: 0080-0035-077-02.
3. **JOSE SANCHEZ, VARIANCE, V-11894-** Application to construct a conforming addition onto an existing dwelling providing a nonconforming side yard of two feet where 7 feet is the minimum required, in an R-1 (Single Family Residence) District, located at 1512 Green Court, east side, approximately 160 feet northeast of Mateo Street, unincorporated San Leandro area of Alameda County, designated Assessor's Parcel Number: 0080-0054-013-00. (Continued from January 26, 2005).

- F. Approval of Minutes – December 12, 2004, January 12, January 26, and February 9, 2005.
- G. Staff Comments & Correspondence
- H. Board Announcements, Comments & Reports
- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT
HEARING
WEDNESDAY, MARCH 9, 2005**