

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, March 8, 2006

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. **SUSAN REGAL, CONDITIONAL USE PERMIT, C-8448** – Application to allow continued operation of a community care facility for up to 25 elderly adults in an R-S-SU (Suburban Residence, Secondary Unit) District, located at 629 Hampton Road, south side, approximately 400 feet north east of Western Boulevard, unincorporated, Cherryland area of Alameda County, designated Assessor’s Parcel Number: 414-0036-006-00.

2. **T MOBILE USA, CONDITIONAL USE PERMIT, C-8474** – Application to allow continued operation of a wireless communications facility (cell-site) in an ACBD Specific Plan – TC (Ashland Cherryland Business District Specific Plan) Transit Corridor District, located at 15770 East 14th Street, north side, approximately 170 feet west of 158th Avenue, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 080-0035-104-00.

3. **FIRST BAPTIST CHURCH, CONDITIONAL USE PERMIT, C-8476** - Application to allow continued operation of a church, in an R-1 (Single Family Residence) District, located at 22979 Maud Avenue, west side, approximately 300 feet south of Kelly Street, unincorporated Fairview area of Alameda County, designated Assessor’s Parcel Number: 416-0180-002-02.

4. **KIPTIATU ISCANDARI, VARIANCE, V-11983** – Application to allow construction of three Single Family Dwellings; and an addition to an existing Single Family Dwelling with: A) a 14 foot wide driveway where 20 feet is required; and B) a zero foot setback from the access driveway where 20 feet is required in an R-S-D-3 (Suburban Residence, 3,000 square feet Minimum Building Site Area per Dwelling Unit) District, located at 19635 Meekland Avenue, south west side, approximately 125 feet south of Cherry Way, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 429-0005-021-00.

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. **TRINH HOANG, CONDITIONAL USE PERMIT, C-8443** – Application to allow continued operation of an auto service facility for minor auto repair in a C-N (Neighborhood Commercial) District, located at 20009 Meekland Avenue, west side, corner southwest of Blossom Way, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 429-0032-001-04. (Continued from January 11, 2006; to be continued without discussion to April 24, 2006).

2. **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. (Continued from January 25, 2006; to be continued without discussion to March 22, 2006).

E. Regular Calendar

1. **FIRST BAPTIST CHURCH, CONDITIONAL USE PERMIT, C-8476** - Application to allow continued operation of a church, in an R-1 (Single Family Residence) District, located at 22979 Maud Avenue, west side, approximately 300 feet south of Kelly Street, unincorporated Fairview area of Alameda County, designated Assessor’s Parcel Number: 416-0180-002-02.

2. **OMNIPOINT DBA/T MOBILE, CONDITIONAL USE PERMIT, C-8478** - Application to allow a cellular telecommunications facility, in an R-1-RV (Single Family Residence, Recreational Vehicle) District, located at 2301 Miramar Avenue, north side, approximately zero feet west of Crest Avenue, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 080A-0191-034-04 (Continued from February 22, 2006).

3. **XUE QIANG CHEUNG, VARIANCE, V-11985** – Application to allow subdivision of one site into four parcels where, one parcel contains an existing dwelling with a 15 foot rear yard setback where 20 feet is required in an R-S-D-35 (Suburban Residence, 3,500 square feet per Dwelling Unit) District, located at 836 Blossom Way, north side, approximately 550 feet west of Montgomery Avenue, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Numbers: 414-0071-032-02 and 414-0076-017-00.

F. Approval of Minutes – February 8 and 22, 2006

- G. Staff Comments & Correspondence
- H. Board Announcements, Comments & Reports
- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, MARCH 22, 2006**