

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, March 23, 2005

Regular Meeting

Time: 1:30 p.m.

Place: Alameda County 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. **GUADALUPE LOZA/FRED FULCHER, CONDITIONAL USE PERMIT, C-8271**– Application to allow continued operation of a drive-in business (catering truck), in a PD-ZU-1487 (Planned Development, 1487th Zoning Unit) District, located at 691 West A Street, north side, corner, northwest of Royal Avenue, unincorporated Hayward area of Alameda County, bearing Assessor’s Parcel 0432-0016-035-00. (Continued from February 11, April 14, April 28, May 26, July 14, September 8 and October 13, 2004; to be continued without discussion to June 22, 2005).
 - 2. **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 and February 9, 2005).
WITHDRAWN.
- E. Regular Calendar
 - 1. **SUSAN SUNG, CONDITIONAL USE PERMIT, C-8362** – Application to allow continued operation of a before and after school care program for 60 students in a P-D, ZU-1529 (Planned Development, 1529th Zoning Unit) District, located at 20001 Carson Lane, south side at the end of Kit Lane, unincorporated Castro Valley area of Alameda County, bearing Alameda County Assessor’s Parcel Number: 085A-6402-028-00.
 - 2. **ALAN CORMIER, CONDITIONAL USE PERMIT, C – 8368** – Application to allow continued operation of a boarding facility, dog day care, training and overnight boarding facility for up to 20 dogs in a R-1-L-B-E-CSU-RV (Single Family Residence, Limited Agricultural Uses, Conditional Secondary Unit, Recreational Vehicle, Five Acre Minimum Building Site Area, 100 feet Minimum Lot Width, 30 feet Front Yard) District, located at 6776 Crow Canyon Road, west side, approximately 0.57 miles south of Norris Canyon Road, unincorporated Castro Valley area, designated Assessor’s Parcel Number: 0085-1700-003-06.
 - 3. **FELIX R. DOMINGUEZ, CONDITIONAL USE PERMIT, C - 8371** – Application to allow operation of an automobile re-upholstery shop in a TC (Transit Corridor within the Ashland Cherryland Business District

Specific Plan) located at 16330 East 14th Street, northeast side, approximately 200 feet southeast of 163rd Avenue, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 0080-0064-017-00.

4. **GEORGINA MEEHAN / CAMELOT SCHOOL, CONDITIONAL USE PERMIT, C – 8372** – Application to allow continued operation of a private school for up to 300 students in an R-1-CSU-RV (Single Family Residence with Conditional Secondary Unit and Recreational Vehicle Regulations) District, located at 2330 Pomar Vista, east side at the end of Pomar Street, unincorporated Castro Valley area of, Alameda County, designated Assessor's Parcel Number: 084A-0185-001-01.
5. **FIRST PRESBYTERIAN CHURCH, CONDITIONAL USE PERMIT, C-8377** – Application to allow continued operation of a Childcare Facility for up to 150 children in a R-S-D-20 (Suburban Residence with 2,000 square feet Minimum Building Area per Dwelling Unit) District, located at 2490 Grove Way, northwest side, approximately 172 feet northeast of Redwood Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 0416-0030-014-03.
6. **RIDDLE / RST & ASSOCIATES, SITE DEVELOPMENT REVIEW S-1960 AND VARIANCE, V-11897** – Application to construct 11 condominium units, three stories in height and 33 feet, where two stories and 25 feet are the maximum, on a 0.50 acre site in a R-S-D-20 (Suburban Residence with 2,000 square feet Minimum Building Area per Dwelling Unit) located at 156 and 164 Laurel Avenue, north side, approximately 720 feet south west of Princeton Avenue, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 0429-0091-065-00.
7. **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 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. (Continued from February 23, 2005).
8. **ANTHONY T. FURLONG, VARIANCE, V-11910** – Application to a effect a boundary adjustment thereby providing a five foot side yard where ten feet is the minimum required, in a R-S-D-20 (Suburban Residence with 2,000 square feet Minimum Building Site per Dwelling Unit) District, located at 20545 and 20541 Forest Avenue, west side, approximately 767 feet north of Castro Valley Boulevard, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Numbers: 084C-0724-045-00 and 084C-0724-078-00.

- F. Approval of Minutes – March 9, 2005.
- G. Staff Comments & Correspondence
- H. Board Announcements, Comments & Reports
- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, APRIL 13, 2005**