

*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, April 11, 2007**

#### **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 at the Alameda County Building, Public Hearing Room, 224 West Winton Avenue, Hayward, California.

1. **OMNIPOINT dba T-MOBILE, CONDITIONAL USE PERMIT, C-8558** – Application to allow installation of a new wireless communication site, including the placement of three sets of antenna and one microwave dish at the top of an existing PG&E lattice tower, as well as the construction of an equipment enclosure at the foot of the same PG&E tower, in an R-1-B-E (Single Family Residence, 6,000 square-foot Minimum Building Site) District, located at 2702-2734 East Avenue, northwest side, approximately 350 feet north of Windfeldt Road, Fairview area of unincorporated Alameda County, bearing Assessor's Parcel Number 425-0310-028-00.
2. **SPRINT PCS/ROCHELLE SWANSON, CONDITIONAL USE PERMIT, C-8567** – Application to allow continued operation of a wireless communication facility in a CVCBDSP - SUB4 (Castro Valley Central Business District Specific Plan – Subarea 4) District, located at 20103 Lake Chabot Road, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Number: 084A-0280-004-01.
3. **T-MOBILE/HOLY CROSS EPISCOPAL CHURCH, CONDITIONAL USE PERMIT, C-8570** – Application to allow continued operation of a wireless communication facility, in a R-S-CSU-RV (Suburban Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 19079 Center Street, west side, corner north of Heyer Avenue, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Number: 084C-0775-006-07.
4. **T-MOBILE/ELIZABETH PENNINGTON, CONDITIONAL USE PERMIT, C-8571** – Application to allow continued operation of a wireless communication facility in a P-D-ZU-1566 (Planned Development, 1566<sup>th</sup> Zoning Unit) District, located at 4169 High Ridge Place, southeast side, approximately 220 feet east of Chaparral Lane, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Number: 085-6301-020-05.
5. **MEGAN JOHNSON/BOHANNAN ORGANIZATION, CONDITIONAL USE PERMIT, C-8572** – Application to allow the operation of a commercial recreation facility (Curves for Woman's Fitness), in a C-1 (Retail Business) District, located at 15938 Hesperian Boulevard, east side, approximately 300 feet north of Paseo Grande, San Lorenzo area of unincorporated Alameda County, bearing Assessor's Parcel Number: 412-0034-011-02.
6. **ABILIO TRIGO/FUJIKO IWANE, CONDITIONAL USE PERMIT, C-8577** – Application to allow continued operation of a retail market with beer and wine sales, in a T-C (Transit Corridor) District, located at 15100 East 14<sup>th</sup> Street, northeast side, approximately 50 feet southeast of 151<sup>st</sup> Avenue, Ashland area of unincorporated Alameda County, bearing Assessor's Parcel Number: 080-0027-033-00.

- 7. **JOE SILVA/RON SILVA, VARIANCE, V-12058** – Application to allow construction of two dwelling units with: 1) seven dwelling units on-site where six units are maximum allowed; 2) three-foot rear yard where 20 feet is required; 3) five-foot side yard where 10 feet is required; 4) 13-foot wide driveway where 20 feet is required; 5) no pedestrian walkway where otherwise required; 6) zero-foot setback from dwelling wall to driveway where 10 feet is required, in a R-S-D-35 (Suburban Residence, 3,500 square feet per Dwelling Unit) District, located at 154 and 156 Blossom Way, north side, approximately 300 feet east of Meekland Avenue, Hayward area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 429-0010-062-00.
  
- 8. **BEAUMONT/KUO, VARIANCE, V-12068** – Application to allow construction of a second story living room addition with a 13-foot front yard setback where 20 feet is required, in a R-1-RV (Single Family Residence, Recreational Vehicle) District, located at 17012 Robey Drive, east side, approximately 170<sup>th</sup> Avenue, Castro Valley area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 080A-0233-018-00.

**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 14<sup>th</sup> Street, southwest end of 162<sup>nd</sup> 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, and February 7, 2007; to be continued to July 11, 2007).

2. **RAYMOND WONG / RAJESHWAR SINGH – CONDITIONAL USE PERMIT, C-8492 and VARIANCE, V-11997** – Application to construct two new secondary dwelling units and retain the existing dwelling as the third unit providing a 12 foot wide driveway where 20 feet is required; a 16 foot rear yard where 20 feet are required; and 7,440 square feet of lot area where 7,500 square feet is required for a third unit in an R-2-B-E (Two Family Residence with a Minimum Building Site Area of 8,750 square feet) District, located at 16790 Los Banos Street in the unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 080-0083-007-01. (Continued from July 12, 26, August 23, September 27, October 11, November 15 and December 13, 2006, and March 28, 2007; to be continued to May 9, 2007).
  
3. **ENVISION HOME DEVELOPMENT, VARIANCE, V-12056** - Application to allow expansion of a non-conforming building with construction of a duplex with a: Zero foot setback from the access driveway where 10 feet is required, and a nine foot wide driveway where 20 feet is required, in an R-3-B-E (Three Family Residence, 8,750 square feet Minimum Building Site Area) District, located at 1435 – 166<sup>th</sup> Avenue, north east side, approximately 270 feet, north west of East 14<sup>th</sup> Street, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 080-0076-030-00. (Continued from March 14, 2007; to be continued to April 25, 2007).

E. Regular Calendar

1. **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: 429-0010-047-00. (Continued from February 28 and March 28, 2007).
  
2. **OMNIPOINT dba T-MOBILE, CONDITIONAL USE PERMIT, C-8558** – Application to allow the installation of a new wireless communication site, including the placement of three sets of antenna and one microwave dish at the top of an existing PG&E lattice tower, as well as the construction of an equipment enclosure at the foot of the same PG&E tower, in an R-1-B-E (Single Family Residence, 6,000 square foot Minimum Building Site) District, located at 2702-2734 East Avenue, northwest side, approximately 350 feet north of Windfeldt Road, Fairview area of unincorporated Alameda County, bearing Assessor's Parcel Number: 425-0310-028-00.

3. **T-MOBILE/HOLY CROSS EPISCOPAL CHURCH, CONDITIONAL USE PERMIT, C-8570** – Application to allow continued operation of a wireless communication facility, in a R-S-CSU-RV (Suburban Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 19079 Center Street, west side, corner north of Heyer Avenue, Castro Valley area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 084C-0775-006-07.
4. **T-MOBILE/ELIZABETH PENNINGTON, CONDITIONAL USE PERMIT, C-8571** – Application to allow continued operation of a wireless communication facility in a P-D-ZU-1566 (Planned Development, 1566<sup>th</sup> Zoning Unit) District, located at 4169 High Ridge Place, southeast side, approximately 220 feet east of Chaparral Lane, Castro Valley area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 085-6301-020-05.
5. **EARL JOHN PARDO, CONDITIONAL USE PERMIT, C-8575** - Application to allow the continued operation of a residential care facility, in an ACBD–RC (Ashland Cherryland Business District Specific Plan, Residential/Commercial) District, located at 827 East Lewelling Boulevard, south side, approximately 250 feet east of Morrill Street, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 414-0026-005-00. (Continued from March 14, 2007).
6. **FEDERICO RAMOS/NOOR WAIS, VARIANCE, V-12029** – Application to allow construction of four condominium units providing: 1) a 2-foot setback between driveway to dwelling wall, 2) no independent walkway where otherwise required, and 3) 10-feet between buildings where 20 feet is required located at 305 Willow Avenue, south side, east of Banyan Street, unincorporated Cherryland area of Alameda County, bearing County Assessor’s Parcel Numbers: 429-0059-041 and 429-0059-042. (Continued from March 14 and 28, 2007).
7. **JAMES OFFERMAN, VARIANCE, V-12055** – Application to allow a six foot high fence where two feet is the maximum allowed, in an “R-1” (Single Family Residence, 5,000 square feet Minimum Building Site Area) District, located at 15851 Corte Angelo, southwest corner of Via Lacqua, unincorporated San Lorenzo area of Alameda County, designated Assessor’s Parcel Number: 411-0039-056-00. (Continued from March 14, 2007).

8. **JOE SILVA/RON SILVA, VARIANCE, V-12058** – Application to allow construction of two dwelling units with: 1) seven dwelling units on-site where six units are maximum allowed; 2) three-foot rear yard where 20 feet is required; 3) five-foot side yard where 10 feet is required; 4) 13-foot wide driveway where 20 feet is required; 5) no pedestrian walkway where otherwise required; 6) zero-foot setback from dwelling wall to driveway where 10 feet is required, in a R-S-D-35 (Suburban Residence, 3,500 square feet per Dwelling Unit) District, located at 154 and 156 Blossom Way, north side, approximately 300 feet east of Meekland Avenue, Hayward area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 429-0010-062-00.

- F. Approval of Minutes – February 28, March 14, and March 28, 2007.
- G. Staff Comments & Correspondence
- H. Board Announcements, Comments & Reports
- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING  
WEDNESDAY, APRIL 25, 2007**