

*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, April 13, 2005**

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

1. **ADELAIDE G. CASTRENCE, CONDITIONAL USE PERMIT, C-8363** – Application to allow the continued use of an existing 23 bed residential care facility for developmentally disabled persons in a R-S-SU (Suburban Residence, Secondary Unit) District, located at 261 to 269 Medford Avenue, south side, approximately 100 feet west of Lowell Avenue, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Numbers: 0429-0014, 0429-0014-03 and 0429-0014-002-04.
2. **PAMELA ZELL RIGG, CONDITIONAL USE PERMIT, C-8380** - Application to allow continued operation of a pre-school for up to 150 children in a R-S-D-20 (Suburban Residence with 2,000 square feet Minimum Building Site Area per Dwelling Unit) District, located at 16492 Foothill Boulevard, northeast side, approximately 130 feet south east of Miramonte Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 080A-0204-004-06.
3. **JENNIFER LYELL, CONDITIONAL USE PERMIT, C-8381**- Application to continue operation of a pre-school for 26 children in a R-1-CSU-RV (Single Family Residence with Secondary Unit and Recreational Vehicle) District, located at 3657 Christensen Lane, south side, approximately 60 feet from the end of Almond Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084B-0531-006-00.
4. **OAKLAND PALLET COMPANY, CONDITIONAL USE PERMIT, C-8383** – Application to allow continued operation of a storage facility (pallet repair and storage) with a permanent wood grinder in an M-1-B-40 (Light Industrial, 40,000 square feet Minimum Building Site Area, 150 feet Minimum Lot Width, 30 feet Front Yard and 20 feet Side Yard) District, located at 2500 Grant Avenue, southwest side, approximately 942 feet southwest of Worthy Drive, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 0438-0010-008-02.
5. **J & M INCORPORATED, CONDITIONAL USE PERMIT, C-8385** – Application to continue operation of an outdoor storage yard, in an M-2-B-E (Heavy Industrial, 5 Acre Minimum Building Site Area) District, located at 3826 Depot Road, south side, approximately 0.75 miles west of Clawriter Road, unincorporated Eden area of Alameda County, designated Assessor's Parcel Number: 0439-0070-008-04.
6. **MC DONALD'S CORPORATION, CONDITIONAL USE PERMIT, C-8387** – Application to allow continued operation of a drive-through restaurant (Mc Donald's) and to extend the drive-thru hours of operation from 1:00 a.m. to 24 hours a day in a C-2 (General Commercial) District, located at 347-375 West A Street, approximately 200 feet east of the Nimitz Freeway, unincorporated Cherryland Area of Alameda County,

designated Assessor's Parcel Numbers: 0429-0077-021-02, 0429-0077-022-02 and 0429-0077-023-02.

7. **MARIA ROSSANA SCHLAEPFER, CONDITIONAL USE PERMIT, C-8390** – Application to allow continued operation of a day care facility and to increase the capacity at the facility from 30 to 40 children, in an R-2-B-E (Two Family Residence, 8,750 square feet Minimum Building Site Area) District, located at 21619 and 21629 Vallejo Street, southwest side, approximately 956 feet northwest of Sunset Boulevard, unincorporated Cherryland Area of Alameda County, designated Assessor's Parcel Numbers: 0428-0001-051-00 and 0428-0001-052-00.
8. **MYRNA HOAG, VARIANCE, V-11908** - Application to recognize previous expansion of a non-conforming use (tow yard in a residential area) and retention of an eight foot high fence where six feet is the maximum allowed in a R-S-D-15 (Suburban Residence with 1,500 square feet Minimum Building Site Area per Dwelling Unit) District, located at 16037 to 16097 Mateo Street, southwest side, approximately 311 feet northwest of 162<sup>nd</sup> Avenue, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Numbers: 0080-0057-030-00, 0080-0057-036-00 and 0080-0057-037-02.
9. **DE LIN GAO, VARIANCE, V-11912** – Application to construct a third dwelling on a parcel containing an existing nonconforming dwelling (one foot side yard where 10 feet are required) in a R-S-D-20 (Suburban Residence with 2,000 square feet Minimum Building Site Area) District, located at 16112 Marcella Street, northeast side of 162<sup>nd</sup> Avenue, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 0080-0051-036-02.
10. **CLIFFORD and JULIE HAMMOND, VARIANCE, V-11915** – Application to construct an attached addition so as to provide a three foot side yard where eight feet is the minimum required, in an R-1-CSU-RV (Single Family Residence with Secondary Unit and Recreational Vehicle) District, located at 4619 Mira Loma Street, south side, approximately 260 feet west of Judy Street, unincorporated Castro Valley Area of Alameda County, designated Assessor's Parcel Number: 084C-0851-055-04.

## Regular Meeting

Time: 6:00 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. **BOB MASON, CONDITIONAL USE PERMIT, C-7756** - Application to modify Conditional Use Permit, C-7447 to allow: 1) storage for 20 vehicles; 2) increase from 125 to 145 horses; and 3) to add a feed store at an existing breeding, boarding and training facility for 125 horses, in an "A" (Agricultural) District, located at 24550 Palomares Road, east side, approximately ¼ mile south of Palo Verde Road, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 085A-2700-001-07. (Continued from December 11, 2002; February 26, March 26, April 23, May 28, June 25; July 23, September 10 and October 8, November 5, 2003; January 14, August 11, July 14, December 8, 2004 and January 26, 2005; to be continued without discussion to April 27, 2005).
  2. **VILLAGE BAPTIST CHURCH / AT&T WIRELESS, CONDITIONAL USE PERMIT, C-8331** - Application to allow a new wireless telecommunications facility steeple on an existing church building with ground level equipment in a R-1 (Single Family Residence) District, located at 1535 Bockman Road, north side, at the intersection with Bandoni Avenue, unincorporated San Lorenzo area of Alameda County, bearing Assessor's Parcel Number: 0411-0057-183-00. (Continued from March 9, 2005; to be continued without discussion to April 27, 2005).
  3. **RYAN GREVES, VARIANCE, V-11882** - Application to construct a detached garage located in the front half of the lot and within the Future Width Line adopted by Ordinance where not otherwise permitted and three feet from the property line where six feet is required, in a R-1-L-B-E (Single Family Residence, Limited Agriculture, 5-acre Minimum Building Site Area) District located at 6270 Crow Canyon Road, west side, approximately 0.74 miles north of Cold Water Drive, in the unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 0085-1600-003-03. (Continued from January 12 and March 9, 2005; to be continued without discussion to April 27, 2005).
  4. **JOSE J. RAMON, VARIANCE, V-11902 and SITE DEVELOPMENT REVIEW, S-1965** – Application to retain two existing dwellings and to construct a new triplex so as to provide: 1) one foot and five feet between a driveway and dwelling wall where 10 feet is required; 2) a 14 feet – 10 inch rear yard where 20 feet is required; and 3) to maintain an existing five foot side yard where 10 feet is required, in a R-S-D-20 (Suburban Residence with 2,000 square feet Minimum Building Site Area per Dwelling Unit), located at 299 Sunset Boulevard, southwest

side, approximately 325 feet southwest of Princeton Street, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 0429-0091-009-00. (Continued from February 9 and March 9, 2005; to be continued without discussion to May 11, 2005).

5. **CENTRAL CHINESE CHRISTIAN CHURCH, CONDITIONAL USE PERMIT, C-8378** – Application to expand an existing church facility by the addition of two portable classrooms in an R-1-CSU-RV (Single Family Residence with Secondary Unit and Recreational Vehicle) District, located at 18381 Lake Chabot Road, south side, approximately 65 feet northwest of Dominic Drive, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084B-0472-011-03. (Continued without discussion to May 11, 2005).

#### E. Regular Calendar

1. **ADELAIDE G. CASTRENCE, CONDITIONAL USE PERMIT, C-8363** – Application to allow the continued use of an existing 23 bed residential care facility for developmentally disabled persons in a R-S-SU (Suburban Residence, Secondary Unit) District, located at 261 to 269 Medford Avenue, south side, approximately 100 feet west of Lowell Avenue, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Numbers: 0429-0014-002-01, 0429-0014-03 and 0429-0014-002-04.
2. **PAMELA ZELL RIGG, CONDITIONAL USE PERMIT, C-8380** - Application to allow continued operation of a pre-school for up to 150 children in a R-S-D-20 (Suburban Residence with 2,000 square feet Minimum Building Site Area per Dwelling Unit) District, located at 16492 Foothill Boulevard, northeast side, approximately 130 feet south east of Miramonte Avenue, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 080A-0204-004-06.
3. **JENNIFER LYELL, CONDITIONAL USE PERMIT, C-8381**- Application to continue operation of a pre-school for 26 children in a R-1-CSU-RV (Single Family Residence with Secondary Unit and Recreational Vehicle) District, located at 3657 Christensen Lane, south side, approximately 60 feet from the end of Almond Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084B-0531-006-00.
4. **OAKLAND PALLET COMPANY, CONDITIONAL USE PERMIT, C-8383** – Application to allow continued operation of a storage facility (pallet repair and storage) with a permanent wood grinder in an M-1-B-40 (Light Industrial, 40,000 square feet Minimum Building Site Area, 150 feet Minimum Lot Width, 30 feet Front Yard and 20 feet Side Yard) District, located at 2500 Grant Avenue, southwest side, approximately 942

feet southwest of Worthy Drive, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 0438-0010-008-02.

5. **RIDDLE / RST & ASSOCIATES, VARIANCE, V-11897 – and SITE DEVELOPMENT REVIEW, S-1960** - 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. (Continued from March 23, 2005).
6. **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 feet west of Parsons Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084D-1329-017-00. (Continued from January 26, February 23 and March 9, 2005).
7. **MYRNA HOAG, VARIANCE, V-11908** - Application to retain an expansion of a non-conforming use (tow yard in a residential area) and retention of an eight foot chain link fence in a R-S-D-15 (Suburban Residence with 1,500 square feet Minimum Building Site Area per Dwelling Unit) District, located at 16037 to 16097 Mateo Street, southwest side, approximately 311 feet northwest of 162<sup>nd</sup> Avenue, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Numbers: 0080-0057-030-00, 0080-0057-036-00 and 0080-0057-037-02.
8. **DE LIN GAO, VARIANCE, V-11912** – Application to construct a third dwelling on a parcel containing an existing nonconforming dwelling (one foot side yard where 10 feet are required) in a R-S-D-20 (Suburban Residence with 2,000 square feet Minimum Building Site Area) District, located at 16112 Marcella Street, northeast side of 162<sup>nd</sup> Avenue, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 0080-0051-036-02.

F. Approval of Minutes – March 23, 2005

G. Staff Comments & Correspondence

H. Board Announcements, Comments & Reports

I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING  
WEDNESDAY, APRIL 27, 2005**