

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 25, 2007

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 and Zoning Ordinance Abatement Hearings
- C. Open Forum
- D. Consent Calendar
 - 1. **JOSE RAMIRO, CONDITIONAL USE PERMIT, C-8489** – Application to allow the continued operation of a tavern “The Stadium Club” in an ACBD (Ashland Cherryland Business District Specific Plan) – Transit Corridor District, located at 15698 East 14th Street, east side, corner north of Plaza Drive, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 080-0034-007-00. (Continued from October 11, November 15, December 6, 2006; January 10 and 24, 2007; to be continued to May 23, 2007).
 - 2. **JOSE OLIVAREZ, CONDITIONAL USE PERMIT, C-8559** – Application to allow the continued operation of an indoor recreation facility in an ACBD-FA (Ashland Cherryland Business Districts Specific Plan) Freeway Access District, located at 20613 Mission Boulevard, southwest side, approximately 100 feet, northwest of Medford Avenue, unincorporated Cherryland Area of Alameda County, designated Assessor’s Parcel Number: 414-0041-037-00. (Continued from February 28 and March 28, 2007; to be continued to May 23, 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 – 166th Avenue, north east side, approximately 270 feet, north west of East 14th Street, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 080-0076-030-00. (Continued from March 14 and April 11, 2007; to be continued to May 23, 2007).
- E. Regular Calendar
 - 1. **TERESITA LAGUNA, CONDITIONAL USE PERMIT, C-8555** – Application to allow the continued operation of a 22 bed Residential Care Facility, in an R-1 (Single Family Residence) District, located at 268 Lewelling Boulevard, south side, approximately 100 feet east of Tracy Street, , unincorporated, San Lorenzo area of Alameda County, designated Assessor’s Parcel Number: 413-0093-002-00. (Continued from January 24, February 7 and March 28, 2007).

2. **RABIT NORZEL, CONDITIONAL USE PERMIT, C-8560** – Application to allow a retail store with alcohol sales, in an ACBD Specific Plan – FA (Ashland Cherryland Business District Specific Plan – Freeway Access) District, located at 20930 Mission Boulevard, northeast side, approximately 160 feet north of Saint James Court, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 414-0056-020-03. (Continued from March 28, 2007).
3. **SPRINT PCS/ROCHELLE SWANSON, CONDITIONAL USE PERMIT, C-8567** – Application to allow continued operation of a cell site in the CVCBD (Castro Valley Central Business District Specific Plan, Subarea 4) District, located at 20103 Lake Chabot Road, west side, approximately 600 feet north of Congress Way, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 084A-0280-004-01.
4. **HARMAN MANAGEMENT CORP / DAN MUNDY, CONDITIONAL USE PERMIT, C-8569** - Application to allow the continued operation of a drive-in restaurant (Kentucky Fried Chicken), in a C-1 Retail Business District, located at 17630 Hesperian Boulevard, east side corner, northeast of Hacienda Avenue, unincorporated San Lorenzo area of Alameda County, designated Assessor’s Parcel Number: 412-0071-024-04. (Continued from March 14 and 28, 2007).
5. **MEGAN JOHNSON, CONDITIONAL USE PERMIT, C-8572** – Application to allow continued operation of a commercial recreation facility (Curves), in a C-1 (Retail Business) District, located at 15938 Hesperian Boulevard, east side, approximately 300 feet north of Paseo Grande, unincorporated San Lorenzo area of Alameda County, bearing Assessor’s Parcel Number: 412-34-011-02.
6. **ABILIO TRIGO, CONDITIONAL USE PERMIT, C-8577** – Application to allow continued operation of a retail market with beer and wine sales, in the ACBD Specific Plan – TC (Ashland and Cherryland Business District Specific Plan – Transit Corridor) District, located at 15100 E. 14th Street, northeast side, approximately 50 feet southwest of 151st Avenue, unincorporated San Leandro area of Alameda County, bearing Assessor’s Parcel Number: 080-0027-033-00.
7. **ZORAN MILENKOVIC, VARIANCE, V-12038** – Application to allow the construction of an accessory structure covering 48% of the required rear yard where 30% is allowed in an R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 3575 Christensen Lane, south side, approximately 800 east of Lake Chabot Road, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084B-0529-002-00. (Continued from February 28, 2007)

8. **MAXWELL BEAUMONT, VARIANCE, V-12068** – Application to allow construction of a second story living room addition providing a 13-foot front yard setback where 20 feet is required, in a R-1-RV (Single Family, Recreational Vehicle) District, located at 17012 Robey Drive, east side, approximately 49 feet south of 170th Avenue, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 080A-0233-018-00.

- F. Approval of Minutes – April 11, 2007.
- G. Staff Comments & Correspondence
- H. Board Announcements, Comments & Reports
- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, MAY 9, 2007**