

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, April 26, 2006

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. **PHOI PHAN, VARIANCE, V-11951** – Application to allow construction of four dwelling units with: a) A five foot side yard; b) a two foot driveway set back, raised to four feet; c) 1,536 square feet of open space where 2,400 square feet of open space is required; d) no sidewalk; and e) A 13 foot wide driveway where 16 feet is required in an R-S-D-20 (Suburban Residence, 2,000 square feet Minimum Building Site Area per Dwelling Unit) District, located at 230 Laurel Avenue, north side, approximately 400 feet west of Princeton Street, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 429-0091-058-00. (To be continued without discussion to May 24, 2006).
 - 2. **KIPTIATU ISCANDARI, VARIANCE, V-11983** – Application to allow construction of three single family dwellings with 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 per Dwelling Unit) District, located at 19635 Meekland Avenue, southwest side, approximately 125 feet south of Cherry Way, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 429-0005-021-00. (Continued from March 22, 2006). **WITHDRAWN.**
- E. Regular Calendar
 - 1. **CHARLES & DONNA KOOPMAN, CONDITIONAL USE PERMIT, C-8441** – Application to allow continued operation of a horse boarding facility, in an “A” (Agricultural) District, located at 10330 Crow Canyon Road, west side, approximately 1.8 miles north of Norris Canyon Road, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 0085-1901-002-01.
 - 2. **DEPOT AUTO WRECKERS, CONDITIONAL USE PERMIT, C-8493** - Application to allow continued operation of an auto wrecking yard, in an M-2-B-E (Heavy Industrial, 5 acre Minimum Building Area) District, located at 3764 Depot Road, south side, approximately 20 feet east of Cabot Boulevard, unincorporated Eden area of Alameda County, designated Assessor’s Parcel Number: 0439-0070-006-00.
 - 3. **WILLIAM & MILDRED NULL, VARIANCE, V-11986** – Application to retain an existing attached carport providing a two foot side yard where five feet

is the minimum, in an R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 3979 Westbury Road, south side, approximately, 150 feet west of Thornbury Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084D-1342-048-00.

4. **JORGE VILLEGAS, VARIANCE, V-11988** – Application to allow construction of a single family residence with side yard setbacks of four foot, six inches where five feet is required, in an R-S-D-35 (Suburban Residence, 3,500 square feet Minimum per Dwelling Unit) District, located at 181 Grove Way, north side, approximately 540 feet east of Meekland Avenue, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 0429-0046-021-00. (Continued from April 12, 2006).
 5. **AARON RUNOLFSON, VARIANCE, V-11994** – Application to allow construction of attached additions to an existing dwelling so as to provide a 10 foot front yard where 20 feet is required and maintain an existing two foot side yard where five feet is required, in an R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 1636 Crescent Avenue, north side, approximately 150 feet, west of North 5th Street, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 415-0220-030-00.
 6. **DONOVAN MC KEEVER, VARIANCE, V-11998** – Application to construct an attached addition and a secondary dwelling unit providing a three foot, two inch side yard where six feet is required; and two parking spaces where three parking spaces are required in an R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 19349 Santa Maria Avenue, west side, approximately 300 feet south of Lux Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084B-0570-125-03.
 7. **UBALDO CASTRO, VARIANCE, V-11999** – Application to construct an attached room addition providing a 16 foot front yard where 20 feet is required as measured from a Future Width Line, in an R-1-SU (Single Family Residence, Secondary Unit) District, located at 476 Blossom Way, north side corner of Haviland Avenue, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 0429-0019-053-00.
- F. Approval of Minutes – March 22 and April 12, 2006
- G. Staff Comments & Correspondence
- H. Board Announcements, Comments & Reports

I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, MAY 10, 2006**