

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, May 9, 2007

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

1. **NEW LIFE CHRISTIAN CHURCH, CONDITIONAL USE PERMIT, C-8583** – Application to allow continued operation of a church facility in a CVCBD – Subarea -7, (Castro Valley Central Business District, Subarea – 7) , located at 20394 San Miguel Avenue, east side, approximately 550 feet north of Castro Valley Boulevard, unincorporated Castro Valley area of Alameda County, and designated Assessor’s Parcel Number: 084A-0012-016-02.
2. **LOURDES TRAUTNER, CONDITIONAL USE PERMIT, C-8597** - Application to allow an alcohol outlet (Beer & Wine) in an ACBD Specific Plan –TC (Ashland Cherryland Business District Specific Plan – Transit Corridor) District, located at 16490 East 14th Street, southeast side, approximately 160 feet south of 165th Avenue, unincorporated, Ashland area of Alameda County, designated Assessor’s Parcel Number: 080-0071-049-00.
3. **HENRY TUNG NGUYEN, VARIANCE, V-12059**, - Application to allow the construction of a new single family residence with: a) six foot front yard where 20 feet is the minimum required; and b) garage door 10 feet from a property line where 20 feet is required, in an R-1-RV (Single Family Residence, Recreational Vehicle) District, located at President Drive, south side, corner northwest of 170th Avenue, unincorporated, Ashland area of Alameda County, designated Assessor’s Parcel Number: 080A-0221-040-00.
4. **AC MAHARAJ CONSTRUCTION, VARIANCE, V-12060** – Application to allow the construction of two new single family dwellings with a zero foot setback from the existing dwelling wall to the driveway where 10 feet is required, in an R-S-SU (Suburban Residence, Secondary Unit) District, located at 670 & 672 Hampton Road, north side, approximately 150 feet northwest of Camden Avenue, Unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 414-0026-100-00.
5. **SEAD SISIC, VARIANCE, V-12061** - Application to allow a six foot high fence where four feet is the maximum, and to allow an accessory structure in the front half of the lot in an “R-1-RV” (Single Family Residence, Recreational Vehicle) District, located at 18658 Crest Avenue, northeast side, approximately 440 feet northwest of Titan Way, in the unincorporated Castro Valley area of Alameda County, and designated Assessor’s Parcel Number: 084B-0370-007-13.
6. **KEN GRANT, VARIANCE, V-12063** – Application to allow construction of a retail space encroaching 23 feet, five inches into a Special Building Line of 50 feet, in an ACBD Specific Plan –TC (Ashland Cherryland Business District Specific Plan – Transit Corridor) District located at, 1415 – 168th Avenue, northwest side, approximately 180 feet northeast of East 14th Street, unincorporated, Ashland area of Alameda County, designated Assessor’s Parcel Number: 080A-0100-030-00.

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. **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; March 28, and April 11, 2007; to be continued to June 27, 2007).
 - 2. **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 and April 25, 2007).
THIS APPLICATION HAS BEEN WITHDRAWN.
 - 3. **HENRY TUNG NGUYEN, VARIANCE, V-12059, -** Application to allow the construction of a new single family residence with: a) six foot front yard where 20 feet is the minimum required; and b) garage door 10 feet from a property line where 20 feet is required, in an R-1-RV (Single Family Residence, Recreational Vehicle) District, located at President Drive, south side, corner northwest of 170th Avenue, unincorporated,

Ashland area of Alameda County, designated Assessor's Parcel Number: 080A-0221-040-00. (To be continued to May 23, 2007).

E. Regular Calendar

1. **SACRED ORDER of CHERABRIM & SERAPHIM, CONDITIONAL USE PERMIT, C-8568** – Application to allow the operation of a church, in a C-1 (Retail Business) District, located at 676 Bockman Road, Unit E & F, south side, approximately, 50 feet east of Via Arriba, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 412-0085-006-03. (Continued from February 28 and March 28, 2007).
2. **GURDIP SAHOTA, CONDITIONAL USE PERMIT, C-8573** – Application to allow liquor sales at Cherryland Grocery where beer and wine sales are already allowed in an R-S-D-35 (Suburban Residence, 3,500 square feet Minimum Building Site Area per Dwelling Unit) District, located at 688 Blossom Way, north side corner, west of Western Boulevard, Unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 429-0019-043-00. (Continued from March 14 and 28, 2007).
3. **MARCO ANTONIO ARIAS, CONDITIONAL USE PERMIT, C-8576** – Application to allow sales of hard liquor in an existing tavern/restaurant (Los Molcajetes) in a C-1 (Retail Business) District, located at 22152 & 22154 Redwood Road, east side, approximately 550 north of Grove Way, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 416-0030-017-02. (Continued from March 28, 2007).
4. **AC MAHARAJ CONSTRUCTION, VARIANCE, V-12060** – Application to allow the construction of two new single family dwellings with a zero foot setback from the existing dwelling wall to the driveway where 10 feet is required, in an R-S-SU (Suburban Residence, Secondary Unit) District, located at 670 & 672 Hampton Road, north side, approximately 150 feet northwest of Camden Avenue, Unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 414-0026-100-00.

F. Approval of Minutes – April 25, 2007.

G. Staff Comments & Correspondence

H. Board Announcements, Comments & Reports

I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, MAY 23, 2007**