

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 May 11, 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 the Alameda County Office Building, Public Hearing Room, 224 West Winton Avenue, Hayward, California.

1. **GREG BROTHERS / MANILA CHURCH, CONDITIONAL USE PERMIT, C-8145** – Application to build a new assembly hall, and to temporarily place a portable building on the site to hold meetings while the new meeting hall is being constructed, in a R-1-SU-RV (Single Family Residence, Secondary Unit and Recreational Vehicle) District, located at 4035 Seven Hills Road, south side, approximately 180 feet east of Parsons Avenue, unincorporated Castro Valley area of Alameda County, designated County Assessor's Parcel Numbers: 084-1342-038-00; 084D-1342-004-00 and 084D-1342-005-00.
2. **KENNETH & JOAN Mc RAE, CONDITIONAL USE PERMIT, C-8400** – Application to continue operation of an outdoor storage yard for construction materials in an M-1 (Light Industrial) District, located at 2460 Dunn Road, south side, approximately 266 feet east of the Southern Pacific Railroad, unincorporated Mount Eden area of Alameda County, designated Assessor's Parcel Number: 0439-0013-020-02.
3. **CARLOS RUANO, CONDITIONAL USE PERMIT, C-8401** – Application to remodel an existing dwelling by construction of an attached addition in a C-1 (Retail Business) District, located at 16990 Westerman Court, southwest side, approximately 75 feet northwest of East Lewelling Boulevard, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 0414-0001-002-02.
4. **KEVIN WONG, CONDITIONAL USE PERMIT, C-8402** – Application to operate an auto supply service facility (smog check/test only) in a C-2 (General Commercial) District, located at 988 Rufus Court, approximately 150 feet southeast of Mission Boulevard, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 0428-0011-020-00.
5. **NICOLE MC GANN, CONDITIONAL USE PERMIT, C-8403** – Application to continue operation of an indoor recreation facility (dance studio) in a PD (Planned Development) District, located at 1432 Via Lacqua, southeast side corner, southeast of Channel Street, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 0411-0039-009-00.
6. **ANTHONY GALLARDO, VARIANCE, V-11916** – Application to construct a detached addition located four feet from the main building where six feet is required in a PD (Planned Development) District, located at 17000 Columbia Drive, northeast side, approximately 56 feet northeast of Castlebrook Drive, unincorporated, Castro Valley area of Alameda County, designated Assessor's Parcel Number: 0085-6313-068-00.
7. **ADELA & PABLO VALLADARES, VARIANCE, V-11920** – Application to: 1) construct a new single family dwelling and maintain an existing 10 foot wide driveway where 12 feet is required; and 2) a zero foot setback from the driveway to dwelling wall where 10 feet is required in a

- R-S-SU (Suburban Residence with a Secondary Unit) District, located at 20556 Cambridge Avenue, east side, approximately 174 feet south of Hampton Road, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 0414-0041-051-00.
8. **CLAUDIO REZENDE, VARIANCE, V-11923** - Application to construct an attached addition so as to provide a 10 foot front yard where 20 feet is the minimum required in an R-1 (Single Family Residence) District, located at 1030 Via Palma, west side, approximately 159 feet north of Via Coralla, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 0412-0077-087-00.
 9. **DEBRA L. MUELLER, VARIANCE, V-11926** – Application to construct an attached addition providing a 10 foot rear yard where 20 feet is the minimum required in a R-1-CSU-RV (Single Family Residence with Conditional Secondary Unit and Recreational Vehicle) District, located at 2537 Nordell Avenue, south side, approximately 253 feet east of Zeno Street, unincorporated Castro Valley area, designated Assessor's Parcel Number: 084A-0205-023-00.
 10. **MARTIAN BOT, VARIANCE, V-11927 and SITE DEVELOPMENT REVIEW, S-1984** - To allow construction of a new dwelling so as to provide an eight foot setback between access driveway and building wall and to maintain a four foot six-inch side yard setback where 10 feet is the minimum required in a R-S-SU (Suburban Residence, Secondary Unit) District located at 147 Medford Avenue, south side, approximately 337 feet east of the intersection with Meekland Avenue, in the unincorporated Cherryland area of Alameda County, bearing Assessor's Parcel Number: 429-0010-014-02.
 11. **GREG VAN MECHELEN, VARIANCE, V-11928** – Application to renovate an existing dwelling to provide new, two story construction with a twelve foot – six inch front yard where twenty five feet – zero inches are required (as measured from a Future Width Line) and an average building height of twenty seven feet where 25 feet is the maximum allowed in an R-1-CSU-RV (Single Family Residence with Conditional Secondary Unit and Recreational Vehicle) District, located at 19942 Center Street, east side, approximately 51 feet north of Gem Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084C-1063-006-00.
 12. **OLGA KOVAL, VARIANCE, V-11929** – Application to construct a new single family dwelling 27 feet in height where 25 feet is the maximum allowed in an R-1-CSU-RV (Single Family Residence with Conditional Secondary Unit and Recreational Vehicle) District, located at 3775 Seven Hills Road, south side, approximately 200 feet east of the end of Lamson Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084D-1320-001-02.

- 13. **RICHARD BRENKWITZ, VARIANCE, V-11935** – Application to allow reconstruction of an attached accessory structure (carport/garage/storage area) in the front half of the lot where no otherwise permitted, in a PD [Planned Development, 1660th Zoning Unit, allowing R-1-L-B-E and R-1-L-B-E-SU (Single Family Residence, Limited Agricultural, 20,000 square feet Minimum Building Site Area, Secondary Unit) uses when municipal water and sewer service is available] District, at 24013 Eden Avenue, west side, approximately 100 feet south of Middle Lane, unincorporated Mount Eden area of Alameda County, designated Assessor’s Parcel Number: 0441-0087-002-00.

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. **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 from April 13, 2005; to be continued without discussion to June 8, 2005).
 - 2. **NEXTEL, CONDITIONAL USE PERMIT, C-8399** – Application to continue operation of an existing wireless communication facility (cellular site) in an R-1-CSU-RV (Single Family Residence with Conditional Secondary Unit and Recreational Unit) District, located at 20600 John Drive, east side, approximately 480 feet northeast of the end of Regent Way, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Numbers: 084A-0235-001-03 and 084A-0240-001-02. (To be continued without discussion to July 27, 2005).

3. **CARLOS RUANO, CONDITIONAL USE PERMIT, C-8401** – Application to remodel an existing dwelling by construction of an attached addition in a C-1 (Retail Business) District, located at 16990 Westerman Court, southwest side, approximately 75 feet northwest of East Lewelling Boulevard, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 0414-0001-002-02. (To be continued without discussion to May 25, 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, March 9 and April 13, 2005; to be continued without discussion to June 8, 2005).
5. **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 162nd 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. (Continued from April 13, 2005; to be continued without discussion to June 22, 2005).
6. **DEBRA L. MUELLER, VARIANCE, V-11926** – Application to construct an attached addition providing a 10 foot rear yard where 20 feet is the minimum required in a R-1-CSU-RV (Single Family Residence with Conditional Secondary Unit and Recreational Vehicle) District, located at 2537 Nordell Avenue, south side, approximately 253 feet east of Zeno Street, unincorporated Castro Valley area, designated Assessor’s Parcel Number: 084A-0205-023-00. (To be continued without discussion to May 25, 2005).

E. Regular Calendar

1. **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: 411-0057-183-00. (Continued from March 9 and April 13, 2005).
2. **KENNETH & JOAN Mc RAE, CONDITIONAL USE PERMIT, C-8400** – Application to continue operation of an outdoor storage yard for construction materials in an M-1 (Light Industrial) District, located at 2460 Dunn Road, south side, approximately 266 feet east of the Southern Pacific Railroad, unincorporated Mount Eden area of Alameda County, designated Assessor's Parcel Number: 0439-0013-020-02.
 3. **KEVIN WONG, CONDITIONAL USE PERMIT, C-8402** – Application to operate an auto supply service facility (smog check/test only) in a C-2 (General Commercial) District, located at 988 Rufus Court, approximately 150 feet southeast of Mission Boulevard, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 0428-0011-020-00.
 4. **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 and April 13, 2005).
 5. **CLAUDIO REZENDE, VARIANCE, V-11923**- Application to construct an attached addition so as to provide a 10 foot front yard where 20 feet is the minimum required in an R-1 (Single Family Residence) District, located at 1030 Via Palma, west side, approximately 159 feet north of Via Coralla, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 0412-0077-087-00.
 6. **GREG VAN MECHELEN, VARIANCE, V-11928** – Application to renovate an existing dwelling to provide new, two story construction with a twelve foot – six inch front yard where twenty five feet – zero inches are required (as measured from a Future Width Line) and an average building height of twenty seven feet where 25 feet is the maximum allowed in an R-1-CSU-RV (Single Family Residence with Conditional Secondary Unit and Recreational Vehicle) District, located at 19942 Center Street, east side, approximately 51 feet north of Gem Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084C-1063-006-00.
 7. **OLGA KOVAL, VARIANCE, V-11929** – Application to construct a new single family dwelling 27 feet in height where 25 feet is the maximum allowed in an R-1-CSU-RV (Single Family Residence with Conditional

Secondary Unit and Recreational Vehicle) District, located at 3775 Seven Hills Road, south side, approximately 200 feet east of the end of Lamson Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084D-1320-001-02.

- F. Approval of Minutes – April 27, 2005
- G. Staff Comments & Correspondence
- H. Board Announcements, Comments & Reports
- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, MAY 25, 2005**