

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, May 24, 2006

Regular Meeting

Time: 1:30 p.m.

Place: 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. **GUADALUPE LOZA/FRED FULCHER, CONDITIONAL USE PERMIT, C-8271**– Application to allow continued operation of a drive-in business (catering truck), in a PD-ZU-1487 (Planned Development, 1487th Zoning Unit) District, located at 691 West A Street, north side, corner, northwest of Royal Avenue, unincorporated Hayward area of Alameda County, bearing Assessor’s Parcel 0432-0016-035-00. (Continued from February 11, April 14, April 28, May 26, July 14, September 8, October 13, 2004, March 23, June 22, October 12, December 14, 2005, and March 22, 2006; to be continued without discussion to September 13, 2006).
 - 2. **FRANCISCO PENA, CONDITIONAL USE PERMIT, C-8389** – Application to allow the operation of a temporary outdoor business (Catering Truck) in a TC (Transit Corridor) District, located at 16211 East 14th Street, southwest end of 162nd Avenue, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 080C-0479-003-00. (Continued from January 11 and March 22, 2006; to be continued to September 13, 2006).
 - 3. **T-MOBILE USA, CONDITIONAL USE PERMIT, C-8487** – Application to allow continued operation of a wireless communication facility in an “A” (Agricultural) District, located at 6390 Grassland Drive, north east side, approximately 1,200 feet southeast of Sunnyslope Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Numbers: 085A-1400-001-10 and 085A-1400-001-07. (To be continued without discussion to June 14, 2006).
 - 4. **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. (Continued from April 26, 2006; to be continued without discussion to June 28, 2006).

5. **PATRICK LOVE, VARIANCE, V-11982** – Application to allow a garage conversion with on-site parking in the side yard, in an R-1-SU-RV (Single Family Residence, Secondary Unit, 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 April 12, 2006; to be continued without discussion to July 12, 2006).
6. **LUIS ROBLES/GURCHARAN DHALIWAL, VARIANCE, V-11995** – Application to allow construction of a second dwelling providing a 10 foot wide driveway where 12 feet is the minimum and a zero foot setback between a driveway and a dwelling, and a dwelling and dwelling wall, in an R-S-D-35 (Suburban Residence, 3,500 square feet Minimum Building Site Area per Dwelling Unit) District, located at 167 Blossom Way, south side, approximately, 300 feet east of Meekland Avenue, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 0429-0032-017-00. (Continued from April 12, 2006).

E. Regular Calendar

1. **BEHZAD BARFEEL, CONDITIONAL USE PERMIT, C-7992** – Application to allow operation of an auto sales and minor service facility in the ACBDSP (Ashland Cherryland Business District Specific Plan) District, located at 21265 and 21273 Mission Blvd, southwest side, approximately 150 feet northwest of Blossom Way, unincorporated Cherryland area of Alameda County, bearing Assessor's Parcel Number: 414-0076-028-00 (Continued from May 22, 2002; January 22, March 26, and November 5, 2003; April 14, September 8, November 10 2004 and March 9, August 24, 2005 and April 12, 2006).
2. **JAVIER PENA, CONDITIONAL USE PERMIT, C-8499** – Application to allow the operation of an alcohol outlet in conjunction with a supermarket (El Rancho Supermercado), in a C-N (Neighborhood Business) District, located at 22291 Redwood road, west side, north corner of Grove Way, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 415-0100-054-00.
3. **ANTONIO LOPEZ, CONDITIONAL USE PERMIT, C-8410** – Application to allow continued operation of an outdoor storage facility for pallets and materials associated with a pallet business in an M-1 (Light Industrial) District, located at 2493 Dunn Road, north side, approximately 92 feet east of the Southern Pacific Railroad, unincorporated Eden area of Alameda County, designated Assessor's Parcel Number: 0439-0013-017-00. (Continued from April 12, 2006).
4. **ANTHONY WRIGHT, VARIANCE, V-11989** – Application to allow construction of a seven foot, six inch high fence where four feet, zero inches is the maximum height allowed, in an "A" (Agricultural) District, located at 22469 Eden Canyon Road, north west side, approximately 0.65

miles north east of Hollis Canyon Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 085A-0100-003-00. (Continued from April 12, 2006).

5. **DEL RIO/GOMES, VARIANCE- V-12000** – Application to construct an attached addition (garage) providing a six foot side yard where 15 feet is the minimum, in an R-1-L-B-E-CSU-RV (Single Family Residence, Limited Agricultural Uses, 5 Acre Minimum Building Site Area, Secondary Unit, Recreational Vehicle) District, located at 8216 Crow Canyon Road, west side, approximately ¼ mile north of Norris Canyon Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 085-1750-005-22.

6. **GURDEEP MAHAL, VARIANCE, V-12010** – Application to allow construction of a single family dwelling 30 feet in height where 25 feet is the maximum, in a P-D-ZU-1451 (Planned Development, 1451st Zoning Unit) District, located at 2850 Eugene Terrace, north east side, approximately 3,000 feet north west of Carlton Avenue, unincorporated Castro Valley area, designated Assessor's Parcel Number: 084B-0405-030-00.

7. **DETERMINATION, D-155** – A referral by the Board of Supervisors for a Determination whether a non-conforming Alcohol Outlet (a use established prior to the requirement for a Conditional Use Permit), that has been closed longer than six months, has been abandoned under Section 17.52.690 of the Alameda County General Ordinance Code and whether the use has experienced a break in continuous operation, substantial change in mode or character of operation under Section 17.52.695 of the Alameda County General Ordinance Code, at an existing structure located on two parcels, located at 2688 Castro Valley Boulevard, Castro Valley area, Assessor's Parcel Numbers: 84A-0181-057-03 and 84A-0181-57-02.

- F. Approval of Minutes – April 12 and 26, and May 10, 2006.
- G. Staff Comments & Correspondence
- H. Board Announcements, Comments & Reports
- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, JUNE 14, 2006**