

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 25, 2005

Regular Meeting

Time: 1:30 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. **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. (Continued from May 11, 2005; to be continued without discussion to June 22, 2005).
 2. **CHRISTOPHER and CHRISTY SCOTT, VARIANCE, V-11892** – Application to retain a roof tent (detached accessory structure) over an existing swimming pool covering 93% (866 square feet) of the required rear yard where 30% (280 square feet) is the maximum allowed with a height of 15 foot – five inches where 15 feet is the maximum allowed, in a R-1 (Single Family Residence) District, located at 1627 Via Sarita, north side, approximately 73 feet west of Via La Jolla, unincorporated San Lorenzo area of Alameda County, designated Assessor’s Parcel Number: 0411-0087-195-00. (Continued from January 26, 2005; to be continued without discussion to July 27, 2005).
 3. **PATRICK LOVE, VARIANCE, VARIANCE, V-11899**- Application to retain a converted garage so as to locate one required on-site parking space partially in the required front yard where not otherwise permitted in a R-1-CSU-RV (Single Family Residence with Secondary Unit and 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 January 26, February 23, March 9, and April 13, 2005; to be continued without discussion to June 8, 2005).
 4. **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. (To be continued without discussion to June 8, 2005).
 5. **JEFF and JULIE DE LIMA, VARIANCE, V-11917** – Application for:
1) building site status on a parcel without an approved frontage in order to construct a single family dwelling 28 feet – six inches in height where a 20

a 20 foot yard is required; 2) a secondary dwelling two stories and 20 feet in height, and 1,250 square feet in area, where one story and 15 feet in height, and 640 square feet in area, are the maximum allowed, and built on a slope greater than 30% where not allowed by the specific plan in an R-1-B-40-CSU-RV (Single Family Residence, 40,000 square foot Minimum Lot Size, 30 foot front yard, 20 foot side yard, Secondary Unit, Recreational Vehicle) District, located at 17760 Madison Avenue, east side, approximately 530 feet south of Common Road, unincorporated, Castro Valley area of Alameda County, and designated Assessor's Parcel Number: 084C-0910-005-07. To be continued without discussion to July 13, 2005).

E. Regular Calendar

1. **GREG BROTHERS / MANILA CHURCH, CONDITIONAL USE PERMIT, C-8145 & BOUNDARY ADJUSTMENT BA-02-04** – To realign three existing lots in order to build a new assembly hall for the Plymouth Brethren IV Church 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: 084D-1342-038-00, 084D-1342-004-00 and 084D-1342-005-00.
2. **BERNARD J. VIGGIANO, CONDITIONAL USE PERMIT, C-8396** – Application to operate a small auto sales lot in an M-1 (Light Industrial) District, located at 311 West "A" Street, north side, approximately 248 feet west of Hathaway Avenue, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 0429-0077-018-04. (Continued from April 27, 2005).
3. **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.
4. **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.

5. **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. (Continued from May 11, 2005).

6. **MATIAN BOT, VARIANCE, V-11927 and SITE DEVELOPMENT REVIEW, S-1984** – Application 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 are of Alameda County, bearing Assessor’s Parcel Number: 429-0010-014-02.

7. **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 not 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.

- F. Approval of Minutes – May 11, 2005

- G. Staff Comments & Correspondence

- H. Board Announcements, Comments & Reports

- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, JUNE 8, 2005**