

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, June 8, 2005**

#### **Field Trip**

Time: 1:00 p.m.

Place: County of Alameda, 224 West Winton Avenue, Suite 111, Hayward, California

Note: The Board will adjourn to the field and will reconvene at 4:00 p.m. for a Work Session at the Alameda County Public Building, Conference Room, Suite #111, 224 West Winton Avenue, Hayward, California.

1. **JAMES GRIMES & JEANETTE BALDWIN, CONDITIONAL USE PERMIT, C-8312** – Application to allow 1) continued operation of a

horse boarding facility for 63 horses; and 2) continued occupancy of two mobile homes for caretakers, in an “A” (Agricultural) District, located at 8018 Crow Canyon Road, west side, approximately 25 feet north of Norris Canyon Road, unincorporated Castro Valley area of Alameda County, bearing Alameda County Assessor’s Parcel Number: 0085-1750-006-06.

2. **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 and May 11, 2005).
3. **DANIEL and CONSTANCE DAVIS, CONDITIONAL USE PERMIT, C-8406** – Application to continue operation of a before and after school day care center, in an R-S-CSU-RV (Suburban Family Residence with Conditional Secondary Unit and Recreational Vehicle) District, located at 4779 Heyer Avenue, south side, approximately 482 feet west of Center Street, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084C-0700-001-02.
4. **MARCO A. NAVA, VARIANCE, V-11843** – Application to: 1) allow required parking on the driveway in the front yard setback when the garage is converted to living area; and 2) a five foot side yard setback where nine feet is required, in an R-1 (Single Family Residence) District, located at 21150 Hathaway Avenue, north east side, approximately 115 feet northwest of Mero Street, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 0429-0041-101-00.
5. **LAURA J. COMSTOCK, VARIANCE, V-11931-** Application to construct an attached two story addition so as to maintain a five foot side yard where 15 feet is required in an R-1-B-E (Single Family Residence with 10,000 square feet Minimum Building Site Area) District, located at 24544 Fairview Avenue, west side, approximately 55 feet south of Jelinic Drive, unincorporated Fairview area of Alameda County, designated Assessor’s Parcel Number: 0417-0261-002-00.
6. **ALBERTO VALDIVIA, VARIANCE, V-11934** – Application to retain two existing dwellings and construct a new duplex so as to maintain an existing three foot setback from the common driveway to a dwelling wall where a ten foot setback is required in an R-S-D-15 (Suburban Residence with 1,500 square feet Minimum Building Site Area per Dwelling Unit) District, located at 16100 Mateo Street, northeast side, approximately 236 feet northwest of 162<sup>nd</sup> Avenue, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 0080-0054-042-00.

**A. Work Session**

- Policy Discussion

Time: 4:00 p.m.

Place: Alameda County Building, Conference Room  
224 West Winton Avenue, Suite #111, Hayward, CA 94544

**B. Set Matter (This item will not be heard prior to this time)**

Time: 5:00 p.m.

Place: Alameda County Building, Public Hearing Room  
224 West Winton Avenue, Hayward, California

1. **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, February 23 and May 25, 2005).

**Regular Meeting**

Time: 6:00 p.m.

Place: Alameda County Public Building, Public Hearing Room  
224 West Winton Avenue, Hayward, California

**C. Call to Order/Roll Call**

**D. Neighborhood Preservation Ordinance Abatement Hearing**

**E. Open Forum**

**F. Consent Calendar**

1. **BOB MASON, CONDITIONAL USE PERMIT, C-7756** - Application to modify Conditional Use Permit, C-7447 to allow: 1) storage for 20 vehicles; 2) increase from 125 to 145 horses; and 3) to add a feed store at

an existing breeding, boarding and training facility for 125 horses, in an "A" (Agricultural) District, located at 24550 Palomares Road, east side, approximately ¼ mile south of Palo Verde Road, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 085A-2700-001-07. (Continued from December 11, 2002; February 26, March 26, April 23, May 28, June 25; July 23, September 10 and October 8, November 5, 2003; January 14, August 11, July 14, December 8, 2004 and January 26 and April 13, 2005; to be continued without discussion to July 13, 2005).

2. **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 July 13, 2005).
3. **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. (Continued from May 11, 2005). **WITHDRAWN**
4. **GRACIANO A. MORALES, VARIANCE, V-11930** – Application to retain an existing detached accessory structure with a 52 square foot bathroom where 20 square feet is the maximum, in an R-1 (Single Family Residence) District, located at 16774 Meekland Avenue, east side, approximately 60 feet north of East Lewelling Boulevard, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 0413-0023-057-00. (To be continued without discussion to July 13, 2005).

#### G. 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, April 13 and May 11, 2005).

2. **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 and May 11, 2005).
3. **PATRICK LOVE, 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 west of Parsons Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084D-1329-017-00. (Continued from January 26, 2005; to be continued without discussion to March 9, 2005).
4. **ANTHONY GALLARDO, VARIANCE, V-11916** – Application to construct a detached accessory structure: 1) located four foot from the main building where six feet is required; and 2) covers 58% of the required rear yard where maximum 30% coverage is permitted, in a PD (Planned Development, Zoning Unit, ZU-1591) 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. (Continued from May 25, 2005).
5. **LAURA J. COMSTOCK, VARIANCE, V-11931-** Application to construct an attached two story addition so as to maintain a five foot side yard where 15 feet is required in an R-1-B-E (Single Family Residence with 10,000 square feet Minimum Building Site Area) District, located at 24544 Fairview Avenue, west side, approximately 55 feet south of Jelinic Drive, unincorporated Fairview area of Alameda County, designated Assessor's Parcel Number: 0417-0261-002-00.
6. **ALBERTO VALDIVIA, VARIANCE, V-11934** – Application to retain two existing dwellings and construct a new duplex so as to maintain an existing three foot setback from the common driveway to a dwelling wall where a ten foot setback is required in an R-S-D-15 (Suburban Residence with 1,500 square feet Minimum Building Site Area per Dwelling Unit) District, located at 16100 Mateo Street, northeast side, approximately 236 feet northwest of 162<sup>nd</sup> Avenue, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 0080-0054-042-00.

- H. Approval of Minutes – May 25, 2005
- I. Staff Comments & Correspondence
- J. Board Announcements, Comments & Reports
  - 1. Election of Board Members
- K. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING  
WEDNESDAY, JUNE 22, 2005**