

*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, July 11, 2007**

### **Field Trip**

Time: 1:00 p.m.

Place: 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. **JULIANA and JOSEPH TABURAZA, CONDITIONAL USE PERMIT, C-8561** – Application to allow continued operation of a residential care facility for eight elderly adults, in a R-1-B-E (Single Family Residence, 6,000 square feet Minimum Building Site Area, 60 feet Median Lot Width, 20 feet Front Yard, 7 feet Side Yard) District, located at 2767 Colony View Place, south side, approximately 150 feet east of Winfeldt Road and Second Street, unincorporated Fairview area of Alameda County, designated Assessor’s Parcel Number: 0425-0170-085-00.
2. **CASTRO VALLEY WOMEN’S CLUB, CONDITIONAL USE PERMIT, C-8607** – Application to allow continued operation of a clubhouse, in a P-D (Planned Development, 1581<sup>st</sup> Zoning Unit) District, located at 18330 Redwood Road, east side, approximately 90 feet south of Emily Court, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 414-0036-055-00.
3. **ALT CARE, INC., CONDITIONAL USE PERMIT, C-8613** – Application to allow continued operation of a residential care facility, in an R-1-L-B-E (Single Family Residence, Limited Agricultural, 5 acre Minimum Building Site Area, 300 feet Median Lot Width, 30 Front Yard) District, located at 6127 East Castro Valley Boulevard, south side, approximately 700 feet of Palo Verde Road, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 085A-0550-012-00.
4. **MAR, CONDITIONAL USE PERMIT, C-8617** – Application to allow continued operation of a Type-A service station (smog only test site), in an ACBD Specific Plan – TC (Ashland and Cherryland Business District Specific Plan, Transit Corridor) District, located at 16446 E. 14<sup>th</sup> Street, northeast side, corner northwest of Pajaro Court, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 080-0071-044-00.
5. **FIRST BAPTIST CHURCH, CONDITIONAL USE PERMIT, C-8619** – Application to allow continued operation of a church, in a C-N (Neighborhood Business) District, located at 4274 Seven Hills Road, north side, corner west of Watters Drive, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084D-1212-001-11.
6. **CHRISANN NICHOLSON, CONDITIONAL USE PERMIT, C-8632** – Application to allow continued operation of a pre-school for 22 children, in a R-S-D-25 (Suburban Residence, 2,500 square feet Minimum Building Site Area per Dwelling Unit) District, located at 20121 Santa Maria Avenue, west side, approximately 280 feet north of Jamison Way, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084A-0108-001-04.

7. **JASON OSBORNE, CONDITIONAL USE PERMIT, C-8633** – Application to allow continued operation of a telecommunication tower, in an “A” (Agricultural) District, located at 10410 Crow Canyon Road, north side, approximately ½ mile northeast of Belina Canyon Road, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 085-1950-002-06.
  
8. **OSBORNE/NSA WIRELESS, CONDITIONAL USE PERMIT, C-8638** – Application to allow continued operation of a telecommunication facility in a M-1 (Light Industrial) District, located at 22020 Center Street, east side, corner northeast of Grove Way, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 417-0010-007-05.
  
9. **ROBERTO GOMEZ, VARIANCE, V-12069** – Application to allow the expansion of a nonconforming parcel, four feet side yard where 10 feet is required, with the construction of a new single family residence, in a R-S-SU (Suburban Residence, Secondary Unit) District, located at 20253 Concord Avenue, west side, approximately 200 feet south of Hampton Road, Cherryland area of unincorporated Alameda County, designated Assessor’s Parcel Number: 414-0036-055-00.
  
10. **CHRIS and ANGELA WILHELM, VARIANCE, V-12077** – Application to allow an accessory structure (pool and arbor) in the front half of the lot and to allow a six feet high fence where four feet is the maximum, in a R-1-B-E-CSU-RV (Single Family Residence, 10,000 square feet Minimum Building Site Area, 80 feet Median Lot Width, Conditional Secondary Unit, Recreational Vehicle) District, located at 17520 Cardinal Court, east side, corner northeast of Proctor Road, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084D-1401-021-00.

## Regular Meeting

Time: 6:00 p.m.

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

- A. Call to Order/Roll Call
  
- B. Election of Officers for the year 2007-2008.

- C. Neighborhood Preservation and Zoning Ordinance Abatement Hearings
- D. Open Forum
- E. 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, 1487<sup>th</sup> 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, March 22, May 24, September 13 and November 15, 2006 and March 28, 2007; to be continued to August 8, 2007).
  - 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 14<sup>th</sup> Street, southwest end of 162<sup>nd</sup> Avenue, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 080C-0479-003-00. (Continued from January 11, March 22, May 24, September 13 and November 8, 2006, February 7 and April 11, 2007; to be continued to August 8, 2007).
  - 3. **JULIANA and JOSEPH TABURAZA, CONDITIONAL USE PERMIT, C-8561** – Application to allow continued operation of a residential care facility for eight elderly adults, in a R-1-B-E (Single Family Residence, 6,000 square feet Minimum Building Site Area, 60 feet Median Lot Width, 20 feet Front Yard, 7 feet Side Yard) District, located at 2767 Colony View Place, south side, approximately 150 feet east of Winfeldt Road and Second Street, unincorporated Fairview area of Alameda County, designated Assessor’s Parcel Number: 0425-0170-085-00. (To be continued to July 25, 2007).
  - 4. **COPTIC ORTHODOX CHURCH, CONDITIONAL USE PERMIT, C-8599** – Application to allow the continued operation of a church facility, in a R-1 (Single Family Residence) District, located at 2500 Hansen Road, west side, approximately 400 feet north of East Avenue, unincorporated Fairview area Alameda County, designated Assessor’s Parcel Number: 0426-0130-072-00. (To be continued to August 8, 2007).
  - 5. **ROBERTO GOMEZ, VARIANCE, V-12069** – Application to allow the expansion of a nonconforming parcel, four feet side yard where 10 feet is required, with the construction of a new single family residence, in a R-S-SU (Suburban Residence, Secondary Unit) District, located at 20253

Concord Avenue, west side, approximately 200 feet south of Hampton Road, Cherryland area of unincorporated Alameda County, designated Assessor's Parcel Number: 414-0036-055-00. (To be continued to August 8, 2007).

F. Regular Calendar

1. **CHERUBIN'S CHILDRENS CENTER, CONDITIONAL USE PERMIT, C-8600** – Application to allow operation of a child care facility for 40 children and the expansion of an existing church to allow hall rental for special events, in an R-1 (Single Family Residence) District, located at 18651 Via Toledo, west side corner, north west of Hacienda Avenue, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 413-0083-065-00. (Continued from June 13, 2007).
2. **CASTRO VALLEY WOMEN'S CLUB, CONDITIONAL USE PERMIT, C-8607** – Application to allow continued operation of a clubhouse, in a P-D (Planned Development, 1581<sup>st</sup> Zoning Unit) District, located at 18330 Redwood Road, east side, approximately 90 feet south of Emily Court, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 414-0036-055-00.
3. **CHRISANN NICHOLSON, CONDITIONAL USE PERMIT, C-8632** – Application to allow continued operation of a pre-school for 22 children, in a R-S-D-25 (Suburban Residence, 2,500 square feet Minimum Building Site Area per Dwelling Unit) District, located at 20121 Santa Maria Avenue, west side, approximately 280 feet north of Jamison Way, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084A-0108-001-04.
4. **ENVISION HOME DEVELOPMENT, VARIANCE, V-12056** - Application to allow expansion of a non-conforming building with construction of a duplex with a: Zero foot setback from the access driveway where 10 feet is required, and a nine foot wide driveway where 20 feet is required, in an R-3-B-E (Three Family Residence, 8,750 square feet Minimum Building Site Area) District, located at 1435 – 166<sup>th</sup> Avenue, north east side, approximately 270 feet, north west of East 14<sup>th</sup> Street, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 080-0076-030-00. (Continued from March 14, April 11 and April 25, 2007).
5. **LEE'S SIGN/LINDA THAI – VARIANCE, V-12070-** Application to allow a roof sign where otherwise not permitted in a C-O (Administrative Offices) District, located at 1600-150<sup>th</sup> Avenue, southeast side corner of Lark Street; unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 080-0022-015-01. (Continued from June 27, 2007).

- G. Approval of Minutes – May 30, June 13 and 27, 2007
- H. Staff Comments & Correspondence
- I. Board Announcements, Comments & Reports
- J. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING  
WEDNESDAY, JULY 25, 2007**