

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, July 13, 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 Building, Public Hearing Room, 224 West Winton Avenue, Hayward, California.

1. **SENECA CENTER/SAN LORENZO UNIFIED SCHOOL DISTRICT, CONDITIONAL USE PERMIT, C-8227** – Application to allow continued use of eleven existing portable buildings at the Seneca Center school, in a R-1-RV (Single Family Residence and Recreational Vehicle) District, located at 2275 Arlington Drive, east side, approximately 100 feet east of Manchester Road, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 080A-0174-021-00.
2. **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. (Continued from June 22, 2005).
3. **NEW CINGULAR WIRELESS, CONDITIONAL USE PERMIT, C- 8407** – Application to install and operate a wireless communication facility in an M-1-B-40 (Light Industrial, 40,000 square feet Minimum Building Site Area, 150 feet Minimum Lot Width, 30 foot Front Yard, and 20 foot Side Yard) District, located at 2497 Grove Way, south east side, approximately 321 feet south west of Morales Court, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Numbers: 0416-0080-001-02 and 0416-0080-003-02.
4. **CHENG CHUL NAM, CONDITIONAL USE PERMIT, C-8431** - Application to relocate an existing alcohol outlet within an existing commercial center building in a CVCBDSP-SUB7 (Castro Valley Central Business District Specific Plan – Subarea 7) District, located at 20459 Redwood Road, west side, approximately 400 feet north of Castro Valley Boulevard, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084A-0080-011-09.
5. **MARCO A. NAVA, VARIANCE, V-11843** – Application to: 1) allow the conversion of the garage from non-habitable space into habitable space; and 2) a five foot side yard setback where nine feet is required on a 0.27 acre site, in an R-1 (Single Family Residence) District, located at 21150 Hathaway Avenue, east side, approximately 155 feet north of Mero Street, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 0429-0041-101-00. (Continued from June 22, 2005).
6. **JEFF and JULIE DE LIMA, VARIANCE, V-11917** – Application for building dwelling 28 feet - six inches in height where 27 feet is the maximum allowed, and a 10 foot side yard where a 20 foot yard is required; and 2) a detached secondary dwelling unit two stories and 20 feet in height where one story and 15 feet are the maximum allowed in an R-1-B-40-CSU-RV (Single Family Residence, 40,000 square foot Minimum Building Site Area, Secondary Unit, Recreational Vehicle) District, located at 17760 Madison Avenue, east side, approximately 1,200 feet north of Seaview Avenue, unincorporated, Castro Valley area of Alameda

County, and designated Assessor’s Parcel Number: 084C-0910-005-07. (Continued from May 25, 2005).

- 7. **PLAVALIL VARGHESE, VARIANCE, V-11943** – Application to construct an attached addition to a single family dwelling resulting in a new average height of 29 feet where 25 feet in the maximum allowed, and an 18 foot rear yard where a 20 foot yard is required in a R-1-RV (Single Family Residence, Recreational Vehicle) District, located at 16813 President Drive, west side, approximately 150 feet south of 167th Avenue, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 080A-0221-007-00.

Regular Meeting

Time: 6:00 p.m.

Place: Alameda County 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. **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, January 26, April 13 and June 8, 2005; to be continued without discussion to August 10, 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.

(Continued from May 11, 2005; to be continued without discussion to September 28, 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. (Continued from May 11, May 25 and June 22, 2005). **WITHDRAWN**
4. **GRACIANO A. MORALES, VARIANCE, V-11930** – Application to retain a 52 square foot bathroom where 20 square feet is the maximum floor area allowed in a detached accessory structure, and which when combined with another accessory structure (storage shed) occupy sixty-six (66) percent of the required rear yard where thirty (30) percent 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 Ashland area of Alameda County, designated Assessor's Parcel Number: 0413-0023-057-00. (Continued from June 8, 2005; to be continued without discussion to August 10, 2005).

E. Regular Calendar

1. **SENECA CENTER/SAN LORENZO UNIFIED SCHOOL DISTRICT, CONDITIONAL USE PERMIT, C-8227** – Application to allow continued use of eleven existing portable buildings at the Seneca Center school, in a R-1-RV (Single Family Residence and Recreational Vehicle) District, located at 2275 Arlington Drive, east side, approximately 100 feet east of Manchester Road, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 080A-0174-021-00.
2. **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. (Continued from June 22, 2005).
3. **NEW CINGULAR WIRELESS, CONDITIONAL USE PERMIT, C- 8407** – Application to install and operate a wireless communication facility in an M-1-B-40 (Light Industrial, 40,000 square feet Minimum Building Site Area, 150 feet Minimum Lot Width, 30 foot Front Yard, and 20 foot Side Yard) District, located at 2497 Grove Way, south east side,

approximately 321 feet south west of Morales Court, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Numbers: 0416-0080-001-02 and 0416-0080-003-02.

4. **CHENG CHUL NAM, CONDITIONAL USE PERMIT, C-8431** - Application to relocate an existing alcohol outlet within an existing commercial center building in a CVCBDSP-SUB7 (Castro Valley Central Business District Specific Plan – Subarea 7) District, located at 20459 Redwood Road, west side, approximately 400 feet north of Castro Valley Boulevard, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084A-0080-011-09.
5. **MARCO A. NAVA, VARIANCE, V-11843** – Application to: 1) allow the conversion of the garage from non-habitable space into habitable space; and 2) a five foot side yard setback where nine feet is required on a 0.27 acre site, in an R-1 (Single Family Residence) District, located at 21150 Hathaway Avenue, east side, approximately 155 feet north of Mero Street, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 0429-0041-101-00. (Continued from June 22, 2005).
6. **MYRNA HOAG, VARIANCE, V-11908** - Application to retain an expansion of a non-conforming use (tow yard in a residential area) and retention of an eight foot chain link fence 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 May 11 and June 22, 2005).
7. **JEFF and JULIE DE LIMA, VARIANCE, V-11917** – Application for building site status on a parcel without approved frontage in order to construct: 1) a single family dwelling 28 feet - six inches in height where 27 feet is the maximum allowed, and a 10 foot side yard where a 20 foot yard is required; and 2) a detached secondary dwelling unit two stories and 20 feet in height where one story and 15 feet are the maximum allowed in an R-1-B-40-CSU-RV (Single Family Residence, 40,000 square foot Minimum Building Site Area, Secondary Unit, Recreational Vehicle) District, located at 17760 Madison Avenue, east side, approximately 1,200 feet north of Seaview Avenue, unincorporated, Castro Valley area of Alameda County, and designated Assessor's Parcel Number: 084C-0910-005-07. (Continued from May 25, 2005).
8. **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 area of Alameda County, bearing Assessor's Parcel Number: 429-0010-014-02. (Continued from May 25 and June 22, 2005).

9. **PLAVALIL VARGHESE, VARIANCE, V-11943** – Application to construct an attached addition to a single family dwelling resulting in a new average height of 29 feet where 25 feet is the maximum allowed, and an 18 foot rear yard where a 20 foot yard is required in a R-1-RV (Single Family Residence, Recreational Vehicle) District, located at 16813 President Drive, west side, approximately 150 feet south of 167th Avenue, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 080A-0221-007-00.

- G. Approval of Minutes – May 25 and June 8, 2005
- H. Staff Comments & Correspondence
- I. Board Announcements, Comments & Reports
- J. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, JULY 27, 2005**