

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 25, 2007

Regular Meeting

Time: 1:30 p.m.

Place: Alameda County Building, 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. **JOSE OLIVAREZ, CONDITIONAL USE PERMIT, C-8559** – Application to allow the continued operation of an indoor recreation facility in an ACBD-FA (Ashland Cherryland Business Districts Specific Plan) Freeway Access District, located at 20613 Mission Boulevard, southwest side, approximately 100 feet, northwest of Medford Avenue, unincorporated Cherryland Area of Alameda County, designated Assessor’s Parcel Number: 414-0041-037-00. (Continued from February 28, March 28, April 25, May 23 and June 13, 2007; to be continued to August 22, 2007).
 - 2. **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. (Continued from July 11, 2007; to be continued to August 22, 2007).
 - 3. **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. (To be continued to March 12, 2008).
 - 4. **ARNOLDO HERNANDEZ / PETTIT, VARIANCE, V-11978 and SITE DEVELOPMENT REVIEW, S-2051**– Application to allow the conversion of an existing attached one car garage to living space and provision of two uncovered spaces in the rear, in an R-1-CSU-RV (Single Family Residential) District, located at 4421 Alma Avenue, south side, approximately, 770 feet west of Brickell Way, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084C-0820-014-00. (Continued from September 27 and November 8, 2006; January 10, March 28 and June 27, 2007; to be continued to September 12, 2007).
 - 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, May 24, July 12, July 26, September 27 and November 8, 2006, January 10, March 28 and June 27, 2007; to be continued to September 12, 2007).

6. **AC MAHARAJ CONSTRUCTION, VARIANCE, V-12060** – Application to allow the construction of two new single family dwellings with a zero foot setback from the existing dwelling wall to the driveway where 10 feet is required, in an R-S-SU (Suburban Residence, Secondary Unit) District, located at 670 & 672 Hampton Road, north side, approximately 150 feet northwest of Camden Avenue, Unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 414-0026-100-00. (Continued from May 9, June 13 and June 27, 2007; to be continued to August 22, 2007).

E. Regular Calendar

1. **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.
2. **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. 14th Street, northeast side, corner northwest of Pajaro Court, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 080-0071-044-00.
3. **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.

4. **BILL BRENNAN, VARIANCE, V-12074** - Application to allow an accessory structure (barn) on the front half of the property; and with a zero foot depth front yard where 30 feet is the minimum required in an R-1-L-B-E (Single Family Residence, Limited Agricultural, 5 acre Minimum Building Site Area, 300 foot Minimum Lot Width, 30 foot Front Yard, 20 foot Side Yard) District, 25634 Clover Road, north side, 900 feet west of East Avenue in the unincorporated Fairview area of Alameda County, Designated Assessor's Parcel Number: 425-0050-021-02.

 5. **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.
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- F. Approval of Minutes – May 23, June 12 and July 11, 2007.

 - G. Staff Comments & Correspondence

 - H. Board Announcements, Comments & Reports

 - I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, AUGUST 22, 2007**