

*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, August 10, 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 Public Works Building, Auditorium, 399 Elmhurst Street, Hayward, California.

1. **VICTOR BECERRA, SITE DEVELOPMENT REVIEW, S-1991** - Petition to allow conversion of an existing two-car garage into a family room, and replace it with two uncovered legal on-site parking spaces, in a 5,254 square foot lot in the R-1 (Single-Family Residence) Zoning District, located at 17498 Via Alamos, northeast corner with Via Nube, unincorporated San Lorenzo area of Alameda County, bearing County Assessor's Parcel Number: 0412-0079-155-00.
2. **BYRON F. WEST JUNIOR, CONDITIONAL USE PERMIT, C-8412** - Application to allow continued operation of an outdoor storage facility for trucks and construction equipment, in an M-1-B-40 (Light Industrial, 40,000 square feet, Minimum Building Site Area) District, located at 23953 Saklan Road, west side, approximately 645 north of West Street, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 0441-0090-007-04.
3. **TOM HOULE, CONDITIONAL USE PERMIT, C-8416** – Application to allow continued operation of a church facility, in an R-1 (Single Family Residence) District, located at 100 Hacienda Avenue, south side, corner of Hathaway Avenue, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Numbers: 0429-0001-132-00, 0429-0001-133-00 and 0429-0001-134-00.
4. **KENT LINN, VARIANCE, V-11919 and SITE DEVELOPMENT REVIEW, S-1982** – Petition to construct two units on one site containing one existing unit, for a total of three units, and to result in expansion of a non-conforming use by maintaining an existing three foot non-conforming side yard where ten feet is currently required, on a property in the R-S-D-3 (Suburban Residence, 2,500 square foot Minimum Building Site Area per Dwelling Unit) Zoning District, measuring approximately 13,939 square feet (0.32 acres), located at 20258 Anita Avenue, west side, approximately 835 feet north of Castro Valley Boulevard, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084A-0124-007-02.
5. **FENG M. KUAN, VARIANCE, V-11933** – Application to subdivide one site into three parcels, containing approximately 0.57 acre, and so as to provide a three foot, six inch side yard where ten feet, zero inches is required, and a sixteen foot, six inch wide driveway where twenty feet, zero inches is required, in an R-1-CSU-RV (Single Family Residence with Conditional Secondary Unit and Recreational Vehicle) District, located at 19225 Lake Chabot Road, west side, approximately 140 feet south of the end of Christensen Lane, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084B-0515-002-00.
6. **STEVE HANSON, VARIANCE, V-11936** – Application to allow: 1) a three foot setback from the driveway to a dwelling wall where ten feet is required; and 2) three foot – six inch side yards where ten feet is required in an R-S-D-25 (Suburban Residence, 2,500 square feet Minimum

Building Site Area) District, located at 16485 Kent Avenue, west side, approximately 75 feet north of Elgin Street, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 080C-0484-051-03.

7. **CLAUDIA BRADLEY, VARIANCE, V-11937** – Application to construct an attached deck so as to reduce a rear yard from the required 20 feet to 10 feet, in an R-1 (Single Family Residence) District, located at 2926 Harderman Street, north side, approximately 280 feet east of Maud Avenue, unincorporated Fairview area of Alameda County, designated Assessor's Parcel Number: 0417-0210-017-00.
8. **COURT & GILL BOIM, VARIANCE, V-11938** – Application to construct an attached addition so as to result in a 28 foot – six inch high dwelling where 25 feet is the maximum height, in an R-1-B-E-CSU-RV (Single Family Residence, 10,000 square feet Minimum Building Site Area, Conditional Secondary Unit, Recreational Vehicle) District, located at 18036 Jaymark Court, east side, approximately 80 feet south of Reamer Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084D-1158-003-04.
9. **LAMB SURVEYING INC., VARIANCE, V-11941** – Application to:  
1) create a three lot subdivision providing a 13 foot driveway where 20 feet is required; and 2) a required side yard of one foot where five feet is the minimum required, in an R-S-SU (Suburban Residence, Secondary Unit, 5,000 square foot Minimum Building Site Area) District, located at 325 Cherry Way, south side, approximately 124 feet east of Saint George Street, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 0429-0014-057-00.
10. **GARY & CATHY, PARHAM, VARIANCE, V-11942** – Application to construct a detached accessory structure (Barn) two stories, 16 feet – six inches in height where one-story and 15 feet average height is the maximum allowed, in an R-1-L-B-E (Single Family Residence, Limited Agricultural, 5 acre Minimum Building Site Area, 300 feet Median Lot Width, 30 foot front yard, 20 foot side yard setback) District, located at 3921 Star Ridge Road, east side, approximately 720 feet north of Clover Road, unincorporated Fairview area of Alameda County, designated Assessor's Parcel Number: 0425-0070-005-00.
11. **LEE SCOTT, VARIANCE, V-11946** – Application to allow expansion of a nonconforming use (reduced parking spaces) by construction of an attached addition and a detached accessory structure in an R-1-CSU-RV (Single Family Residence) District, located at 21522 Lake Chabot Road, east side, approximately 25 feet south of Meg Court, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 0415-0060-083-00.

## 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, June 8 and July 13, 2005; to be continued without discussion to September 28, 2005).
2. **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. (Continued from July 13, 2005; to be continued without discussion to September 28, 2005).
3. **VICTOR BECERRA, SITE DEVELOPMENT REVIEW, S-1991** - Petition to allow conversion of an existing two-car garage into a family room, and replace it with two uncovered legal on-site parking spaces, in a 5,254 sq. ft. lot in the R-1 (Single-Family Residence) Zoning District, located at 17498 Via Alamitos, northeast corner with Via Nube, unincorporated San Lorenzo area of Alameda County, bearing County Assessor's Parcel Number: 0412-0079-155-00. (To be continued without discussion to August 24, 2005).

4. **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, February 23, March 9 and June 8, 2005). **WITHDRAWN.**
5. **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, May 11 and June 8, 2005; to be continued without discussion to September 14, 2005).
6. **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 and July 13, 2005; to be continued without discussion to August 24, 2005).
7. **PAUL MARTIN, VARIANCE, V-11925** – Application to allow one acre as a building site where minimum five acres is required for a building site in an R-1-L-B-E (Single Family Residence, Limited Agricultural Uses, 5 acre Minimum Building Site Area, 300 foot Median Lot Width, 30 foot Front Yard, 20 foot Side Yard) District, located at Arbutus Court, north side, 375 feet west of Quercus Court, in the unincorporated Fairview area of Alameda County, designated Assessor's Parcel Number: 0425-0450-023-00. **WITHDRAWN.**

E. Regular Calendar

1. **MARTHA B. HERRERA, CONDITIONAL USE PERMIT, C-8283** – Application to allow continued operation of a mobile drive-in business (catering truck) in a M-1(Light Industrial) District, located at 22221

Hathaway Avenue, south side, approximately 300 feet west of A Street, unincorporated Hayward area of Alameda County, bearing Assessor's Parcel Number: 0429-0077-018-04; (Continued from April 14, July 14, September 8 and November 10, 2004 and May 11, 2005).

2. **KENT LINN, VARIANCE, V-11919 and SITE DEVELOPMENT REVIEW, S-1982** – Petition to construct two units on one site containing one existing unit, for a total of three units, and to result in expansion of a non-conforming use by maintaining an existing three foot non-conforming side yard where ten feet is currently required, on a property in the R-S-D-3 (Suburban Residence, 2,500 square foot Minimum Building Site Area per Dwelling Unit) Zoning District, measuring approximately 13,939 square feet (0.32 acres), located at 20258 Anita Avenue, west side, approximately 835 feet north of Castro Valley Boulevard, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084A-0124-007-02.
3. **STEVE HANSON, VARIANCE, V-11936** – Application to allow: 1) a three foot setback from the driveway to a dwelling wall where ten feet is required; and 2) three foot – six inch side yards where ten feet is required in an R-S-D-25 (Suburban Residence, 2,500 square feet Minimum Building Site Area) District, located at 16485 Kent Avenue, west side, approximately 75 feet north of Elgin Street, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 080C-0484-051-03.
4. **CLAUDIA BRADLEY, VARIANCE, V-11937** – Application to construct an attached deck so as to reduce a rear yard from the required 20 feet to 10 feet, in an R-1 (Single Family Residence) District, located at 2926 Harderman Street, north side, approximately 280 feet east of Maud Avenue, unincorporated Fairview area of Alameda County, designated Assessor's Parcel Number: 0417-0210-017-00.
5. **GARY & CATHY PARHAM, VARIANCE, V-11942** – Application to construct a detached accessory structure (Barn) two stories, 16 feet – six inches in height where one-story and 15 feet average height is the maximum allowed, in an R-1-L-B-E (Single Family Residence, Limited Agricultural, 5 acre Minimum Building Site Area, 300 feet Median Lot Width, 30 foot front yard, 20 foot side yard setback) District, located at 3921 Star Ridge Road, east side, approximately 720 feet north of Clover Road, unincorporated Fairview area of Alameda County, designated Assessor's Parcel Number: 0425-0070-005-00.
6. **DAVID W. MARTIN, VARIANCE, V-11959** - Application to allow expansion of a nonconforming use (reduced yard setbacks, parking spaces, and lot size) by construction of an attached addition in an R-2-B-E (Two Family Residence, 8,750 square feet Minimum Building Site Area) District, located at 1615 – 167<sup>th</sup> Avenue, northeast side, approximately 66 feet northwest of Los Banos Street, unincorporated Ashland area of

Alameda County, designated Assessor's Parcel Number: 0080-0080-014-00.

- F. Approval of Minutes – May 25, June 8 and July 13, 2005
- H. Staff Comments & Correspondence
- I. Board Announcements, Comments & Reports
- J. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING  
WEDNESDAY, AUGUST 24, 2005**