

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.

Agenda

West County Board of Zoning Adjustments

Wednesday, August 22, 2007

Field Trip

Time: 11:30 p.m.

Place: 224 West Winton Avenue, Room 111,
Hayward, California

Note: The Board will adjourn to the field and will reconvene at 1:30 p.m. for the Regular Meeting in the Public Hearing Room, 224 West Winton Avenue, Hayward, California.

1. **CONDITIONAL USE PERMIT, C-8644 – SHELLY POE/DANIEL and CONSTANCE DAVIS** - Application to allow the operation of a child care facility for forty children, in a R-1 (Single Family Residence) District, located at 2894 D Street, north side, approximately 400 feet west of Maud Avenue, unincorporated Fairview area of Alameda County, bearing Assessor’s Parcel Number: 416-0190-044-02.

2. **VARIANCE, V-12083 – MAURO ESCOBAR** - Application to allow an attached addition with a six-foot front yard setback where 20 feet is the minimum, in a R-1 (Single Family Residence, located at 14747 Midland Road, west side, approximately 200 feet north of Placer Drive, San Leandro area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 080-0002-001-04.

Regular Meeting

Time: 1:30 p.m.

Place: 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. **CONDITIONAL USE PERMIT, C-8599 – COPTIC ORTHODOX CHURCH** - 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 of Alameda County, designated Assessor’s Parcel Number: 0426-0130-072-00. (Continued from July 11 and August 8, 2007; to be continued to September 12, 2007).

2. **VARIANCE, V-12003 – HHT ENGINEERING** - Application to allow subdivision of one site into three lots: 1) an 18 foot driveway where 20 feet is the minimum required; 2) a driveway, one foot from a building wall where 10 feet is required; and 3) an 11 foot rear yard where 20 feet is required in an R-S-D-35 (Suburban Residence, 3,500 square foot, Minimum Building Site Area per Dwelling Unit Density) District, located at 134 Grove Way, northwest side, approximately 150 feet southeast of

Meekland Avenue, unincorporated Cherryland Area of Alameda County, designated Assessor's Parcel Number: 429-0032-030-00. (Continued from March 28 and May 23, 2007; to be continued to September 12, 2007).

3. **VARIANCE, V-12060 – AC MAHARAJ CONSTRUCTION -** 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, June 27 and July 25, 2007; to be continued to September 26, 2007).
4. **VARIANCE, V-12061 - SEAD SISIC -** Application to allow a six foot high fence where four feet is the maximum, and to allow an accessory structure in the front half of the lot in an "R-1-RV" (Single Family Residence, Recreational Vehicle) District, located at 18658 Crest Avenue, northeast side, approximately 440 feet northwest of Titan Way, in the unincorporated Castro Valley area of Alameda County, and designated Assessor's Parcel Number: 084B-0370-007-13. (Continued from May 23 and June 27, 2007; to be continued to September 26, 2007).

E. Regular Calendar

1. **CONDITIONAL USE PERMIT, C-8559 – JOSE OLIVAREZ -** 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, June 13 and July 25, 2007).
2. **CONDITIONAL USE PERMIT, C-8561 – JULIANA and JOSEPH TABURAZA -** 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 25, 2007).

3. **CONDITIONAL USE PERMIT, C-8644 - SHELLY POE -** Application to allow the operation of a child care facility for forty children, in a R-1 (Single Family Residence) District, located at 2894 D Street, north side, approximately 400 feet west of Maud Avenue, unincorporated Fairview area of Alameda County, bearing Assessor's Parcel Number: 416-0190-044-02.

4. **VARIANCE, V-12069 - ROBERTO GOMEZ -** 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. (Continued from July 11, 2007).

5. **VARIANCE, V-12072 – JOE & MARIA MENEZES -** Application to allow construction of a residential addition, providing a building height of 28 feet where 25 feet is the maximum allowed, in an R-1-B-E (Single Family Residence, 6,000 square feet Minimum Building Site Area, 60 foot Minimum Lot Width, 70 foot Side Yard) District, located at 3462 Bridle Drive, north side, approximately 100 feet north of Cattle Avenue, unincorporated, Fairview area of Alameda County, designated Assessor's Parcel Number: 425-0090-015-00. (Continued from June 27, 2007).

6. **VARIANCE, V-12083 - MAURO ESCOBAR –** Application to allow an attached addition with a six-foot front yard setback where 20 feet is the minimum, in a R-1 (Single Family Residence, located at 14747 Midland Road, west side, approximately 200 feet north of Placer Drive, San Leandro area of unincorporated Alameda County, bearing Assessor's Parcel Number: 080-0002-001-04.

- F. Approval of Minutes – July 25, 2007.

- G. Staff Comments & Correspondence

- H. Board Announcements, Comments & Reports

- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, SEPTEMBER 12, 2007**