

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 24, 2005

Regular Meeting

Time: 1:30 p.m.

Place: Alameda County Public 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. **BEHZAD BARFEELI, CONDITIONAL USE PERMIT, C-7992** – Application to allow operation of an auto sales and minor service facility in the ACBDSP (Ashland Cherryland Business District Specific Plan) District, located at 21265 and 21273 Mission Blvd, southwest side, approximately 150 feet northwest of Blossom Way, unincorporated Cherryland area of Alameda County, bearing Assessor’s Parcel Number: 414-0076-028-00 (Continued from May 22, 2002; January 22, March 26, and November 5, 2003; April 14, September 8, November 10 2004 and March 9, 2005; to be continued without discussion to September 24, 2005).
- E. Regular Calendar
 - 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 Alamitos, northeast corner with Via Nube, unincorporated San Lorenzo area of Alameda County, bearing County Assessor’s Parcel Number: 0412-0079-155-00. (Continued from August 10, 2005).
 - 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. **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, July 13 and August 10, 2005).

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. **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.
7. **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.
8. **SCOTT LEE, 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, Conditional Secondary Unit, Recreational Vehicle) 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.

F. Approval of Minutes – August 10, 2005

G. Staff Comments & Correspondence

H. Board Announcements, Comments & Reports

I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, SEPTEMBER 14, 2005**