

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, August 27, 2008

Field Trip

Time: 11:00 a.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. **JOSE & GUILLERMINA RAMIRO, CONDITIONAL USE PERMIT, C-8747** - Application to allow continued operation of a tavern, in an ACBD – SP – TC (Ashland and Cherryland Business District Specific Plan-Transit Corridor) District, located at 15698 East 14th Street, east side, corner north of Plaza Drive, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 080-0034-007-00. **Staff Planner: Richard Tarbell.**

2. **CHONG KO, VARIANCE, V-12110** - Application to allow expansion of a non-conforming use (Tavern) in an, ACBD – SP – R (Ashland and Cherryland Business District Specific Plan-Residential) District, located at 391 Lewelling Boulevard, north side corner northeast of Usher Street, unincorporated San Lorenzo area of Alameda County, designated Assessor’s Parcel Number: 413-0011-030-04. **Staff Planner: Christine Greene.**

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. **GUADALUPE LOZA/FRED FULCHER, CONDITIONAL USE PERMIT, C-8271**– Application to allow continued operation of a mobile outdoor business (Catering Truck), in a PD-ZU-1487 (Planned Development, 1487th Zoning Unit) District, located at 691 West A Street, north side, corner, northwest of Royal Avenue, unincorporated Hayward area of Alameda County, bearing Assessor’s Parcel 0432-0016-035-00. (Continued from February 11, April 14, April 28, May 26, July 14, September 8, October 13, 2004, March 23, June 22, October 12, December 14, 2005, March 22, May 24, September 13 and November 15, 2006, March 28, July 11, August 8 and September 12, 2007; January 9 and April 23, 2008; to be continued to September 24, 2008). **Staff Planner: Christine Greene.**

2. **FRANCISCO PENA, CONDITIONAL USE PERMIT, C-8389** – Application to allow the operation of a mobile outdoor business (Catering Truck) in a TC (Transit Corridor) District, located at 16211 East 14th Street, southwest side, end southwest of 162nd Avenue, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 080C-0479-003-00. (Continued from January 11, March 22, May 24, September 13 and November 8, 2006, February 7, April 11, July 11, August 8 and September 12, 2007; January 9 and April 23, 2008; to be continued to September 24, 2008). **Staff Planner: Christine Greene.**
3. **ROBERT NAVARRO, CONDITIONAL USE PERMIT, C-8727** – Application to allow sales and installation of car audio, stereo systems and window tinting in a P-D (Planned Development) ZU-1487 (1487th Zoning Unit) District, located at 691 West A Street, north side, corner north west of Royal Avenue, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 432-0016-035-00. (To be continued to October 8, 2008). **Staff Planner: Christine Greene.**
4. **RUSSELL ZEN, VARIANCE, V-12095** – Application to allow: 1) a six foot, eight inch fence where six feet is the maximum height allowed; and 2) Recreational Vehicle parking in the side yard, located at 2954 Hidden Lane, north side approximately 150 feet west of Hansen Road, unincorporated Fairview area of Alameda County, Assessor's Parcel Number: 426-0030-058-00. (Continued from June 25 and July 9, 2008). **Staff Planner: Donna Vingo. THIS APPLICATION HAS BEEN WITHDRAWN.**
5. **DHARAM SALWAN, VARIANCE, V-12098** – Application to allow expansion of a non-conforming parcel (reduced parking and excess building height) with the addition of one dwelling unit in an R-S-D-20 (Suburban Residence, 2,000 square feet Minimum Building Site Area per Dwelling Unit) District, located at 15814 Marcella Street, north side, approximately 310 feet east of Mono avenue, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 080-0045-004-15. **Staff Planner: Donna Vingo. THIS APPLICATION HAS BEEN WITHDRAWN.**
6. **BRIAN KHO, VARIANCE, V-12112** - Application to allow construction of an attached garage creating an average height of 32 feet where 25 feet is the maximum allowed, in an R-1 (Single Family Residence) District, located at 14625 Midland Road, west side approximately, 420 feet north of Altamont Road, unincorporated Hillcrest Knolls area of Alameda County, designated Assessor's Parcel Number: 079-0004-011-02. (Continued from June 11 and July 9, 2008). **Staff Planner: Jeff Bonekemper. THIS APPLICATION HAS BEEN WITHDRAWN.**

7. **BRIAN KHO, VARIANCE, V-12113** - Application to allow construction of an attached garage creating an average height of 32 feet where 25 feet is the maximum allowed, in an R-1 (Single Family Residence) District, located at 14641 Midland Road, west side approximately, 300 feet north of Altamont Road, unincorporated Hillcrest Knolls area of Alameda County, designated Assessor's Parcel Number: 079-0004-011-03. (Continued from June 11 and July 9 2008). **Staff Planner: Jeff Bonekemper. THIS APPLICATION HAS BEEN WITHDRAWN.**

E. Regular Calendar

1. **RICHARD GOLD, CONDITIONAL USE PERMIT, C-8640** – Application to allow continued operation of a “B” Type Service Station, in an ACBD – BDI (Ashland and Cherryland Business District Specific Plan-Business Industrial) District, located at 594 East Lewelling Boulevard, north side, terminus, north of Boston Road, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 413-0027-058-02. (Continued from September 26, October 24, November 14 and December 5, 2007; January 9, February 27, April 23 and July 9, 2008). **Staff Planner: Pat Anekayuwat.**
2. **CHONG KO, VARIANCE, V-12110** - Application to allow expansion of a non-conforming use (Tavern) in an, ACBD – SP – R (Ashland and Cherryland Business District Specific Plan-Residential) District, located at 391 Lewelling Boulevard, north side corner northeast of Usher Street, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 413-0011-030-04. **Staff Planner: Christine Greene.**

F. Discussion of proposed changes to West County Board of Zoning Adjustments Rules and Procedures.

G. Approval of Minutes – July 23, 2008.

H. Staff Comments & Correspondence

I. Board Announcements, Comments & Reports

J. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, SEPTEMBER 10, 2008**