

**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, September 12, 2007**

### **Field Trip**

Time: 1:00 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. **JASON & DENISE HUMMER, SITED DEVELOPMENT REVIEW – S-2059** - Application to retain a one-car garage converted to habitable space without the benefit of any permits and to locate one required on-site parking space in front of the converted garage on the 52 foot long driveway in a R-1-CSU-RV (Single Family Residence, Conditionally Permitted Secondary Unit, Recreational Vehicle) District located at 3765 Cottage Court, north side, approximately 284 feet west of Parsons Avenue, in the unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel designation: 084D-1329-016-00.
2. **OSBORNE/EASTWOOD, CONDITIONAL USE PERMIT, C-8547** Application to allow continued operation of a wireless communication facility (Sprint/Nextel) in an "A" (Agricultural) District, located at Eden Canyon Road, east side, approximately 2/3's of a mile north of I-580 Freeway, in the unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 085A-1200-001-11. (Continued from March 14, 2007.)
3. **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.
4. **T-MOBILE, CONDITIONAL USE PERMIT, C-8636** – Application to allow the continued operation of a telecommunications facility in an, ACBD - TC (Ashland and Cherryland Business District Specific Plan) Transit Corridor District, located at 15770 East 14<sup>th</sup> Street, north side, approximately 170 feet north of Thrush Avenue, Unincorporated Ashland area of Alameda County, Assessor's Parcel Number: 080-0035-104-00.
5. **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.
6. **ALI REZ MASOUDI-MOFRAD / ANN MARIE HOLLAND, CONDITIONAL USE PERMIT, C-8645** – Application to allow the continued operation of an auto sales lot in the an ACBDSP - TC (Ashland Cherryland Business District Specific Plan- Transit Corridor) District, located at 16285 East 14<sup>th</sup> Street, northeast side, approximately 110 feet northwest of 163<sup>rd</sup> Avenue, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 080C-0479-006-03.

7. **AMERICAN TOWER CORPORATION, CONDITIONAL USE PERMIT, C-8646** - Application to allow the continued operation of a radio transmission facility (cell site) in an "A" (Agricultural) District, located at 23205 Eden Canyon Road, east side, approximately 100 feet north of the Interstate I-580 Freeway, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 085A-1200-001-00.
8. **SAL'S COLLISION REPAIR, CONDITIONAL USE PERMIT, C-8647** - Application to renew expired use permit (C-7789) and transfer a paint spray booth from 965 Rufus Court to 972 Rufus Court in an, ACBD - TC (Ashland and Cherryland Business District Specific Plan) Transit Corridor District, located at 965 & 972 Rufus Court, east side, approximately 200 feet southwest of Mission Boulevard, Unincorporated Cherryland area of Alameda County, Assessor's Parcel Numbers: 428-0011-016-04; 428-0011-017-00; 428-0011-020-00 and 428-0011-018-00.
9. **JACK MOORJANI / UNION 76, CONDITIONAL USE PERMIT, C- 8648, SITE DEVELOPMENT REVIEW, S-2128** - Application to allow an alcohol outlet in conjunction with a service station in the CVCBD Specific Plan Sub Area 1 (Castro Valley Central Business District Specific Plan, Low Intensity Retail), located at 2445 Castro Valley Boulevard, southeast, approximately 200 feet southwest of Stanton Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084A-0007-011-02.
10. **PETER BRAUN, VARIANCE, V-12075** – Application to allow construction of an attached addition with a 15 foot - 10 inch, front yard where a minimum of 20 feet is required in an R-1 (Single Family Residence) District, located at 1683 Via Sarita, north side, corner northeast of Via Susana, unincorporated San Lorenzo area of Alameda County, Assessor's Parcel Number: 411-0087-202-00.
11. **TIM & HELEN NGUYEN, VARIANCE, V-12078** – Application to allow the construction of an attached addition encroaching 10 feet into a Special Building Line, where 20 feet is required, in an R-1-CSU-RV (Single Family Residential) District, located at 3694 Quail Avenue, west side corner, south of Seven Hills Road, unincorporated Castro Valley area of Alameda County, Assessor's Parcel Number: 084D-1300-001-21.
12. **KENNETH KREMER, VARIANCE, V-12080**- Application to consider a petition to allow subdivision of one parcel containing approximately 17,362 square feet into two lots, with the retention of an existing secondary dwelling unit as a legal non-conforming use where not otherwise allowed, limited to ordinary maintenance and minor repair only, two stories in height where one story is the maximum, and with a two foot, six inch side yard where seven feet is the minimum for residential use, in an R-1 (Single Family Residence) District, located at 22440 Charlene

Way, unincorporated Castro Valley area of Alameda County, Assessor's Parcel Number: 416-0130-001-00.

## Regular Meeting

Time: 6:00 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 drive-in business (catering truck), in a PD-ZU-1487 (Planned Development, 1487<sup>th</sup> 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 and August 8, 2007; to be continued to January 9, 2008).
  - 2. **FRANCISCO PENA, CONDITIONAL USE PERMIT, C-8389** – Application to allow the operation of a temporary outdoor business (Catering Truck) in a TC (Transit Corridor) District, located at 16211 East 14<sup>th</sup> Street, southwest end of 162<sup>nd</sup> 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 and August 8, 2007; to be continued to be continued to January 9, 2008).
  - 3. **OSBORNE/EASTWOOD, CONDITIONAL USE PERMIT, C-8547** Application to allow continued operation of a wireless communication facility (Sprint/Nextel) in an "A" (Agricultural) District, located at Eden Canyon Road, east side, approximately 2/3's of a mile north of I-580 Freeway, in the unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 085A-1200-001-11. (Continued from March 14, 2007; to be continued to September 26, 2007).

4. **TERESITA LAGUNA, CONDITIONAL USE PERMIT, C-8555** – Application to allow the continued operation of a 22 bed Residential Care Facility, in an R-1 (Single Family Residence) District, located at 268 Lewelling Boulevard, south side, approximately 100 feet east of Tracy Street, , unincorporated, San Lorenzo area of Alameda County, designated Assessor’s Parcel Number: 413-0093-002-00. (Continued from January 24, February 7, March 28, April 25 and June 13; to be continued to December 12, 2007).
5. **SAL’S COLLISION REPAIR, CONDITIONAL USE PERMIT, C-8647** - Application to renew expired use permit (C-7789) and transfer a paint spray booth from 965 Rufus Court to 972 Rufus Court in an, ACBD - TC (Ashland and Cherryland Business District Specific Plan) Transit Corridor District, located at 965 & 972 Rufus Court, east side, approximately 200 feet southwest of Mission Boulevard, Unincorporated Cherryland area of Alameda County, Assessor’s Parcel Numbers: 428-0011-016-04; 428-0011-017-00; 428-0011-020-00 and 428-0011-018-00. (To be continued to September 26, 2007).
6. **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, June 27 and July 25, 2007; to be continued to October 12, 2007).
7. **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, May 23 and August 22, 2007; to be continued to September 26, 2007).

E. Regular Calendar

1. **JASON & DENISE HUMMER, SITE DEVELOPMENT REVIEW – S-2059** - Application to retain a one-car garage converted to habitable space without the benefit of any permits and to locate one required on-site parking space in front of the converted garage on the 52 foot long driveway in a R-1-CSU-RV (Single Family Residence, Conditionally

Permitted Secondary Unit, Recreational Vehicle) District located at 3765 Cottage Court, north side, approximately 284 feet west of Parsons Avenue, in the unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel designation: 084D-1329-016-00.

2. **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, August 8, and August 22, 2007).
3. **T-MOBILE, CONDITIONAL USE PERMIT, C-8636** – Application to allow the continued operation of a telecommunications facility in an, ACBD - TC (Ashland and Cherryland Business District Specific Plan) Transit Corridor District, located at 15770 East 14<sup>th</sup> Street, north side, approximately 170 feet north of Thrush Avenue, Unincorporated Ashland area of Alameda County, Assessor's Parcel Number: 080-0035-104-00.
4. **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, June 27 and July 25, 2007).
5. **ROBERTO GOMEZ, VARIANCE, V-12069** - 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 and August 22, 2007).
6. **TIM & HELEN NGUYEN, VARIANCE, V-12078** – Application to allow the construction of an attached addition encroaching 10 feet into a Special Building Line, where 20 feet is required, in an R-1-CSU-RV (Single Family Residential) District, located at 3694 Quail Avenue, west side corner, south of Seven Hills Road, unincorporated Castro Valley area of Alameda County, Assessor's Parcel Number: 084D-1300-001-21.

F. Approval of Minutes – August 22, 2007.

- G. Staff Comments & Correspondence
- H. Board Announcements, Comments & Reports
- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING  
WEDNESDAY, SEPTEMBER 26, 2007**