

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, October 12, 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 the Alameda County Building, Public Hearing Room, 224 West Winton Avenue, Hayward, California.

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 legalize 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, July 13, August 10 and September 28, 2005).
2. **BAY CHRISTIAN CHURCH, CONDITIONAL USE PERMIT, C-8409** – Application to allow continued operation of an indoor recreational facility in an R-S-D-35 Suburban Residence, 3,500 square feet Minimum Building Site Area per Dwelling Unit) District, located at 20450 Royal Avenue, northeast side, corner northeast of West Sunset, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 0432-0008-036-00.
3. **ANTONIO LOPEZ, CONDITIONAL USE PERMIT, C-8410** – Application to allow continued operation of an outdoor storage facility for pallets and materials associated with a pallet business, in an M-1 (Light Industrial) District, located at 2493 Dunn Road, north side, approximately 92 feet east of Southern Pacific Railroad, unincorporated Eden area of Alameda County, designated Assessor's Parcel Number: 0439-0013-017-00.
4. **JOHN AND ZAMBIA WENTWORTH, CONDITIONAL USE PERMIT, C-8414**- Application to allow continued operation of a residential care facility in an R-S-SU (Suburban Residence, Secondary Unit) District, located at 143 Hampton Road, south side, approximately 238 feet east of Meekland Avenue, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 0413-0047-004-00.
5. **KMJ ASSOCIATES, CONDITIONAL USE PERMIT, C-8415** – Application to allow continued operation of a 14 bed residential care facility in an R-S-D-3 (Suburban Residence, 1,500 square feet per Dwelling Unit) District, located at 1476 – 164th Avenue, southwest side, approximately 700 feet northeast of East 14th Street, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 0080-0071-033-02.
6. **ARWPS INCORPORATED, CONDITIONAL USE PERMIT, C-8421** -Application to allow continued operation of an outdoor storage yard with rental and storage of containers in a P-D (PD-1780) Planned Development, 1780th Zoning Unit, located at 23422 Clawiter Road, west side corner, south east of Middle Lane, unincorporated Eden area of

Alameda County, designated Assessor's Parcel Numbers: 0441-0090-001-02, 0441-0090-003-02, 0441-0090-002-00 and 0441-0090-004-00.

7. **JOHN MASCULINE, CONDITIONAL USE PERMIT, C-8426-** Application to allow continued operation of an indoor recreational facility (Martial Arts Studio, Karate, Kung Fu, Judo) in a C-2 (General Commercial) District, located at 17144 East 14th Street, northeast side, approximately 160 feet southeast of 171st Avenue, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 080A-0109-010-00.
8. **NWAKAMMA OKORO, CONDITIONAL USE PERMIT, C-8435 –** Application to allow continued operation of an auto sales lot in a C-1 (Retail Business) District, located at 20979 Foothill Boulevard, southwest side, approximately 300 feet northwest of Ash Street, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 0414-0051-035-00.
9. **HAYWARD FELLOWSHIP, CONDITIONAL USE PERMIT, C-8436-** Application to allow continued operation of a community clubhouse (meeting hall for alcoholics anonymous) in an ACBD Specific Plan – TC (Ashland and Cherryland Business Specific Districts Plan – Transit Corridor) Districts located at 16250 East 14th Street, northeast side, approximately 260 feet northwest of 163rd Avenue, unincorporated San Leandro area of Alameda County, designated Assessor's Parcel Number: 0080-0063-035-02.
10. **TRINH HOANG, CONDITIONAL USE PERMIT, C-8443 –** Application to allow continued operation of an auto service facility for minor auto repair in a C-N (Neighborhood Commercial) District, located at 20009 Meekland Avenue, west side, corner southeast of Blossom Way, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 0429-0032-001-04.
11. **SOHAILA IBRAHIMI/JAWORSKI, SILVA & JAWORSKI PARTNERSHIP, CONDITIONAL USE PERMIT, C-8452 –** Application to allow the operation of an auto sales facility with a display area for two automobiles, in a Sub Area 1 (Low Intensity Retail) District within the Castro Valley Central Business District Specific Plan (CVCBD) District, located at 1700 Norbridge Avenue, south side, at the intersection with Stanton Avenue, unincorporated Castro Valley, area of Alameda County, designated Assessor's Parcel Number: 084A-0007-021-00.
12. **PHOI PHAN, VARIANCE, V-11951 –** Application to allow construction of four dwelling units with:
 - a) a five foot side yard where 10 feet is the minimum;
 - b) a two foot setback from an access driveway where 10 feet is the minimum; and

- c) useable open space of 1,536 square feet where 2,4000 square feet is the minimum

in an R-S-D-20 (Suburban Residence, 2000 square foot Minimum Building Site Area per Dwelling Unit) District, located at 230 Laurel Avenue, north side, approximately 400 west of Princeton Street, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 0429-0091-058-00.

13. **GERARDO DELFIN, VARIANCE, V-11953** – Application to expand a nonconforming use (dwelling with reduced side and rear yard structures) by the construction of a conforming attached addition in an R-1 (Single Family Residence) District, located at 15935 Paseo Largavista, east side, approximately 300 feet north of Paseo Grande, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 0412-0031-050-00.
14. **DAVE AND CONNIE CLAYTON, VARIANCE, V-11956** – Application to allow two accessory structures to be located less than six feet from each other and the existing dwelling, in a P-D (ZU-1905) Planned Development, 1905th Zoning Unit, located at 3759 Boulder Canyon Drive, west side, approximately 300 feet south of Ridge Place, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 0417-0163-009-00.
15. **ZHITONG ZHANG, VARINACE, V-11961** – Application to allow a rear yard setback of 14 feet, eight inches, where 20 feet is the minimum with the subdivision of the site into three lots, in an R-S-D-25 (Suburban Residence, 2,500 square feet Minimum Building Site Area per Dwelling) District, located at 16130 Maubert Avenue, northeast side, approximately 160 feet northwest of 162nd Avenue, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 0080-0048-020-04.
16. **NANCY DUMAN, VARIANCE, V-11962** – Application to remodel an existing dwelling where by a new bay window encroachment would result in an 11 foot front yard where 20 feet is required in an R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 1707 Grove Way, south side corner, east of Gail Drive, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 0415-0180-001-00.
17. **MICHAEL LUCIANI, VARIANCE, V-11965** – Application to construct an attached two story addition resulting in a 28 foot, five inch building height where 25 feet is maximum and a six foot, six inch side yard where 10 feet is required, in an R-1-CSU-RV, (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District,

located at 18540 Madison Avenue, east side corner, north of Seaview Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084C-0885-002-01.

- 18. **ROBERT DEKAS, VARIANCE, V-11966** – Application to retain an attached deck providing a zero foot side yard where six feet is required in an R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 4990 Seaview Avenue, north side, approximately 90 feet west of Rockhurst Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084C-0921-100-00.

- 19. **LYN LEE, VARIANCE, V-11967** – Application to approve as a building site a parcel reduced in median lot width from 300 feet to 110 feet and reduced in area from five acres to one acre, in an R-1-L-B-E (Single Family Residence, Limited Agricultural Uses, 5 acres, Minimum Building Site Area) District, located on Arbutus Court, north side, approximately 375 feet west of Quercus Court, Unincorporated Fairview area of Alameda County, designated Assessor's Parcel Number: 0425-0500-023-00.

- 20. **HENRY CHAN, VARIANCE, V-11968** – Application to reconfigure an existing parking lot so as to provide 32 parking spaces where 37 spaces are required and retain an (e) handicap ramp providing an 11 foot, nine inch driveway access where 20 feet is required, in an C-O [Commercial (Medical and Dental) per Castro Valley Central Business District Plan, Sub Area 4] District, located at 20600 Lake Chabot Road, east side, approximately 84 feet south of Congress Way, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084A-0160-013-04.

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 and Zoning 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, 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 and June 22, 2005; to be continued without discussion to December 14, 2005).
2. **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, on 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, August 24 and September 28, 2005; to be continued without discussion to October 19, 2005).

DONNA WILLIAMS, VARIANCE, V-11958 – Application to allow construction of an attached addition with a front yard setback of 11 feet where 20 feet is the maximum required in an R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 18472 Vernon Court, east side, corner north of Joseph Drive, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084D-1208-021-00. (Continued from September 28, 2005; to be continued without discussion to October 26, 2005).

E. Regular Calendar

1. **MICHAEL STROM, LAMB SURVEYING INC., VARIANCE, V-11941** – Application to allow a one foot side yard where five feet is required (lot 1) in an R-S-SU (Suburban Residence, Secondary Unit) 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. (Continued from August 24 and September 14, 2005).
2. **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 legalize 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, July 13, August 10 and September 28, 2005).

3. **MYRNA HOAG, VARIANCE, V-11908** - Application to retain an expansion of a non-conforming use (tow yard in a residential area) and retention of an eight foot chain link fence in a R-S-D-15 (Suburban Residence with 1,500 square feet Minimum Building Site Area per Dwelling Unit) District, located at 16037 to 16097 Mateo Street, southwest side, approximately 311 feet northwest of 162nd Avenue, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Numbers: 0080-0057-030-00, 0080-0057-036-00 and 0080-0057-037-02. (Continued from May 11, June 22 and September 14, 2005).
4. **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, 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. (Continued from August 24 and September 14, 2005).
5. **TAM, TAM, YU AND KUAN, VARIANCE, V-11952 and PARCEL MAP, PM-8738** – Application to allow a 18 feet wide driveway where 20 feet is the minimum and a six feet side yard setback where 10 feet is the minimum with subdivision of the site into three lots, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 18332 Carlton Avenue, east side, approximately 200 feet north of Dominic Drive, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084B-0472-039-00. (Continued from September 28, 2005).
6. **DAVE AND CONNIE CLAYTON, VARIANCE, V-11956** – Application to allow two accessory structures to be located less than six feet from each other and the existing dwelling, in a P-D (ZU-1905) Planned Development, 1905th Zoning Unit, located at 3759 Boulder Canyon Drive, west side, approximately 300 feet south of Ridge Place, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 0417-0163-009-00.
7. **NANCY DUMAN, VARIANCE, V-11962** – Application to remodel an existing dwelling where by a new bay window encroachment would result in an 11 foot front yard where 20 feet is required in an R-1-CSU-RV

(Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 1707 Grove Way, south side corner, east of Gail Drive, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 0415-0180-001-00.

- F. Approval of Minutes – September 14 and September 28, 2005.
- G. Staff Comments & Correspondence
- H. Board Announcements, Comments & Reports
- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARINGS
WEDNESDAY, OCTOBER 19 AND
WEDNESDAY, OCTOBER 26, 2005**