

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.

Agenda

West County Board of Zoning Adjustments

Wednesday, October 13, 2004

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 Public Works Building, Auditorium, 399 Elmhurst Street, Hayward, California.

1. **A T & T WIRELESS, CONDITIONAL USE PERMIT, C-8319** – Application to install and operate a wireless communications facility in a M-1-B-40 (Light Industrial, 40,000 square foot Minimum Building Site Area) District, located at 2536 Grant Avenue, south side, approximately 0.223 miles southwest of Worthley Drive, unincorporated San Lorenzo area of Alameda County, bearing Assessor's Parcel Number: 0438-0010-007-10.
2. **A T & T WIRELESS, CONDITIONAL USE PERMIT, C-8320** – Application to install and operate a wireless communications facility in a FA (Freeway Access) District, located at 20800 Mission Boulevard, north east side, corner of Mattox Road, unincorporated Hayward area of Alameda County, bearing Assessor's Parcel Number: 0414-0056-020-05.
3. **VILLAGE BAPTIST CHURCH/AT&T WIRELESS, CONDITIONAL USE PERMIT, C-8331** - Application to allow installation and operation of a wireless telecommunications facility in a R-1 (Single Family Residence) District, located at 1535 Bockman Road, north side, at the intersection with Bandoni Avenue, unincorporated San Lorenzo area of Alameda County, bearing Assessor's Parcel Number: 0411-0057-183-00.
4. **JANET R. KOSZEWSKI, CONDITIONAL USE PERMIT, C-8336** – Application to allow the operation of a therapeutic massage business in a CVSP-SUB-7 (Castro Valley Specific Plan, Sub Area 7) District, located at 20212 Redwood Road, #103A, west side, approximately 110 feet south of Modesto Street, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 084C-0770-001-00.
5. **LEONILA VISMONTE, VARIANCE, V-11871-** Application to construct an addition to the rear dwelling providing a five foot rear yard setback where 20 feet is required and retain a six foot high fence within the required front yard where otherwise not allowed on a parcel with various non-conforming setbacks in an R-S-D-15 (Suburban Residence with 1,500 square foot Minimum Building Site Area per Dwelling Unit) District, located at 1421 and 1423-163rd Avenue, northwest side, approximately 161 feet northeast of East 14th Street, unincorporated Ashland area of Alameda County, bearing Assessor's Parcel Number: 080-0063-034-04.
6. **FRANK A. JESUS, VARIANCE, V-11875** – Application to allow the construction of an attached addition to a single family residence providing an 18-foot front yard where 20-feet is required in a R-1-CSU-RV (Single-Family Residence, Secondary Unit, Recreational Vehicle) District, located at 19229 Lake Chabot Road, west side, approximately 150 feet south of

Christensen Lane, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084B-0515-003-02.

7. **RAYMOND F. REYES, VARIANCE, V-11878** – Application to remodel an existing duplex, providing an 11foot-two inch driveway where 20 feet is required, and zero feet between the driveway and dwelling wall where 10 feet is required in a R-S-D-3 (Suburban Residence with 3,000 square feet Minimum Building Site Area) District, located at 19625 Meekland Avenue, southwest side, approximately 120 feet south of Cherry Way, unincorporated Hayward area of Alameda County, bearing Assessor's Parcel Number: 0429-0005-020-00.
8. **HOWARD and JO ANN BLOOM, VARIANCE, V-11881** – Application to construct an attached two story addition (2-car garage and hobby room) so as to provide a zero foot side yard where six feet is required in a R-1-B-E-CSU-RV (Single Family Residence with 10,000 square feet Minimum Building Site Area, 70 feet Minimum Lot Width, 6 foot Side Yard setback and Recreational Vehicle) District, located at 17558 Parker Road, north east side, approximately 190 feet southwest of Vineyard Road, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 084D-1160-034-02.

Regular Meeting

Time: 6:00 p.m.

Place: Public Works Building, Auditorium
399 Elmhurst Street, Hayward, California

- A. Call to Order/Roll Call
- B. Neighborhood Preservation Ordinance Abatement Hearing
- C. Open Forum
- D. Consent Calendar
 1. **COMUNIDAD CRISTIANA CRISTO, CONDITIONAL USE PERMIT, C-8270** – Application to allow continued operation of a church facility, in a R-S-D-35 (Single Family Residence with 3,500 square feet Minimum Building Site Area/Dwelling Unit) District, located at 21753 Haviland Avenue, west side, approximately 161 feet south of Grove Way, unincorporated Hayward area of Alameda County, bearing Assessor's Parcel Number: 429-0028-081-00. (Continued from February 11, May 12, and September 8, 2004; to be continued without discussion to October 27, 2004).

2. **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, May 26, July 14 and September 8, 2004; to be continued without discussion to December 8, 2004).
3. **MIKE HOADY, VARIANCE, V-11826** - Application to subdivide one parcel into two lots (PM-6739) providing: 1) An existing detached garage within front half of the lot; 2) Parking in the front yard setback; and 3) An 8.5-foot rear yard setback where 20 feet is required in a R-2-B-E (Two Family Residence, 7, 500 square foot Minimum Building Site Area) District located at 21347 Locust Street, southwest side, approximately 100 feet southeast of Apple Avenue, unincorporated Cherryland area of Alameda County, bearing Assessor’s Parcel Number: 414-0086-069-00.
Withdrawn.
4. **CHONG KO, VARIANCE, V-11863** – Application to retain conversion of two one-car garages thereby providing two parking spaces located partially in a street side yard where otherwise not permitted in an R-S-D-15, (Suburban Residence, 1,500 sq. ft. minimum building site area) District, located at 1725 & 1727 – 164th Avenue, northwest corner of Liberty Street, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 080-0069-015-02. (Continued from August 25, 2004; to be continued without discussion to November 24, 2004).
5. **CESAR CERVANTES, VARIANCE, V-11867** – Application to allow retention of three existing dwellings and construction of seven new apartment units providing 15 foot rear yard where 20 feet is required, five foot from driveway to residential wall where 10 feet is required, in a R-S-D-20 (Suburban Residence, 2,000 square feet Minimum Building Site Area/Dwelling Unit) District, located at 16024 and 16030 Marcella Street, southeast side, approximately 858 feet southeast of 159th Avenue, unincorporated San Leandro area of Alameda County, bearing Assessor’s Parcel Number: 0080-0051-048-03. (Continued from September 22, 2004; to be continued without discussion to October 27, 2004).

E. Regular Calendar

1. **TRINITY CHURCH, CONDITIONAL USE PERMIT, C-7753 and VARIANCE, V-11436** – Application to allow construction of a new church facility (Anglican Church) and approve as a building site one site approximately 21 acres where 100 acres is the minimum parcel size, in an “A” (Agricultural) District, located on Sunnyslope Avenue, east side, north of I-580, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Numbers: 085A-1400-003-02; 085A-1500-001-

03 and 085A-1400-001-09; (Continued from August 11, 2004; to be continued without discussion to October 13, 2004).

2. **CHARLES CROWELL, CONDITIONAL USE PERMIT, C-8272 -**
Application to renew and modify Conditional Use Permit C-7586, allowing a 100-horse boarding facility and equestrian center and a permanent agricultural caretaker's unit, in an "A" (Agricultural) District, located at 10970 Crow Canyon Road, north side, approximately 2.8 miles east of Norris Canyon Road, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 085-2026-001-00. (Continued from May 26, June 9, July 14, July 28, August 11, August 25 and September 8, 2004).
3. **A T & T WIRELESS, CONDITIONAL USE PERMIT, C-8319 –**
Application to install and operate a wireless communications facility in a M-1-B-40 (Light Industrial, 40,000 square foot Minimum Building Site Area) District, located at 2536 Grant Avenue, south side approximately 0.223 miles southwest of Worthley Drive, unincorporated San Lorenzo area of Alameda County, bearing Assessor's Parcel Number: 0438-0010-007-10.
4. **A T & T WIRELESS, CONDITIONAL USE PERMIT, C-8320 –**
Application to install and operate a wireless communications facility in a FA (Freeway Access) District, located at 20800 Mission Boulevard, north east side, corner of Mattox Road, unincorporated Hayward area of Alameda County, bearing Assessor's Parcel Number: 0414-0056-020-05.
5. **CHRISTINE-YIN/ZHU, VARIANCE, V-11852 -** Application to subdivide one lot, creating a non-conforming lot of 4,484 square feet, and a conforming lot of 5,000 square feet in an R-1 (Single Family Residence) District, located at 14850 Boulevard Court, north side, approximately 196 feet north west of 149th Avenue, unincorporated San Leandro area of Alameda County, bearing Assessor's Parcel Number: 0080-0008-008-00; (Continued from July 14 and September 8, 2004).
6. **EMILY MAY FRANKLIN/JOHN CORLEY, VARIANCE, V-11860 –**
Application to retain an existing 50 square foot bathroom where 20 square feet is maximum floor area allowed in a detached accessory structure (pool cabana), in an R-1-B-E-SU-RV (Single Family Residence, 10,000 square foot Minimum Building Site Area, Secondary Unit, Recreational Vehicle) District located at 4824 Beacon Hill Drive, west side, approximately 283 feet east of the intersection with Crow Canyon Road, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 084B-0441-018-00. (Continued from July 28, August 11 and September 8, 2004).

7. **FRANK A. JESUS, VARIANCE, V-11875** – Application to allow the construction of an attached addition to a single family residence providing an 18-foot front yard where 20-feet is required in the R-1-CSU-RV (Single-Family Residence, Secondary Unit, Recreational Vehicle) District, located at 19229 Lake Chabot Road, west side, approximately 150 feet south of Christensen Lane, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number 084B-0515-003-02.
- F. Approval of Minutes – September 22, 2004.
- G. Staff Comments & Correspondence
- H. Board Announcements, Comments & Reports
- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, OCTOBER 27, 2004**