

*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, October 25, 2006**

### **Regular Meeting**

**Time:** 1:30 p.m.

**Place:** Alameda County Building, 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. **VERBINA and JAGMOHAN SETHI, VARIANCE, V-11970** – Application to subdivide a parcel so as to provide a one foot side yard where five feet is required in an R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 3213 Keith Avenue, south side, approximately 524 feet west of Lake Chabot Road, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084B-0510-011-01. (Continued from July 12 and September 27, 2006; to be continued without discussion to February 14, 2007).
  - 2. **ACKLAND INTERNATIONAL, VARIANCE, V-12003 and TENTATIVE PARCEL MAP, PM-8981** – Application to subdivide one site into three lots with a 12 foot driveway where 20 feet is required in an R-S-D-35 (Suburban Residence, 3,500 square foot Minimum Building Site Area) 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. (To be continued without discussion to December 13, 2006).
  - 3. **ALEXANDRU TET, VARIANCE, V-12016** – Application to allow conversion of an accessory structure into a secondary unit with A) a one foot rear yard setback where 20 feet is required; B) a two foot, eight inch side yard where six feet is required; and C) eight feet between structures where 10 feet is required in an R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 18787 Carlton Avenue, southwest side, approximately 255 feet southeast of Sydney Way, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084B-0420-004-03. (Continued from September 13, 2006; to be continued without discussion to December 13, 2006).

E. Regular Calendar

1. **SEVENTH STEP FOUNDATION, INCORPORATED, CONDITIONAL USE PERMIT, C-8515** – Application to allow continued operation of a 24 bed Residential Care Facility and expansion from 24 beds to 34 beds, in the “R-S-SU” (Suburban Residence, Secondary Unit) District, located at 475 Medford Avenue, south side, approximately 100 feet east of the intersection with Haviland Avenue, unincorporated Cherryland area, Assessor’s Parcel Numbers: 429-0019-002-00 and 429-0019-026-02.
  
2. **RICKY MALVEAUX, VARIANCE, V-12021** – Application to allow a 17 foot rear yard setback where 20 feet is required in an R-S-D-25 (Suburban Residence, 2,500 square feet per Dwelling Unit) District, located at 20633 Garden Avenue, west side, approximately 300 feet south east of Bartlett Avenue, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 432-0008-026-01.
  
3. **JOE TEIXEIRA, VARIANCE, V-12023 and PARCEL MAP, PM-9237** – Application to subdivide one parcel into three lots and a variance to allow a four foot setback from a private street where 10 feet is required, in an R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 19448 Lake Chabot Boulevard, east side, approximately, 250 feet north of Barlow Drive, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084B-0529-038-04.

F. Approval of Minutes – September 27 and October 11, 2006

G. Staff Comments & Correspondence

H. Board Announcements, Comments & Reports

I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING  
WEDNESDAY, NOVEMBER 8, 2006**