

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 26, 2005

Regular Meeting

Time: 1:30 p.m.

Place: Alameda County Public 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. **ADAMS, ADAMS & MORRIS, CONDITIONAL USE PERMIT, C-8411**- Application to allow continued operation of a minor automotive repair shop, in a C-1 (Retail Business) District, located at 186 East Lewelling Boulevard, north side, corner north east of Ashland Avenue, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 0413-0019-004-02. (Continued from September 14, 2005; to be continued without discussion to November 16, 2005).
 - 2. **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 and October 12, 2005; to be continued without discussion to November 16, 2005).
 - 3. **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. (To be continued without discussion to November 16, 2005).
 - 4. **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.
WITHDRAWN.

5. **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.

WITHDRAWN.

E. Regular Calendar

1. **GUL AHMAD, CONDITIONAL USE PERMIT, C- 8306** – Application to continue operation of an auto dismantling and auto sales use in an M-2-B-E (Heavy Industrial with Five Acre Minimum Building Site Area) District, located at 3788 Depot Road, south side, approximately 66 feet south of Cabot Boulevard, unincorporated Eden area of Alameda County bearing Alameda County Assessor’s Parcel Number: 0439-0070-006-00. (Continued from September 9, 2005).
2. **BAY CHRISTIAN CHURCH, CONDITIONAL USE PERMIT, C-8409** – Application to allow continued operation of a church facility on an existing school site 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. **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.

F. Approval of Minutes – October 12, 2005

G. Staff Comments & Correspondence

H. Board Announcements, Comments & Reports

I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, NOVEMBER 9, 2005**