

**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, November 5, 2008**

### **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 6:00 p.m. for the Regular Meeting in the Public Hearing Room, 224 West Winton Avenue, Hayward, California.

1. **CAMBRA / EL SHADDI MINISTRIES, CONDITIONAL USE PERMIT, C-8762** - Application to allow continued operation of a church, in a C-2 (General Commercial) District, located at 565 East Lewelling Boulevard, south west side, corner southwest of Wickman Court, unincorporated San Lorenzo, area of Alameda County, designated Assessor's Parcel Number: 413-0031-053-00. **Staff Planner: Pat Anekayuwat.**
  
2. **T-MOBILE, CONDITIONAL USE PERMIT, C-8774** - Application to allow the continued use of an existing telecommunication facility, in an M-2 (Heavy Industrial) District, located at 16520 Worthley Drive, east side, approximately .38 miles southeast of Grant Avenue, unincorporated San Lorenzo, area of Alameda County, designated Assessor's Parcel Number: 438-0010-004-19. **Staff Planner: Damien Curry.**
  
3. **DARYL DWAYNE MANGRUM – VARIANCE, V-12123** – Application to determine building site status and the reduce front yard setback from 30 feet to 20 feet with the construction of a new single family dwelling in an “A” (Agricultural) District, located at the 4.7 mile marker on Palomares Road, south of Palo Verde Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 085A-4100-009-28. (Continued to November 12, 2008) **Staff Planner: Donna Vingo.**
  
4. **CLIFFORD OLSON, VARIANCE, V-12129** – Application to allow a detached garage (accessory structure) with a building height of 17.25 feet where 15 feet is the maximum allowed, in an R-1-B-40-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle Parking Regulations) District, located at 5212 Wildrose Lane, east side, approximately 313 feet east of Madison Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084C-0895-008-00. **Staff Planner: Damien Curry.**

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. **T-MOBILE / HARD, CONDITIONAL USE PERMIT, C-8734** – Application proposal to replace an existing 25 foot light pole with a new 35 foot pole with lights and four concealed antennas. A new equipment enclosure is also proposed to be located nearby. The subject parcel contains approximately 0.91 acres and is zoned R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, RV Parking) District, located at 18988 Lake Chabot Road, east side, north east of Keith Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084D-1305-012-00. (Continued from July 9 and September 10, 2008; to be continued to January 14, 2009). **Staff Planner: Jeff Bonekemper.**
  
2. **ANIL SINGH / BILL LANE, CONDITIONAL USE PERMIT, C-8737** – Application to allow the expansion of an auto repair facility in the CN District (Commercial Neighborhood) District. Applicant requests an existing two car canopy and a 40 foot container unit be allowed to remain on the subject property, the subject parcel contains approximately 0.24 acres and is located at 19592 Center Street, east side, corner of Edwards Lane and Center Street, unincorporated, Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084C-1062-024-00. (Continued from May 28 and June 25, 2008. (Continued from July 9, September 10 and October 8, 2008; to be continued to December 17, 2008). **Staff Planner: Jeff Bonekemper.**

E. Regular Calendar

1. **JOSE & GUILLERMINA RAMIRO, CONDITIONAL USE PERMIT, C-8747** - Application to allow continued operation of a tavern (Stadium Club), in an ACBD – SP – TC (Ashland and Cherryland Business District Specific Plan-Transit Corridor) District, located at 15698 East 14<sup>th</sup> Street, east side, corner north of Plaza Drive, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 080-0034-007-00. (Continued from September 24, 2008). **Staff Planner: Richard Tarbell.**

F. Approval of Minutes – September 24 and October 8, 2008; The Minutes of October 22, 2008 to be continued to November 12, 2008.

G. Staff Comments & Correspondence

H. Board Announcements, Comments & Reports

I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING  
WEDNESDAY, NOVEMBER 12, 2008**