

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 8, 2006

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. **RAYMOND CHOY, CONDITIONAL USE PERMIT, C-8444-** Application to renew the terms and conditions set forth in Conditional Use Application, C-7599 which authorized the placement of a radio transmission facility (Cellular phone transmission tower) on the site, in a C-N (Neighborhood Business) District, located at 22253 Redwood Road, west side, corner north of Grove Way, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 415-0100-054-00.
2. **SPRINT / NEXTEL COMMUNICATIONS, CONDITIONAL USE PERMIT, C-8488** – Application to allow a telecommunications facility, in an R-1 (Single Family Residence) District, located at 820 Bockman Road, south side, approximately, 50 feet east, of Via Media, unincorporated San Lorenzo, area of Alameda County, designated Assessor's Parcel Number: 412-0082-001-00.
3. **LENORE STORMES, VARIANCE, V-12028** – Application to allow a boundary adjustment between two parcels resulting in a five foot, six inch side yard where seven feet is required, in an R-1-RV (Single Family Residence, Recreational Vehicle) District, located at 18646 Crest Avenue, east side, approximately 80 feet north of Easy Street, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084B-0370-007-22.
4. **CENTURY PATIO VILLAGE, VARIANCE, V-12030** – Application to allow expansion of a nonconforming use (street side yard setback) with construction of two patio covers (one conforming patio cover, and one with a two foot street side yard where 10 feet is required in an, R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 2687 Grove Way, south east corner, northeast of Lantana Court, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 416-0090-045-02.
5. **ROBERT TARRANT, VARIANCE, V-12032** – Application to allow installation of a school identification and information sign 40 feet in area and 11 feet in height where 24 square feet and six feet in height is the maximum allowed in an, R-S-D-20 (Suburban Residence, 2,000 square foot, Minimum Building Site Area) District, located at 15980 Marcella Street, southeast side, approximately, 700 feet, southeast of 159th Avenue, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 080-0051-003-02.
6. **HASIJA and SEAD SISIC, VARIANCE, V-12040** – Application to allow a boundary adjustment between two parcels resulting in a five foot, seven inch, side yard where six feet is required, in an R-1-RV (Single Family Residence, Recreational Vehicle) District, located at 18652 Crest Avenue, east side, approximately, 80 feet north of Easy Street, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084B-0370-007-19.

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 and Zoning Ordinance Abatement Hearings
- C. Open Forum
- D. Consent Calendar

1. **FRANCISCO PENA, CONDITIONAL USE PERMIT, C-8389** – Application to allow the operation of a temporary outdoor business (Catering Truck) in a TC (Transit Corridor) District, located at 16211 East 14th Street, southwest end of 162nd Avenue, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 080C-0479-003-00. (Continued from January 11, March 22, May 24, and September 13, 2006; to be continued without discussion to February 14, 2007).
2. **PHOI PHAN, VARIANCE, V-11951** – Application to allow construction of four dwelling units with: a) A five foot side yard; b) a two foot driveway set back, raised to four feet; c) 1,536 square feet of open space where 2,400 square feet of open space is required; d) no sidewalk; and e) A 13 foot wide driveway where 16 feet is required in an R-S-D-20 (Suburban Residence, 2,000 square feet Minimum Building Site Area per Dwelling Unit) District, located at 230 Laurel Avenue, north side, approximately 400 feet west of Princeton Street, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 429-0091-058-00. (Continued from April 26, June 28, July 26, September 13 and October 11, 2006; to be continued without discussion to December 13, 2006).
3. **ARNOLDO HERNANDEZ / PETTIT, VARIANCE, V-11978 and SITE DEVELOPMENT REVIEW, S-2051**– Application to allow the conversion of an existing attached one car garage to living space and provision of two uncovered spaces in the rear, in an R-1-CSU-RV (Single Family Residential) District, located at 4421 Alma Avenue, south side, approximately, 770 feet west of Brickell Way, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084C-0820-014-00. (Continued from September 27, 2006; to be continued to January 10, 2007).
4. **PATRICK LOVE, VARIANCE, V-11982** – Application to allow a garage conversion with on-site parking in the side yard, in an R-1-SU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at

3773 Cottage Court, north side, approximately, 284 feet west of Parsons Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084D-1329-017-00. (Continued from April 12, May 24, July 12, July 26 and September 27, 2006; to be continued without discussion to January 10, 2007).

5. **RAYMOND WONG / TONY TANG / FONG & FONG, PARCEL MAP, PM – 8605 – and VARIANCE, V-11987** - Application to subdivide one parcel measuring 20,568 square feet (0.47 acres) into two parcels, resulting in median lot widths respectively of 62 feet, six inches and 47 feet, six inches where 80 feet is required in an R-1-B-E-CSU-RV (Single Family Residence, 10,000 square foot Minimum Building Site Area, 80 feet Median Average Width, Secondary Unit with Recreational Vehicle) District, located at 17472 Almond Road, north side, approximately 600 feet southwest of Vineyard Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084D-1250-031-01. (Continued from June 14, July 12, August 9, September 13 and October 11, 2006; to be continued without discussion to November 15, 2006).
6. **ALFREDO GONZALEZ, VARIANCE, V-11989** – Application to allow construction of a seven foot, six inch high fence where four feet, zero inches is the maximum height allowed, in an "A" (Agricultural) District, located at 22469 Eden Canyon Road, north west side, approximately 0.65 miles north east of Hollis Canyon Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 085A-0100-003-00. (Continued from May 24, June 14, July 12, September 13 and October 11, 2006; to be continued without discussion to December 13, 2006).

E. Regular Calendar

1. **SPRINT / NEXTEL COMMUNICATIONS, CONDITIONAL USE PERMIT, C-8488** – Application to allow a telecommunications facility, in an R-1 (Single Family Residence) District, located at 820 Bockman Road, south side, approximately, 50 feet east, of Via Media, unincorporated San Lorenzo, area of Alameda County, designated Assessor's Parcel Number: 412-0082-001-00.
2. **LENORE STORMES, VARIANCE, V-12028** – Application to allow a boundary adjustment between two parcels resulting in a five foot, six inch side yard where seven feet is required, in an R-1-RV (Single Family Residence, Recreational Vehicle) District, located at 18646 Crest Avenue, east side, approximately 80 feet north of Easy Street, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084B-0370-007-22.
3. **CENTURY PATIO VILLAGE, VARIANCE, V-12030** – Application to allow expansion of a nonconforming use (street side yard setback) with construction of two patio covers (one conforming patio cover, and one with a two foot street side yard where 10 feet is required in an, R-1-CSU-RV

(Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 2687 Grove Way, south east corner, northeast of Lantana Court, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 416-0090-045-02.

4. **ROBERT TARRANT, VARIANCE, V-12032** – Application to allow installation of a school identification and information sign 40 feet in area and 11 feet in height where 24 square feet and six feet in height is the maximum allowed in an, R-S-D-20 (Suburban Residence, 2,000 square foot, Minimum Building Site Area) District, located at 15980 Marcella Street, southeast side, approximately, 700 feet, southeast of 159th Avenue, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 080-0051-003-02.
5. **HASIJA and SEAD SISIC, VARIANCE, V-12040** – Application to allow a boundary adjustment between two parcels resulting in a five foot, seven inch, side yard where six feet is required, in an R-1-RV (Single Family Residence, Recreational Vehicle) District, located at 18652 Crest Avenue, east side, approximately, 80 feet north of Easy Street, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084B-0370-007-19.

- F. Approval of Minutes – October 25, 2006.
- G. Staff Comments & Correspondence
- H. Board Announcements, Comments & Reports
- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, NOVEMBER 15, 2006**