

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, November 10, 2004

Field Trip

Time: 1:00 p.m.

Place: County of Alameda, 224 West Winton Avenue, Room 160, 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. **DARRELL DIAZ, CONDITIONAL USE PERMIT, C-8334** – Application to allow continued operation of a contractor’s yard in a M-1-B-40 (Light Industrial, 40,000 square feet Minimum Building Site Area, 150 feet Median Lot Width, 30 feet Front Yard, 20 feet Side Yard) District, located at 23135 Saklan Road, unincorporated Hayward area of Alameda County, bearing Alameda County Assessor’s Parcel Number: 0441-0092-002-00.
2. **DONALD and VERA CLAIR, VARIANCE, V-11872** – Application to allow storage of recreational vehicle in a required side yard where not otherwise permitted, in a P-D (Planned Development) District, located at 4169 High Ridge Place, west side, approximately 187 feet east of Chaparral Lane, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 0085-6301-020-05.
3. **RUBEN PARDES, VARIANCE, V-11874** – Application to allow: 1) expansion of a non-conforming 43 foot Special Building Line where 50 feet is required; 2) retention of an addition with a four foot rear yard where 20 feet is required; 3) retention of a converted garage, providing no on-site parking where one space is required; and 4) a four foot – five inch high fence where two feet and four feet are the maximum allowed, in a R-2-B-E (Two Family Residence, Site and Yards as specified) District, located at 1512 – 168th Avenue, southwest side corner of Carriage Lane, unincorporated Alameda County, bearing Alameda County Assessor’s Parcel Number: 080A-0102-020-12.
4. **MIRAIM VILLEGAS, VARIANCE, V- 11880** – Application to construct a new single family dwelling so as to maintain zero feet between the new driveway and an existing dwelling wall where 10 feet is required, in a R-S-D-35 (Suburban Residence with 3,500 square feet Minimum Building Site Area per Dwelling Unit) District, located at 181 Grove Way, north side, approximately 540 feet east of Meekland Avenue unincorporated, Hayward area of Alameda County, bearing Alameda County Assessor’s Parcel Number: 0429-0046-021-00.
5. **RYAN GREVES, VARIANCE, V-11882**- Application to construct a detached garage located in the front half of the lot and within the Future Width Line adopted by Ordinance where not otherwise permitted and three feet from the property line where six feet is required, in a R-1-L-BE (Suburban Family Residence, Limited Agriculture, 5 Acre Minimum Building Site Area) District, located at 6270 Crow Canyon Road, west side, approximately .71 miles north of Cold Water Drive, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 0085-1600-003-03.
6. **DAVID and SHERYL GUILLORY / ORLANDAO BIBBINS, VARIANCE, V- 11884** – Application to allow construction of a two-story attached addition providing: 1) a five foot side yard where eight feet is

required; 2) a 12 foot rear yard where 20 feet is required; and 3) a 27 and one half foot average building height where 25 feet is the maximum allowed, in a R-1-RV (Single Family Residence, Recreational Vehicle) District, located at 2205 Manchester Road, southwest side, approximately 50 feet from the end of Arlington Drive, unincorporated San Leandro area, of Alameda County, bearing Alameda County Assessor's Parcel Number: 080A-0161-013-00.

7. **TONIA P. and DAVID SCHULBERG, VARIANCE, V-11885**- Application to retain an existing seven foot high fence where six feet is the maximum, in a R-1 (Single Family Residence) District, located at 16174 Via Arroyo, northeast side, approximately 185 feet southwest of Via Linares, unincorporated San Lorenzo area of Alameda County, bearing Alameda County Assessor's Parcel Number: 0413-0086-101-00.
8. **BRAD KIEFUS, VARIANCE, V-11886** – Application to retain an existing five foot – six inch fence where two feet and four feet are the maximum, in a R-1 (Single Family Residence) District, located at 2873 Hidden Lane, south side corner, east of Hidden Court, unincorporated Hayward area of Alameda County, bearing Alameda County Assessor's Parcel Number: 0426-0030-036-00.
9. **TIMOTHY SNOWDEN, VARIANCE, V-11887** – Application to affect a boundary line adjustment between two legal non-conforming parcels each containing 2 and 3 dwellings respectively, where only one dwelling is permitted, in a R-1-B-E (Single Family Residential, 10,000 square foot Minimum Building Site Area) District, located at 24740 Fairview Avenue, north side, approximately 780 feet west of Old Fairview Avenue, unincorporated Hayward area of Alameda County, bearing Assessor's Parcel Number: 417-0270-002-00.
10. **BARBARA J. BUTI, VARIANCE, V-11888** – Application to: 1) convert an existing structure into a secondary dwelling unit providing six feet from the main dwelling where 10 feet is required; 2) a zero foot rear yard where nine feet is the maximum; and 3) 960 square feet of floor area where 640 square feet is the maximum, in a R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 4291 Seven Hills Road, south side corner, of California Street unincorporated Castro Valley area of Alameda County, bearing Alameda County Assessor's Parcel Number: 084D-1351-025-01.
11. **EDITH D' ONOFRIO, VARIANCE, V-11889** – Application to retain a six foot high fence where four feet is the maximum height allowed, in a R-1-RV (Single Family Residence, Recreational Vehicle) District, located at 2212 – 174th Avenue, north side corner of President Avenue, unincorporated San Leandro area of Alameda County, bearing Alameda County Assessor's Parcel Number: 080A-0227-018-00.

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. **BOB MASON, CONDITIONAL USE PERMIT, C-7756** - Application to modify Conditional Use Permit, C-7447 to allow: 1) storage for 20 vehicles; 2) increase from 125 to 145 horses; and 3) to add a feed store at an existing breeding, boarding and training facility for 125 horses, in an "A" (Agricultural) District, located at 24550 Palomares Road, east side, approximately ¼ mile south of Palo Verde Road, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 085A-2700-001-07. (Continued from December 11, 2002; February 26, March 26, April 23, May 28, June 25; July 23, September 10 and October 8, November 5, 2003; January 14, August 11 and July 14 2004; this item to be continued to December 8, 2004).
2. **BEHZAD BARFEELI, CONDITIONAL USE PERMIT, C-7992** – Application to allow operation of an auto sales and minor service facility in the ACBDSP (Ashland Cherryland Business District Specific Plan) District, located at 21265 and 21273 Mission Blvd, southwest side, approximately 150 feet northwest of Blossom Way, unincorporated Cherryland area of Alameda County, bearing Assessor's Parcel Number: 414-0076-028-00 (Continued from May 22, 2002; January 22, March 26, and November 5, 2003; April 14, and September 8, 2004).
3. **MARTHA B. HERRARA, CONDITIONAL USE PERMIT, C-8283** – Application to allow continued operation of a mobile drive-in business (catering truck) in a M-1(Light Industrial) District, located at 22221 Hathaway Avenue, south side, approximately 300 feet west of A Street, unincorporated Hayward area of Alameda County, bearing Assessor's Parcel Number: 0429-0077-018-04. (Continued from April 14, July 14, and September 8, 2004; to be continued without discussion to January 12, 2005).

F. Regular Calendar

1. **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, September 8 and October 13, 2004).
2. **DARRELL DIAZ, CONDITIONAL USE PERMIT, C-8334 -**
Application to allow continued operation of a contractor's yard in a M-1-B-40 (Light Industrial, 40,000 square feet Minimum Building Site Area, 150 feet Median Lot Width, 30 feet Front Yard, 20 feet Side Yard) District, located at 23135 Saklan Road unincorporated, Hayward area of Alameda County, bearing Alameda County Assessor's Parcel Number: 0441-0092-002-00.
3. **BERNARDO BUTTLER, VARIANCE, V-11698 -** Application to allow construction of an attached addition thereby reducing the required front yard from 20 feet to 17 feet – eight inches and retaining a garage conversion providing zero parking spaces where two spaces are required, in a R-1 (Single Family Residence) District, located at 18184 Rainier Avenue, east side, approximately 200 feet southeast of the intersection with Whitney Court, unincorporated Cherryland area of Alameda County, bearing Assessor's Parcel Number: 0413-0055-015-00. (Continued from November 20, 2002; February 26, April 23, May 27, August 27, 2003, January 14 , April 14, July 14 and September 8, 2004).
4. **TIMOTHY SNOWDEN, VARIANCE, V-11830 -** Application to allow a five feet and seven feet side yards where 15 feet is required and front yard setbacks of 24 feet, 20 feet-5 inches and 13 feet where 30 feet is required, in a R-1-B-E (Single Family Residential, 10,000 square foot Minimum Building Site Area) District, located at 24740 and 24754 Fairview Avenue, north side, approximately 780 feet west of Old Fairview Avenue, unincorporated Hayward area of Alameda County, bearing Assessor's Parcel Number: 417-0227-001-00.
5. **TIMOTHY SNOWDEN, VARIANCE, V-11887 -** Application to affect a boundary line adjustment between two legal non-conforming parcels each containing 2 and 3 dwellings respectively, where only one dwelling is permitted, in a R-1-B-E (Single Family Residential, 10,000 square foot Minimum Building Site Area) District, located at 24740 Fairview Avenue, north side, approximately 780 feet west of Old Fairview Avenue, unincorporated Hayward area of Alameda County, bearing Assessor's Parcel Number: 417-0270-002-00.

6. **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, October 13 and October 27, 2004).
7. **DONALD AND VERA CLAIR, VARIANCE, V-11872** – Application to allow storage of recreational vehicle in a required side yard where not otherwise permitted, in a P-D (Planned Development) District, located at 4169 High Ridge Place, west side, approximately 187 feet east of Chaparral Lane, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 0085-6301-020-05.
8. **RUBEN PARDES, VARIANCE, V-11874** – Application to allow: 1) expansion of a non-conforming 43 foot Special Building Line where 50 feet is required; 2) retention of an addition with a four foot rear yard where 20 feet is required; 3) retention of a converted garage, providing no on-site parking where one space is required; and 4) a four foot – five inch high fence where two feet and four feet are the maximum allowed, in a R-2-B-E (Two Family Residence, Site and Yards as specified) District, located at 1512 – 168th Avenue, southwest side corner of Carriage Lane unincorporated Alameda County, bearing Alameda County Assessor's Parcel Number: 080A-0102-020-12.
9. **MIRAIM VILLEGAS, VARIANCE, V- 11880** – Application to construct a new single family dwelling so as to maintain zero feet between the new driveway and an existing dwelling wall where 10 feet is required, in a R-S-D-35 (Suburban Residence with 3,500 square feet Minimum Building Site Area per Dwelling Unit) District, located at 181 Grove Way, north side, approximately 540 feet east of Meekland Avenue unincorporated, Hayward area of Alameda County, bearing Alameda County Assessor's Parcel Number: 0429-0046-021-00.
10. **RYAN GREVES, VARIANCE, V-11882**- Application to construct a detached garage located in the front half of the lot and within the Future Width Line adopted by Ordinance where not otherwise permitted and three feet from the property line where six feet is required, in a R-1-L-BE (Suburban Family Residence, Limited Agriculture, 5 Acre Minimum Building Site Area) District, located at 6270 Crow Canyon Road, west side, approximately 0.71 miles north of Cold Water Drive, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 0085-1600-003-03.

11. **DAVID and SHERYL GUILLORY / ORLANDAO BIBBINS, VARIANCE, V- 11884** – Application to allow construction of a two-story attached addition providing; 1) a five foot side yard where eight feet is required; 2) a 12 foot rear yard where 20 feet is required; and 3) a 27 and one half foot average building height where 25 feet is the maximum allowed, in a R-1-RV (Single Family Residence, Recreational Vehicle) District, located at 2205 Manchester Road, southwest side, approximately 50 feet from the end of Arlington Drive unincorporated San Leandro area, of Alameda County, bearing Alameda County Assessor's Parcel Number: 080A-0161-013-00.
12. **TONIA P. and DAVID SCHULBERG, VARIANCE, V-11885-** Application to retain an existing seven foot high fence where six feet is the maximum, in a R-1 (Single Family Residence) District, located at 16174 Via Arroyo, northeast side, approximately 185 feet southwest of Via Linares unincorporated, San Lorenzo area of Alameda County, bearing Alameda County Assessor's Parcel Number: 0413-0086-101-00.
13. **BRAD KIEFUS, VARIANCE, V-11886** – Application to retain an existing five foot – six inch fence where two feet and four feet are the maximum, in a R-1 (Single Family Residence) District, located at 2873 Hidden Lane, south side corner, east of Hidden Court unincorporated, Hayward area of Alameda County, bearing Alameda County Assessor's Parcel Number: 0426-0030-036-00.
14. **BARBARA J. BUTI, VARIANCE, V-11888** – Application to: 1) convert an existing structure into a secondary dwelling unit providing six feet from the main dwelling where 10 feet is required; 2) a zero foot rear yard where nine feet is the maximum; and 3) 960 square feet of floor area where 640 square feet is the maximum, in a R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 4291 Seven Hills Road, south side corner, of California Street unincorporated, Castro Valley area of Alameda County, bearing Alameda County Assessor's Parcel Number: 084D-1351-025-01.
15. **EDITH D' ONOFRIO, VARIANCE, V-11889** – Application to retain a six foot high fence where four feet is the maximum height allowed, in a R-1-RV (Single Family Residence, Recreational Vehicle) District, located at 2212 – 174th Avenue, north side corner of President Avenue, unincorporated San Leandro area of Alameda County, bearing Alameda County Assessor's Parcel Number: 080A-0227-018-00.

- G. Approval of Minutes – October 13 and 27, 2004
- H. Staff Comments & Correspondence
- I. Board Announcements, Comments & Reports
- J. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, NOVEMBER 17, 2004**