

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, November 17, 2004**

**Regular Meeting**

Time: 1:30 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. **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 per Dwelling Unit) District, located at 16024 and 16030 Marcella Street, southeast side, approximately 858 feet southeast of 159<sup>th</sup> Avenue, unincorporated San Leandro area of Alameda County, bearing Assessor’s Parcel Number: 0080-0051-048-03; (Continued from September 22, October 13 and November 10, 2004; to be continued without discussion to December 8, 2004).
  - 2. **FRANK AND LUPE MARABILLA, VARIANCE, V-11876** – Application to allow construction of an addition to a single family dwelling so as to retain an 18 inch side yard where five feet is required in a R-2 (Two Family Residence) District, located at 937 Blossom Way, southeast side, approximately 100 feet southwest of Montgomery Avenue, unincorporated Hayward area of Alameda County, designated Assessor’s Parcel Number: 0414-0076-078-00; (To be continued without discussion to December 8, 2004).
  - 3. **DAVID W. MARTIN, VARIANCE, V-11877** – Application to allow: 1) a building site 2,088 square feet where 8,750 square feet is required; 2) an 18 foot front yard setback where 20 feet is required; 3) a four foot side yard setback where five feet is required; and 4) an eight foot rear yard setback where 20 feet is required, to facilitate relocation of a single family dwelling in a R-2-B-E (Two Family Residence, 8,750 square feet Minimum Building Site) District, located at 1615 – 167<sup>th</sup> Avenue, approximately 66 feet northwest of Los Banos Street, unincorporated San Leandro area of Alameda County, designated Assessor’s Parcel Number: 0080-0080-014-00.
  - 4. **MIGUEL PEREZ, VARIANCE, V-11879** – Application to approve: 1) a building site parcel reduced in width from 50 feet to 38 feet; 2) a nine foot – ten inch driveway where 20 feet is required; 3) one foot between driveway and dwelling

wall where 10 feet is required; 4) a two foot side yard setback where 10 feet is required; and 5) coverage of more than 30% of the rear yard in a R-S-SU (Suburban Residence with Secondary Unit) District, located at 628 and 630 Medford Avenue, north side, approximately 81 feet west of Camden Avenue, unincorporated Hayward area of Alameda County, designated Assessor's Parcel Number: 0414-0036-068-00; (To be continued without discussion to December 8, 2004).

5. **CHRIS MEAD, VARIANCE, V-11891** - Application to convert a portion of an existing dwelling to habitable living area, thereby, providing a three story dwelling where two stories are the maximum allowed in a R-1-B-E (Single Family Residence with 10,000 square feet Minimum Building Site Area, 85 feet Minimum Lot Width, 30 feet Front Yard and 10 feet Side Yard) District, located at 2872 Hidden Lane, north side, approximately 368 feet west of Hansen Road, unincorporated Hayward area of Alameda County designated Assessor's Parcel Number: 0426-0030-017-00; (To be continued without discussion to December 8, 2004).

#### E. Regular Calendar

1. **NICK HAYMAN, MONROE MOTORS, CONDITIONAL USE PERMIT, C-8342** – Application to allow the operation of motorcycle sales in a TC [Transit Corridor (Within the Ashland Cherryland Business Specific Plan)] District, located at 15296 East 14<sup>th</sup> Street, northeast side, corner of East 14<sup>th</sup> Street, unincorporated San Leandro area of Alameda County, designated Assessor's Parcel Number: 0080-0028-033-00.
2. **CHONG KO, VARIANCE, V-11863** – Application to retain conversion of two one-car garages thereby providing two parking spaces located partially in a street side yard where otherwise not permitted in an R-S-D-15, (Suburban Residence, 1,500 square feet Minimum Building Site Area) District, located at 1725 and 1727 – 164<sup>th</sup> Avenue, northwest corner of Liberty Street, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 080-0069-015-02; (Continued from October 13, 2004).
3. **DAVID AND SHERYL GUILLORY, 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 foot – six inch 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, designated Assessor's Parcel Number: 080A-0161-013-00; (Continued from November 10, 2004).

4. **JACKSON AND GAIL L. CONLEY, VARIANCE, V-11890** – Application to construct a detached garage 20 feet in height where 15 feet is the maximum in R-1-L-B-E (Single Family Residence with Limited Agricultural Uses, 5 acre Minimum Building Site Area, 300 feet Minimum Lot Width, 30 feet Front Yard Setback, 20 feet Side Yard Setback) District, located at 24987 Fairview Avenue, south side, approximately 0.33 miles southwest of Hansen Road, unincorporated Hayward area of Alameda County, designated Assessor's Parcel Number: 0425-0030-002-01.

- F. Approval of Minutes – November 10, 2004
- G. Staff Comments & Correspondence
- H. Board Announcements, Comments & Reports
- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT  
HEARING  
WEDNESDAY, DECEMBER 8, 2004**