

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 9, 2005

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. **BURTON BUSK, CONDITIONAL USE PERMIT, C-8445** – Application to allow the continued use of a mobile home park in an R-S-D-3, Suburban Residence (3,000 square feet per Unit Density) District, located at 17754 Meekland Avenue, north east side, approximately 550 feet south east of Hampton Road, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 413-0047-027-03.
2. **CHRISANN NICHOLSON / KIDS CARE, CONDITIONAL USE PERMIT, C-8453** – Application to allow the continued operation of a child care facility for 49 children in an R-1-B-E-CSU-RV (Single Family Residence, 10,000 square feet Minimum Building Site Area, Secondary Unit, Recreational Vehicle) District, located at 19600 Cull Canyon Road, east side approximately 600 feet north of Crow Canyon Road, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 0085-1520-002-11.
3. **JOSE J. RAMON, VARIANCE, V-11902 and SITE DEVELOPMENT REVIEW, S-1965** – Application to retain an existing dwelling and construct a new triplex attached to the existing dwelling, so as to maintain a four foot side yard where 10 feet is required, in a R-S-D-20 (Suburban Residence with 2,000 square feet Minimum Building Site Area per Dwelling Unit), located at 247 Sunset Boulevard, southeast side, approximately 325 feet southwest of Princeton Street, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 0429-0091-010-00. (Continued from February 9, March 9 and April 13, May 11, June 8, August 10, September 14, September 28 and October 26, 2005).
4. **MIKE LUCIANI, VARIANCE, V-11965** – Application to allow construction of an attached two-story addition resulting in a 29 foot average building height where 25 feet is the maximum allowed, and continuation of an existing three foot, six inch street side yard where a 10 foot yard is required in an R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 18540 Madison Avenue, east side corner, north of Seaview Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number:084C-0885-002-01.
5. **LUIS BARBOSA, VARIANCE, V-11971** – Application to permit the construction of an attached addition to the existing dwelling, so as to maintain a one foot, three inch side yard where five feet is required, in an R-S-SU (residential Suburban, Secondary Unit) District, located at 1343 Ash Street, east side, approximately, 100 feet west of Locust Street, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Numbers: 414-0086-024-01 and 414-0086-045-01.

6. **JOSE MANUEL VALDES, VARIANCE, V-11972** – Application to allow construction of two dwelling units resulting in: 1) a five foot side yard setback where 10 feet is required; and 2) a one foot setback from the access driveway where 10 feet is required, in a R-S-D-3 (Suburban Residence, 3,000 square feet Minimum Building Site Area per Dwelling Unit) District, located at 21709 Meekland Avenue, south west side, corner south east of Willow Avenue, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 429-0064-001-00.

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. **TAM, TAM, YU AND KUAN, VARIANCE, V-11952 and PARCEL MAP, PM-8738** – Application to allow a 18 feet wide driveway where 20 feet is the minimum and a six feet side yard setback where 10 feet is the minimum with subdivision of the site into three lots, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 18332 Carlton Avenue, east side, approximately 200 feet north of Dominic Drive, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084B-0472-039-00. (Continued from September 28 and October 12, 2005; to be continued without discussion to December 7, 2005).
 2. **JOSE J. RAMON, VARIANCE, V-11902 and SITE DEVELOPMENT REVIEW, S-1965** – Application to retain an existing dwelling and construct a new triplex attached to the existing dwelling, so as to maintain a four foot side yard where 10 feet is required, in a R-S-D-20 (Suburban Residence with 2,000 square feet Minimum Building Site Area per Dwelling Unit), located at 247 Sunset Boulevard, southeast side, approximately 325 feet southwest of Princeton Street, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 0429-0091-010-00. (Continued from February 9, March 9 and April 13, May 11, June 8, August 10, September 14, September 28 and

October 26, 2005; to be continued without discussion to November 16, 2005).

E. Regular Calendar

1. **OKORO/SHIPMAN, CONDITIONAL USE PERMIT, C-8435** – Application to allow continued operation of an auto sales lot in a C-1 (Retail Business) District, located at 20979 Foothill Boulevard, southwest side, approximately 300 feet northwest of Ash Street, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 0414-0051-035-00. (Continued from October 19, 2005).
2. **LEE SCOTT, VARIANCE, V-11946** – Application to allow expansion of a nonconforming use (reduced parking spaces) by construction of an attached addition and a detached accessory structure, and to allow parking in the front yard setback where otherwise not allowed in an R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 21522 Lake Chabot Road, east side, approximately 25 feet south of Meg Court, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 415-0060-083-00. (Continued from August 24, September 14 and October 12, 2005).
3. **ZHITONG ZHANG, VARIANCE, 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. (Continued from October 26, 2005).
4. **LUIS BARBOSA, VARIANCE, V-11971** – Application to permit the construction of an attached addition to the existing dwelling, so as to maintain a one foot, three inch side yard where five feet is required, in an R-S-SU (residential Suburban, Secondary Unit) District, located at 1343 Ash Street, east side, approximately, 100 feet west of Locust Street, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Numbers: 414-0086-024-01 and 414-0086-045-01.
5. **JOSE MANUEL VALDES, VARIANCE, V-11972** – Application to allow construction of two dwelling units resulting in: 1) a five foot side yard setback where 10 feet is required; and 2) a one foot setback from the access driveway where 10 feet is required, in a R-S-D-3 (Suburban Residence, 3,000 square feet Minimum Building Site Area per Dwelling Unit) District, located at 21709 Meekland Avenue, south west side, corner south east of Willow Avenue, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 429-0064-001-00.

- F. Approval of Minutes – September 14, October 19 and October 26, 2005
- G. Staff Comments & Correspondence
- H. Board Announcements, Comments & Reports
- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, NOVEMBER 16, 2005**