

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, December 7, 2005

Field Trip

Time: 10:00 a.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 1:30 p.m. for the Regular Meeting at the Alameda County Building, Public Hearing Room, 224 West Winton Avenue, Hayward, California.

1. **ESTATE OF JACK HOLLAND SENIOR, CONDITIONAL USE PERMIT, C-8452** – Application to allow an auto sales lot, in an ABCD Specific Plan – TC (Ashland and Cherryland Business District Specific Plan – Transit Corridor) District, located at 16285 East 14th Street, northeast side, approximately 110 feet northwest of 163rd Avenue, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 080C-0479-006-03.

2. **QUINTANA-CASTANEDA, CONDITIONAL USE PERMIT, C-8454** – Application to allow an alcohol outlet (off-sale beer and wine in a grocery store) in a C-1 (Retail Business) District, located at 18400 Hesperian Boulevard, east side, north of Bockman Road, unincorporated San Lorenzo area of Alameda County, designated Assessor’s Parcel Numbers: 412-0071-024-04 and 412-0071-023-02.

3. **RICHARD CHEUNG, CONDITIONAL USE PERMIT, C-8457** – Application to allow continued operation of a church in an R-1 (Single Family Residence) District, located at 19741 Hathaway Avenue, southwest side, approximately 900 feet southeast of Hacienda Avenue, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 429-0001-131-00.

4. **THOMAS VAN VOORHIS, VARIANCE, V-11963** – Application to approve as two building sites, lots that are reduced in area from 100 acres to five acres and 73.23 acres; and one parcel without frontage on an approved county road in an “A” (Agricultural) District, located at 22000 Eden Canyon Road, southeast side, approximately one mile northeast of Hollis Road, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 085A-2201-012-00.

5. **OPHELIA HOLLY, VARIANCE, V-11974** – Application to expand a non-conforming structure and a four foot – six inch rear yard where twenty feet is required with a 240 square foot conforming addition in an R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 2719 Barlow Drive, south east side, corner of Carlton Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084B-0520-034-00.

6. **MINXI LIU, VARIANCE, V-11975 & SITE DEVELOPMENT REVIEW, S-2027** – Application to retain an existing dwelling, construct a two-unit addition to an existing duplex and construct a new single family dwelling with:
 - 1) a nine foot – eight inch setback from the driveway where 10 feet is required; and
 - 2) a twelve foot – nine inch separation between main structures where 20 is required, and without a pedestrian walkway

in an R-S-D-20 (Suburban Residence, 2,000 Minimum Building Site Area per Dwelling Unit) District, located at 261 Laurel Avenue, southeast side, approximately 250 feet southwest of Princeton Street, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 431-0016-014-00.

Regular Meeting

Time: 1:30 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. **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, and five foot setbacks between a driveway and dwelling wall 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 239 and 247 Sunset Boulevard, southeast side, approximately 325 feet southwest of Princeton Street, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Numbers: 0429-0091-010-00 and 0429-0091-009-010. (Continued from February 9, March 9 and April 13, May 11, June 8, August 10, September 14, September 28, October 26 and November 9, 2005; to be continued without discussion to December 14, 2005).
 - 2. **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, October 12 and

November 9, 2005; to be continued without discussion to January 25, 2006).

E. Regular Calendar

1. **ESTATE OF JACK HOLLAND SENIOR, CONDITIONAL USE PERMIT, C-8452** – Application to allow an auto sales lot, in an ABCD Specific Plan – TC (Ashland and Cherryland Business District Specific Plan – Transit Corridor) District, located at 16285 East 14th Street, northeast side, approximately 110 feet northwest of 163rd Avenue, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 080C-0479-006-03.
2. **QUINTANA-CASTANEDA, CONDITIONAL USE PERMIT, C-8454** – Application to allow an alcohol outlet (off-sale beer and wine in a grocery store) in a C-1 (Retail Business) District, located at 18400 Hesperian Boulevard, east side, north of Bockman Road, unincorporated San Lorenzo area of Alameda County, designated Assessor’s Parcel Numbers: 412-0071-024-04 and 412-0071-023-02.
3. **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. (Continued from November 9, 2005).

F. Approval of Minutes – September 14, November 9 and 16, 2005.

G. Staff Comments & Correspondence

H. Board Announcements, Comments & Reports

I. Policy Discussion

J. Approval of 2006, Board of Zoning Adjustments Meeting Calendar

K. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, DECEMBER 14, 2005**