

*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 8, 2004**

**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 Public Works Building, Auditorium, 399 Elmhurst Street, Hayward, California.

1. **VANG and YANG MOUA, VARIANCE, V-11893** – Application to: 1) retain a detached garage located 14 feet – seven inches from the street side yard where 16 feet – eight inches is required; 2) retain three feet between the garage and main dwelling where three feet – six inches is required; and 3) to allow construction of an addition with a 14 foot – seven inches front yard setback where 20 feet is required in an R-1 (Single Family Residence) District, located at 15639 Vasser Avenue, west side corner of Pamona Street, unincorporated San Lorenzo area of Alameda County, designated Assessor’s Parcel Number: 080D-0573-028-00.

## 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, July 14 and November 10, 2004; to be continued without discussion to January 26, 2005).
2. **GUADALUPE LOZA/FRED FULCHER, CONDITIONAL USE PERMIT, C-8271**– Application to allow continued operation of a drive-in business (catering truck), in a PD-ZU-1487 (Planned Development, 1487<sup>th</sup> Zoning Unit) District, located at 691 West A Street, north side, corner, northwest of Royal Avenue, unincorporated Hayward area of Alameda County, bearing Assessor’s Parcel 0432-0016-035-00. (Continued from February 11, April 14, April 28, May 26, July 14, September 8 and October 13, 2004; to be continued without discussion to March 23, 2005).

3. **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 an 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. (Continued from November 17, 2004). **WITHDRAWN.**
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. (Continued from November 17, 2004; to be continued without discussion to January 12, 2005).

F. Regular Calendar

1. **COMUNIDAD CRISTIANA CRISTO, CONDITIONAL USE PERMIT, C-8270** – Application to allow continued operation of a church facility in an R-S-D-35 (Suburban Residence, 3,500 square feet Minimum Building Site Area per Dwelling Unit) District, located at 21573 Haviland Avenue, west side, approximately 161 feet south of Grove Way, unincorporated Cherryland area of Alameda County, Assessor's Parcel Numbers: 0429-0028-081-00, 0429-0028-082-00, 0429-0028-083-00 and 0429-0028-84-00; (Continued from February 11, May 12, June 23, August 25, October 13 and October 27, 2004).
2. **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).
3. **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).

4. **VANG and YANG MOUA, VARIANCE, V- 11893** – Application to: 1) retain a detached garage located 14 feet – seven inches from the street side yard where 16 feet – eight inches is required; 2) retain three feet between the garage and main dwelling where three feet – six inches is required; and 3) to allow construction of an addition with a 14 foot – seven inches front yard setback where 20 feet is required in a R-1 (Single Family Residence) District, located at 15639 Vasser Avenue, west side corner of Pamona Street, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 080D-0573-028-00.

G. Approval of Minutes – November 10 and November 17, 2004

H. Staff Comments & Correspondence

I. Board Announcements, Comments & Reports

J. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING  
WEDNESDAY, JANUARY 12, 2005**