

*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.*

*At the discretion of the Chair of the Board, on the night of the meeting, any item may be taken out of order.*

*At the discretion of the Chair of the Board, new items not heard by 9:00 p.m. may be continued.*

## **Revised Agenda**

# **West County Board of Zoning Adjustments**

## **Wednesday, December 13, 2006**

### **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. **4000 AUTO WRECKERS, CONDITIONAL USE PERMIT, C-8419** – Application to allow continued operation of an auto dismantling yard, in an M-2-B-E (Heavy Industrial, 5 acre Minimum Building Site Area) District, located at 3810 Depot Road, south side, approximately 0.75 miles west of Clawiter Road, unincorporated Eden area of Alameda County, designated Assessor's Parcel Number: 0439-0070-008-06. (Continued from April 12, May 10, August 9 and August 27 and October 11, 2006; to be continued to February 28, 2007).
  - 2. **JOHN SULLIVAN, CONDITIONAL USE PERMIT, C-8495** – Application to allow continued use of one site for: a) an outdoor storage yard; b) occupancy of a contractor's unit; and c) contractor's storage yard, in an M-2 (Heavy Industrial) District, located at 16520 Worthley Drive, southwest side, approximately 1,650 feet southeast of Grant Avenue, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 438-0010-004-14. (Continued from August 9, August 23 and October 11, 2006; to be continued to January 24, 2007).
  - 3. **PHOI PHAN, VARIANCE, V-11951** – Application to allow construction of four dwelling units with: a) A five foot side yard; b) a two foot driveway set back, raised to four feet; c) 1,536 square feet of open space where 2,400 square feet of open space is required; d) no sidewalk; and e) A 13 foot wide driveway where 16 feet is required in an R-S-D-20 (Suburban Residence, 2,000 square feet Minimum Building Site Area per Dwelling Unit) District, located at 230 Laurel Avenue, north side, approximately 400 feet west of Princeton Street, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 429-0091-058-00. (Continued from April 26, June 28, July 26, September 13 and October 11, 2006; to be continued to January 24, 2007).
  - 4. **ACKLAND INTERNATIONAL, VARIANCE, V-12003 and TENTATIVE PARCEL MAP, PM-8981** – Application to subdivide one site into three lots with a 12 foot driveway where 20 feet is required in an R-S-D-35 (Suburban Residence, 3,500 square foot Minimum Building Site Area) District, located at 134 Grove Way, northwest side, approximately 150 feet southeast of Meekland Avenue, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 429-0032-030-00. (Continued from October 25, 2006; to be continued to February 28, 2007).

5. **ALEXANDRU TET, VARIANCE, V-12016** – Application to allow conversion of an accessory structure into a secondary unit with A) a one foot rear yard setback where 20 feet is required; B) a two foot, eight inch side yard where six feet is required; and C) eight feet between structures where 10 feet is required in an R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 18787 Carlton Avenue, southwest side, approximately 255 feet southeast of Sydney Way, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084B-0420-004-03. (Continued from September 13 and October 25, 2006; to be continued to March 14, 2007).
6. **JOE TEIXEIRA, VARIANCE, V-12023 and PARCEL MAP, PM-9237** – Application to subdivide one parcel into three lots and a variance to allow a four foot setback from a private street where 10 feet is required, in an R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 19448 Lake Chabot Boulevard, east side, approximately, 250 feet north of Barlow Drive, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084B-0529-038-04. (Continued from October 25 and November 15, 2006; to be continued to January 10, 2007).

#### E. Regular Calendar

1. **RAYMOND WONG / RAJESHWAR SINGH – CONDITIONAL USE PERMIT, C-8492 and VARIANCE, V-11997** – Application to construct two new secondary dwelling units and retain the existing dwelling as the third unit providing a 12 foot wide driveway where 20 feet is required: a 16 foot rear yard where 20 feet are required; and 7,440 square feet of lot area where 7,500 square feet is required for a third unit in an R-2-B-E (Two Family Residence with a Minimum Building Site Area of 8,750 square feet) District, located at 16790 Los Banos Street in the unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 080-0083-007-01. (Continued from July 12, 26, August 23, September 27, October 11, 2006 and November 15, 2006).
2. **DAVIS HUNG PHAN, CONDITIONAL USE PERMIT, C-8510** – Application to allow a massage therapy business, in an ACBD - FA (Ashland Cherryland Business District Specific Plan) Freeway Access District, located at 11, Lewelling Boulevard, north side, approximately, 300 feet east of Via Granada, unincorporated San Lorenzo area, of Alameda County, designated Assessor's Parcel Number: 413-0015-038-00.
3. **ALFREDO GONZALEZ, VARIANCE, V-11989** – Application to allow construction of a seven foot, six inch high fence where four feet, zero inches is the maximum height allowed, in an "A" (Agricultural) District, located at 22469 Eden Canyon Road, north west side, approximately 0.65 miles north east of Hollis Canyon Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 085A-

0100-003-00. (Continued from May 24, June 14, July 12, September 13, October 11 and November 8, 2006).

4. **ZORAN MILENKOVIC, VARIANCE, V-12038** – Application to allow a five foot side yard where seven feet is required with the construction of an attached garage; and construction of an accessory structure covering 58% of the required rear yard where 30% is allowed in an R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 3575 Christensen Lane, south side, approximately 800 east of Lake Chabot Road, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084B-0529-002-00.
  
5. **LUIS BARBOSA, VARIANCE, V-12041** – Application to allow construction of a new single family dwelling 27 feet, five inches in height where 25 feet is the maximum, in a P-D (ZU-1451- Planned Development, 1451<sup>st</sup>, Zoning Unit) District, located at 2867 Eugene Terrace, south side, approximately, 270 feet west of Dominic Court, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084B-0405-036-00.

- F. Approval of Minutes – November 15, 2006.
  
- G. Staff Comments & Correspondence
  
- H. Board Announcements, Comments & Reports
  
- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING  
WEDNESDAY, JANUARY 10, 2007**