

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 14, 2005

Regular Meeting

Time: 6:00 p.m.

Place: Alameda County Public 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. **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, 1487th 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, October 13, 2004, March 23, June 22 and October 12, 2005; to be continued without discussion to March 22, 2006).
- E. Regular Calendar
 - 1. **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.
 - 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, 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, November 9 and December 7, 2005).
 - 3. **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.

4. **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.

5. **MINXI LIU, VARIANCE, V-11975 & SITE DEVELOPMENT REVIEW, S-2027** – Application to retain an existing single family dwelling, construct a two-unit addition to an existing duplex and construct a new single family dwelling with a nine foot setback from the driveway where 10 feet is required 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.

- F. Staff Comments & Correspondence

- H. Board Announcements, Comments & Reports

- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, JANUARY 11, 2006**