

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.

At the discretion of the Chair of the Board, any item that may last over 30 minutes may be continued to a special meeting.

Agenda

West County Board of Zoning Adjustments

Wednesday, December 17, 2008

Regular Meeting

Time: 1:30 p.m.

Place: 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, PLN- C-8271**– Application to allow continued operation of a mobile outdoor 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 Number: 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, October 12, December 14, 2005, March 22, May 24, September 13 and November 15, 2006, March 28, July 11, August 8 and September 12, 2007; January 9, April 23, August 28, September 24, October 8 and December 10, 2008; to be continued to January 14, 2009). **Staff Planner: Christine Greene.**
 2. **ROBERT NAVARRO, CONDITIONAL USE PERMIT, C-8727, PLN- C-8227** – Application to allow sales and installation of car audio, stereo systems and window tinting in a P-D (Planned Development) ZU-1487 (1487th Zoning Unit) District, located at 691 West A Street, north side, corner north west of Royal Avenue, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 432-0016-035-00. (Continued from August 27, October 8, 2008; to be continued to January 14, 2009). **Staff Planner: Christine Greene.**
 3. **ANIL SINGH / BILL LANE, CONDITIONAL USE PERMIT, C-8737** – Application to allow the expansion of an auto repair facility in the CN District (Commercial Neighborhood) District. Applicant requests an existing two car canopy and a 40 foot container unit be allowed to remain on the subject property, the subject parcel contains approximately 0.24 acres and is located at 19592 Center Street, east side, corner of Edwards Lane and Center Street, unincorporated, Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084C-1062-024-00. (Continued from May 28 and June 25, 2008. (Continued from July 9, September 10, October 8, and December 10 2008; to be continued to January 14, 2009). **Staff Planner: Jeff Bonekemper.**
 4. **DARYL DWAYNE MANGRUM – VARIANCE, V-12123, PLN- S-2173** - Application to determine building site status and the reduce front yard setback from 30 feet to 20 feet with the construction of a new single family dwelling in an “A” (Agricultural) District, located at the 4.7 mile

marker on Palomares Road, south of Palo Verde Road, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 085A-4100-009-28. (Continued from October 22, November 12 and December 10, 2008; to be continued to January 14, 2009). **Staff Planner: Sonia Uruza.**

E. Regular Calendar

1. **RICHARD GOLD, CONDITIONAL USE PERMIT, C-8640** – Application to allow continued operation of a “B” Type Service Station, in an ACBD – BDI (Ashland and Cherryland Business District Specific Plan-Business Industrial) District, located at 594 East Lewelling Boulevard, north side, terminus, north of Boston Road, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 413-0027-058-02. (Continued from September 26, October 24, November 14 and December 5, 2007; January 9, February 27, April 23, July 9, August 27, October 8, October 22 and November 12, 2008). **Staff Planner: Pat Anekayuwat.**

2. **T MOBILE, CONDITIONAL USE PERMIT, C-8774, PLN – 2008 - 00040** – Application to allow continued use of an existing telecom facility in an M-2 (Heavy Industrial) District, located at 16520 Worthley Drive, east side, approximately 0.38 miles south east of Grant Avenue, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 438-0010-004-19. **Staff Planner: Damien Curry.**

F. Approval of Minutes – October 8 and 22, November 5 & 12, 2008.

G. Staff Comments & Correspondence

H. Board Announcements, Comments & Reports

I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, JANUARY 14, 2009**