

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.

Agenda

West County Board of Zoning Adjustments

Wednesday, December 6, 2006

Field Trip

Time: 10:30 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. **ALFRED CARBONETTI, CONDITIONAL USE PERMIT, C-8527** – Application to allow a massage therapy business, in a CVCBD-Sub-7 (Castro Valley Central Business District Specific Plan) Sub Area 7 District, located a 20200 Redwood Road, Suite #10, west side, approximately, 110 feet south of Modesto Street, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084C-0770-001-00.
2. **JOSEPH MCGRATH, VARIANCE, V-12027** – Application to allow construction of a detached accessory structure (garage and shop) located in the portion of a lot, less than 75 feet from the front property line, in an R-1-L-B-E (Single Family Residence, Limited Agricultural, 5 Acre Minimum Building Site Area) District, located at 31089 Palomares Road, southwest side, approximately, 2.8 miles southeast of Palo Verde Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 085A-3600-003-14.
3. **GARY POPE, VARIANCE, V-12035** – Application to allow expansion of a non conforming lot (reduced side and front yard setbacks) with the construction of a single family dwelling with: 1) a zero foot setback from the driveway where 10 feet is required; 2) a six foot side yard where 10 feet is required; and 3) no pedestrian walkway where one is required, in an R-S-DV (Suburban Residence, Density Variable) District, located at 594 West Sunset Boulevard, south side, approximately, 500 feet east of Royal Avenue, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel: 432-0016-009-00.
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, 1451st, 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.

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 RAMIRO, CONDITIONAL USE PERMIT, C-8489** – Application to allow the continued operation of a tavern “The Stadium Club” in an ACBD (Ashland Cherryland Business District Specific Plan) – Transit Corridor District, located at 15698 East 14th Street, east side, corner north of Plaza Drive, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 080-0034-007-00. (Continued from October 11 and November 15, 2006; to be continued to January 10, 2007).
- E. Regular Calendar
 - 1. **ALFRED CARBONETTI, CONDITIONAL USE PERMIT, C-8527** – Application to allow a massage therapy business, in a CVCBD-Sub-7 (Castro Valley Central Business District Specific Plan) Sub Area 7 District, located a 20200 Redwood Road, Suite #10, west side, approximately, 110 feet south of Modesto Street, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084C-0770-001-00.
 - 2. **JOSEPH MCGRATH, VARIANCE, V-12027** – Application to allow construction of a detached accessory structure (garage and shop) located in the portion of a lot, less than 75 feet from the front property line, in an R-1-L-B-E (Single Family Residence, Limited Agricultural, 5 Acre Minimum Building Site Area) District, located at 31089 Palomares Road, southwest side, approximately, 2.8 miles southeast of Palo Verde Road, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 085A-3600-003-14.

3. **GARY POPE, VARIANCE, V-12035** – Application to allow expansion of a non conforming lot (reduced side and front yard setbacks) with the construction of a single family dwelling with: 1) a zero foot setback from the driveway where 10 feet is required; 2) a six foot side yard where 10 feet is required; and 3) no pedestrian walkway where one is required, in an R-S-DV (Suburban Residence, Density Variable) District, located at 594 West Sunset Boulevard, south side, approximately, 500 feet east of Royal Avenue, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel: 432-0016-009-00.

- F. Approval of Minutes – November 8 and November 15, 2006

- G. Staff Comments & Correspondence

- H. Board Announcements, Comments & Reports

- I. Approval of 2007 Board of Zoning Adjustments, Meeting Calendar

- J. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, DECEMBER 13, 2006**