

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.

Revised Agenda
West County Board of Zoning Adjustments
Wednesday, February 28, 2007

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. **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, October 11 and December 13, 2006 and January 24, 2007; to be continued to March 14, 2007).
 - 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. (Continued from December 13, 2006 and January 24, 2007). **THIS APPLICATION HAS BEEN WITHDRAWN.**
 - 3. **JOSE OLIVAREY, CONDITIONAL USE PERMIT, C-8559** – Application to allow the continued operation of an indoor recreation facility in an ACBD-FA (Ashland Cherryland Business Districts Specific Plan) Freeway Access District, located at 20613 Mission Boulevard, southwest side, approximately 100 feet, northwest of Medford Avenue, unincorporated Cherryland Area of Alameda County, designated Assessor’s Parcel Number: 414-0041-037-00. (To be continued to March 28, 2007).
 - 4. **MICHAEL GAHAGAN, VARIANCE, V-12037** – Application to allow a secondary unit of 720 square feet in area where 640 square feet is the maximum allowed in an, R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 4157 Krolop Road, south side, approximately, 450 feet west of Vineyard Avenue, unincorporated, Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084D-1140-017-12. (Continued from January 10 and January 24, 2007; to be continued to March 14, 2007).

E. Regular Calendar

1. **VINCENT ROOFING COMPANY, CONDITIONAL USE PERMIT, C-8545** – Application to allow the continued operation of a contractor’s storage yard, in an M-1 (Light Industrial) District, located at 2181 Dunn Road, north side, approximately, 350 feet west of Clawiter Road, unincorporated Eden Area of Alameda County, designated Assessor’s Parcel Number: 439-0016-016-02. (Continued from January 24 and February 7, 2007).
2. **KAREN CARTER, CONDITIONAL USE PERMIT, C-8551** – Application to allow the continued operation of a 15 bed residential care facility, in an R-S-SU (Suburban Residence, Secondary Unit) District, located at 237 Cherry Way, south side, approximately, 500 feet east of Meekland Avenue, unincorporated Cherryland Area of Alameda County, designated Assessor’s Parcel Number: 429-0010-047-00.
3. **PETER MITCHELL, CONDITIONAL USE PERMIT, C-8553** – Application to allow the continued operation of an outdoor storage facility, in an M-1-B-40 (Light Industrial, 40,000 square feet Minimum Building Site Area) District, located at 24018 Clawiter Road, east side, approximately, 250 feet north of West Street, unincorporated Eden Area of Alameda County, designated Assessor’s Parcel Number: 441-0090-014-00.
4. **HORIZON SERVICES, CONDITIONAL USE PERMIT, C-8557** – Application to allow continued operation of a residential care facility and use of an existing office trailer in a PD (Planned Development) District, located at 2595 Depot Road, north side, northwest corner of Monte Vista, Unincorporated Eden Area of Alameda County, Assessor’s Parcel Number: 441-0068-040-04.
5. **SACRED ORDER of CHERABRIM & SERAPHIM, CONDITIONAL USE PERMIT, C-8568** – Application to allow the operation of a church, in a C-1 (Retail Business) District, located at 676 Bockman Road, Unit E & F, south side, approximately, 50 feet east of Via Arriba, unincorporated San Lorenzo area of Alameda County, designated Assessor’s Parcel Number: 412-0085-006-03.
6. **ZORAN MILENKOVIC, VARIANCE, V-12038** – Application to allow the construction of an accessory structure covering 48% 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.
7. **THOMAS RANFTL, VARIANCE, V-12054** – Application to allow a 12 foot front yard where 20 feet is required with an attached addition, in an

R-1-RV (Single Family Residence, Recreational Vehicle Parking) District, located at 16566 Toledo Way, east side, approximately 270 feet north of 166th Avenue, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 080A-0197-005-00.

- F. Approval of Minutes – February 7, 2007.
- G. Staff Comments & Correspondence
- H. Board Announcements, Comments & Reports
- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, MARCH 14, 2007**