

*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 8, 2006**

### **Field Trip**

Time: 1:00 p.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 6:00 p.m. for the Regular Meeting at the Alameda County Building, Public Hearing Room, 224 West Winton Avenue, Hayward, California.

1. **SUSAN REGAL, CONDITIONAL USE PERMIT, C-8448** – Application to allow continued operation of a community care facility for up to 25 elderly adults, in an R-S-SU (Suburban Residence, Secondary Unit) District, located at 629 Hampton Road, south side, approximately 400 feet northeast of Western Boulevard, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 414-0036-006-00.
2. **KERRIE RICE, CONDITIONAL USE PERMIT, C-8464** – Application to allow continued operation of a pre-school and after school care facility for a maximum of 125 children, in an R-1 (Single Family Residence) District, located at 22052 Woodroe Avenue, east side, approximately 850 feet north of Sparks Avenue, unincorporated Fairview area of Alameda County, designated Assessor's Parcel Number: 417-0110-063-00.
3. **T MOBILE USA, CONDITIONAL USE PERMIT, C-8474** – Application to allow continued operation of a wireless telecommunications facility (cell-site) in an ACBD Specific Plan – TC (Ashland Cherryland Business District Specific Plan) Transit Corridor District, located at 15770 East 14<sup>th</sup> Street, north side, approximately 170 feet west of 158<sup>th</sup> Avenue, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 080-0035-104-00.
4. **CHERYL RAPP, CONDITIONAL USE PERMIT, C-8477** – Application to allow continued operation of a 62 bed residential care facility, in an R-S-D-35 (Suburban Residence, 3,500 square feet, Minimum Building Site Area per Dwelling Unit) District, located at 718 Bartlett Avenue, south side, approximately 550 feet east of Hesperian Boulevard, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 432-0004-035-02.
5. **OMNIPOINT DBA/T MOBILE, CONDITIONAL USE PERMIT, C-8478** - Application to allow a cellular telecommunications facility, in an R-1-RV (Single Family Residence, Recreational Vehicle) District, located at 2301 Miramar Avenue, north side, approximately zero feet west of Crest Avenue, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 080A-0191-034-00.
6. **OMNIPOINT DBA/T MOBILE, CONDITIONAL USE PERMIT, C-8479** – Application to allow a telecommunications facility, in an R-1 (Single Family Residence) District, located at 800 – 820 Bockman Road, south side, approximately, 50 feet east of Via Media, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 412-0082-001-00.
7. **JERRY REILLY/WEST WINTON AVE. LLC, VARIANCE, V-11980** - Application to allow one site with less than 5,000 square feet as a building site, in an R-1 (Single Family Residence) District, located at

14643 Saturn Drive, west side, approximately 600 feet south of Joan Drive, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 079-0006-033-02.

8. **LILLIAN AMMERMAN, VARIANCE, V-11981**- Application to allow a three foot, six inch side yard setback where 20 feet is required with the construction of a covered patio, in an R-1-L-B-E (Single Family Residence, Limited Agricultural Uses, 5 Acre Minimum Building Site Area) District, located at 4151 Amyx Court, south side, approximately 900 feet, west of Fairview Avenue, unincorporated Fairview area of Alameda County, designated Assessor's Parcel Number: 425-0280-003-00.
  
9. **MALIA LE, VARIANCE, V-11984** – Application to allow a five foot side yard setback where 15 feet is required with the construction of an addition, in an R-1-B-E (Single Family Residence, 10,000 Minimum Building Site Area) Fairview Specific Plan, located at 24780 Fairview Avenue, north side, approximately 1,200 feet left of Old Fairview Avenue, unincorporated Fairview area of Alameda County, designated Assessor's Parcel Number: 417-0270-005-00.

### **Closed Session**

Time: 5:00 p.m.

Place: 224 West Winton Avenue, Room 111  
Hayward, California

### CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION

- Significant exposure to litigation pursuant to Subdivision (b) of Government Code § 54956.9: (One Cases).

### **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

There are no items currently scheduled for the Consent Calendar.

- E. Regular Calendar

1. **KERRIE RICE, CONDITIONAL USE PERMIT, C-8464** – Application to allow continued operation of a pre-school and after school care facility for a maximum of 125 children, in an R-1 (Single Family Residence) District, located at 22052 Woodroe Avenue, east side, approximately 850 feet north of Sparks Avenue, unincorporated Fairview area of Alameda County, designated Assessor's Parcel Number: 417-0110-063-00.
2. **OMNIPOINT DBA/T MOBILE, CONDITIONAL USE PERMIT, C-8479** – Application to allow a telecommunications facility, in an R-1 (Single Family Residence) District, located at 800 – 820 Bockman Road, south side, approximately, 50 feet east of Via Media, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 412-0082-001-00.
3. **TAM, TAM, YU AND KUAN, VARIANCE, V-11952 and PARCEL MAP, PM-8738** – Application to allow a 18 feet wide driveway where 20 feet is the minimum and a six feet side yard setback where 10 feet is the minimum with subdivision of the site into three lots, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 18332 Carlton Avenue, east side, approximately 200 feet north of Dominic Drive, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084B-0472-039-00. (Continued from September 28, October 12 and November 9 and December 7, 2005 and January 25, 2006).
4. **LILLIAN AMMERMAN, VARIANCE, V-11981**- Application to allow a three foot, six inch side yard setback where 20 feet is required with the construction of a covered patio, in an R-1-L-B-E (Single Family Residence, Limited Agricultural Uses, 5 Acre Minimum Building Site Area) District, located at 4151 Amyx Court, south side, approximately 900 feet, west of Fairview Avenue, unincorporated Fairview area of Alameda County, designated Assessor's Parcel Number: 425-0280-003-00.
5. **MALIA LE, VARIANCE, V-11984** – Application to allow a five foot side yard setback where 15 feet is required with the construction of an addition, in an R-1-B-E (Single Family Residence, 10,000 Minimum Building Site Area) Fairview Specific Plan, located at 24780 Fairview Avenue, north side, approximately 1,200 feet left of Old Fairview Avenue,

unincorporated Fairview area of Alameda County, designated Assessor's  
Parcel Number: 417-0270-005-00.

- F. Approval of Minutes – January 11<sup>th</sup> and 25<sup>th</sup>, 2006
- G. Staff Comments & Correspondence
- H. Board Announcements, Comments & Reports
- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING  
WEDNESDAY, FEBRUARY 22, 2006**