

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, March 22, 2006

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. **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, October 12 and December 14, 2005; to be continued without discussion to May 24, 2006).
 - 2. **FRANCISCO PENA, CONDITIONAL USE PERMIT, C-8389** – Application to allow the operation of a temporary outdoor business (Catering Truck) in a TC (Transit Corridor) District, located at 16211 East 14th Street, southwest end of 162nd Avenue, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 080C-0479-003-00. (Continued from January 11, 2006; to be continued without discussion to May 24, 2006).
 - 3. **JERRY REILLY/WEST WINTON AVE. LLC, VARIANCE, V-11980** - Application to allow 1) one site with 3,948 square feet as a building site which is less than the minimum 5,000 square feet required; and 2) allow an addition above the garage with a zero foot front yard setback where 20 feet is required, 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 Numbers: 079-0006-033-02 and 079-0006-032-02. (Continued from February 22, 2006; to be continued without discussion to April 12, 2006).

E. Regular Calendar

1. **SON X. HOANG, CONDITIONAL USE PERMIT, C-8469** – Application to allow operation of an alcohol outlet (Tony and Ted’s Liquor) in conjunction with a convenience store, in a CVCBDSP-SUB3 (Castro Valley Central Business District Specific Plan – Consumer/Medical Oriented Retail/Service/High Density Residential) District, located at 2688 Castro Valley Boulevard, north side, corner of Park Way, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Numbers: 084A-0181-057-03 and 084A-0181-058-03. (Continued from January 25 and March 8, 2006).

2. **KIPTIATU ISCANDARI, VARIANCE, V-11983** – Application to allow construction of three single family dwellings with an addition to an existing single family dwelling, with: A) a 14 foot wide driveway where 20 feet is required; and B) a zero foot setback from the access driveway where 20 feet is required, in an R-S-D-3 (Suburban Residence, 3,000 square feet Minimum per Dwelling Unit) District, located at 19635 Meekland Avenue, southwest side, approximately 125 feet south of Cherry Way, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 429-0005-021-00.

F. Approval of Minutes – February 8, February 22 and March 8, 2006.

G. Staff Comments & Correspondence

H. Board Announcements, Comments & Reports

I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, APRIL 12, 2006**