

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.

This Meeting has been cancelled

Agenda
West County Board of Zoning Adjustments
Wednesday, June 22, 2005

Regular Meeting

Time: 1:30 p.m.

Place: Alameda County Public Building, Public Hearing Room,
224 West Winton Avenue,
Hayward, California

- A. Call to Order/Roll Call
- B. Neighborhood Preservation Ordinance Abatement Hearing
- 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 and March 23, 2005; to be continued without discussion to September 28, 2005).
 - 2. **CARLOS RUANO, CONDITIONAL USE PERMIT, C-8401** – Application to remodel an existing dwelling by construction of an attached addition in a C-1 (Retail Business) District, located at 16990 Westerman Court, southwest side, approximately 75 feet northwest of East Lewelling Boulevard, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 0414-0001-002-02. (Continued from May 11 and May 25, 2005; to be continued without discussion to July 13, 2005).
 - 3. **MYRNA HOAG, VARIANCE, V-11908** - Application to retain an expansion of a non-conforming use (tow yard in a residential area) and retention of an eight foot chain link fence in a R-S-D-15 (Suburban Residence with 1,500 square feet Minimum Building Site Area per Dwelling Unit) District, located at 16037 to 16097 Mateo Street, southwest side, approximately 311 feet northwest of 162nd Avenue, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Numbers: 0080-0057-030-00, 0080-0057-036-00 and 0080-0057-037-02. (Continued from May 11, 2005; to be continued without discussion to July 13, 2005).
- E. Regular Calendar
 - 1. **DANIEL and CONSTANCE DAVIS, CONDITIONAL USE PERMIT, C-8406** – Application to continue operation of a before and after school day care center, in an R-S-CSU-RV (Suburban Family Residence with Conditional Secondary Unit and Recreational Vehicle) District, located at 4779 Heyer Avenue, south side, approximately 482 feet west of Center Street, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084C-0700-001-02.

2. **MARCO A. NAVA, VARIANCE, V-11843** – Application to: 1) allow the conversion of the garage from non-habitable space into habitable space; and 2) a five foot side yard setback where nine feet is required on a 0.27 acre site, in an R-1 (Single Family Residence) District, located at 21150 Hathaway Avenue, east side, approximately 155 feet north of Mero Street, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 0429-0041-101-00.

3. **MATIAN BOT, VARIANCE, V-11927 and SITE DEVELOPMENT REVIEW, S-1984** – Application to allow construction of a new dwelling so as to provide an eight foot setback between access driveway and building wall and to maintain a four foot six inch side yard setback where 10 feet is the minimum required in a R-S-SU (Suburban Residence, Secondary Unit) District located at 147 Medford Avenue, south side, approximately 337 feet east of the intersection with Meekland Avenue, in the unincorporated Cherryland area of Alameda County, bearing Assessor’s Parcel Number: 429-0010-014-02. (Continued from May 25, 2005).

- F. Approval of Minutes – May 25 and June 8, 2005

- G. Staff Comments & Correspondence

- H. Board Announcements, Comments & Reports

- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, JULY 13, 2005**