

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.

Agenda

West County Board of Zoning Adjustments

Wednesday, July 12, 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. **CHINESE FOR CHRIST CURCH / HAYWARD, CONDITIONAL USE PERMIT, C-8504** – Application to allow expansion of an existing church with the addition of a 20 foot x 60 foot modular building, in a C-1 (Retail Business) District and an R-S-D-20 (Suburban Residence, 2,000 square foot Minimum Building Site Area) District, located at 22416 Meekland Avenue, east side, approximately 50 feet south of Smalley Avenue, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Numbers: 431-0016-050-00, 431-0016-052-00, 431-0016-051-00 and 431-0016-053-00.

2. **JOSEPH WILLIAMS, CONDITIONAL USE PERMIT, C-8494** – Application to allow an “A” type Service Station (smog test only) , in an M-1 (Light Industrial) District, located at 335 West A Street, north side, approximately 500 feet east of Hathaway Avenue, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 429-0077-019-02.

3. **ERIC & VERONICA YOOS, VARIANCE, V-12007** – Application to allow an addition attached to an existing garage creating a three foot, six inch wide side yard where five feet is required, in an R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 4112 Omega Avenue, north side, approximately 120 feet east of Forest Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084C-0707-010-05.

4. **LEE MASON, VARIANCE, V-12008** – Application to retain an existing secondary unit with a: 1) a side yard setback of five feet where seven feet is required; 2) a five foot rear yard where 20 feet is required; and 3) two independent accessible parking spaces where three are required, in an R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 2546 Lessley Avenue, north side, at the northwest corner of Idena Avenue, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 416-0020-064-00.

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
 - 1. **VERBINA & JAGMOHAN SETHI, VARIANCE, V-11970** – Application to subdivide a parcel so as to provide a one foot side yard where five feet is required in an R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 3213 Keith Avenue, south side, approximately 524 feet west of Lake Chabot Road, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084B-0510-011-01. (To be continued without discussion to September 27, 2006).
 - 2. **PATRICK LOVE, VARIANCE, V-11982** – Application to allow a garage conversion with on-site parking in the side yard, in an R-1-SU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 3773 Cottage Court, north side, approximately, 284 feet west of Parsons Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084D-1329-017-00. (Continued from April 12 and May 24, 2006; to be continued without discussion to July 26, 2006).
 - 3. **RAYMOND WONG / TONY TANG / FONG & FONG, PARCEL MAP, PM – 8605 – and VARIANCE, V-11987** - Application to subdivide one parcel measuring 20,568 square feet (0.47 acres) into two parcels, resulting in median lot widths respectively of 62 feet, six inches and 47 feet, six inches where 80 feet is required in an R-1-B-E-CSU-RV (Single Family Residence, 10,000 square foot Minimum Building Site Area, 80 feet Median Average Width, Secondary Unit with Recreational Vehicle) District, located at 17472 Almond Road, north side, approximately 600 feet southwest of Vineyard Road, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084D-1250-031-01. (Continued from June 14, 2006; to be continued without discussion to August 9, 2006).
 - 4. **FOREST CIRCLE / LLC, VARIANCE, V-11993** – Application to allow construction of a new detached secondary unit two stories, 26 feet in height where one story and 15 feet in height are the maximum; and providing a three foot, six inch side and rear yard where six feet and 20 feet are required; and three parking spaces where four are required, in an R-S-D-20 (Suburban Residence, 2,000 square feet per Dwelling Unit) District, located at 20554 Forest Avenue, east side, approximately 350 feet north of Vincent Court, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084C-0713-012-01.

(Continued from May 10 and June 14, 2006; to be continued without discussion to July 26, 2006).

5. **RAYMOND WONG / RAJESHWAR SINGH – V-11997** – Application to construct two new secondary dwelling units and retain the existing dwelling as the third unit providing a 12 foot wide driveway where 15 feet are required; a 16 foot rear yard where 20 feet are required; and 7,440 square feet of lot area where 7,500 square feet is required for a third unit in an R-2-B-E (Two Family Residence with a Minimum Building Site Area of 8,750 square feet) District, located at 16790 Los Banos Street in the unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 080-0083-007-01. (To be continued without discussion to July 26, 2006).

E. Regular Calendar

1. **CHINESE FOR CHRIST CURCH / HAYWARD, CONDITIONAL USE PERMIT, C-8504** – Application to allow expansion of an existing church with the addition of a 20 foot x 60 foot modular building, in a C-1 (Retail Business) District and an R-S-D-20 (Suburban Residence, 2,000 square foot Minimum Building Site Area) District, located at 22416 Meekland Avenue, east side, approximately 50 feet south of Smalley Avenue, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Numbers: 431-0016-050-00, 431-0016-052-00, 431-0016-051-00 and 431-0016-053-00.
2. **JOSEPH WILLIAMS, CONDITIONAL USE PERMIT, C-8494** – Application to allow an "A" type Service Station (smog test only) , in an M-1 (Light Industrial) District, located at 335 West A Street, north side, approximately 500 feet east of Hathaway Avenue, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 429-0077-019-02.
4. **ALFREDO GONZALEZ, VARIANCE, V-11989** – Application to allow construction of a seven foot, six inch high fence where four feet, zero inches is the maximum height allowed, in an "A" (Agricultural) District, located at 22469 Eden Canyon Road, north west side, approximately 0.65 miles north east of Hollis Canyon Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 085A-0100-003-00. (Continued from May 24 and June 14, 2006).
5. **FUENTES - NAJARRO, VARIANCE, V-11992** – Application to retain an existing secondary unit providing a five foot rear yard where 20 feet is required, in an R-S-SU (Suburban Residence, Secondary Unit) District, located at 234 Cherry Way, north side, approximately 550 feet east of Meekland Avenue, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 0429-0010-071-00. (Continued from June 14, 2006).

- 6. **LUIS ROBLES/GURCHARAN DHALIWAL, VARIANCE, V-11995** – Application to allow construction of a second dwelling providing a 10 foot wide driveway where 12 feet is the minimum and a zero foot setback between a driveway and a dwelling, and a dwelling and dwelling wall, in an R-S-D-35 (Suburban Residence, 3,500 square feet Minimum Building Site Area per Dwelling Unit) District, located at 167 Blossom Way, south side, approximately, 300 feet east of Meekland Avenue, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 0429-0032-017-00. (Continued from April 12, May 24 and June 28, 2006).

- 7. **ERIC & VERONICA YOOS, VARIANCE, V-12007** – Application to allow an addition attached to an existing garage creating a three foot, six inch wide side yard where five feet is required, in an R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 4112 Omega Avenue, north side, approximately 120 feet east of Forest Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084C-0707-010-05.

- 8. **LEE MASON, VARIANCE, V-12008** – Application to retain an existing secondary unit with a: 1) a side yard setback of five feet where seven feet is required; 2) a five foot rear yard where 20 feet is required; and 3) two independent accessible parking spaces where three are required, in an R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 2546 Lessley Avenue, north side, at the northwest corner of Idena Avenue, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 416-0020-064-00.

- F. Approval of Minutes – June 28, 2006

- G. Staff Comments & Correspondence

- H. Board Announcements, Comments & Reports

- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, JULY 26, 2006**