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All meetings are electronically recorded.

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

Agenda

West County Board of Zoning Adjustments

Wednesday, February 5, 2003

Field Trip

Time: 1:00 p.m.

Place: County of Alameda, Public Works Building, Auditorium, 399 Elmhurst Street, Hayward, California

Note: The Board will adjourn to the field and will reconvene at 6:00 p.m. for the Regular Meeting in the Public Works Building Auditorium, 399 Elmhurst Street, Hayward, California.

1. **JUVENAL ARTEAGA, CONDITIONAL USE PERMIT, C-8120** – Application to allow operation of a mobile drive-in business (catering truck) in a ‘TA’ (Transit Access) District, located at 16035A East 14th Street, west side, corner southwest of the intersection with Ashland Avenue, unincorporated San Leandro area of Alameda County, bearing Assessor’s Parcel Number: 080C-0476-001-00.
2. **TELECARE CORPORATION/GENE RAPP, CONDITIONAL USE PERMIT, C-8138** – Application to allow operation of a residential care facility (in-patient sub-acute care for clients with developmental disabilities) within an existing congregate care building, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 18949 Redwood Road, west side, approximately 560 feet south of the intersection with Seven Hills Road, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 084D-1358-001-02.
3. **GERARD DEVELOPMENT, VARIANCE, V-11663** – Application to allow construction of a new single family dwelling providing 20 feet front yard where 30 feet is required (Lot 13), in a R-1-B-E (Single Family Residence, 10,000 square feet Minimum Building Site Area) District, located at Twin Creeks Place, east side, approximately 220 feet south of the intersection with Twin Creeks Court, unincorporated Fairview area of Alameda County, bearing Assessor’s Parcel Number: 426-0061-017-00.
4. **GERARD DEVELOPMENT, VARIANCE, V-11665** – Application to allow construction of a new single family dwelling providing 20 feet front yard where 30 feet is required (Lot 11), in a R-1-B-E (Single Family Residence, 10,000 square feet Minimum Building Site Area) District, located at Twin Creeks Place, east side, approximately 110 feet southeast of the intersection with Twin Creeks Court, unincorporated Fairview area of Alameda County, bearing Assessor’s Parcel Number: 426-0061-013-00.
5. **GERARD DEVELOPMENT, VARIANCE, V-11667** – Application to allow construction of a new single family dwelling providing 31 feet six inch front yard where 25 feet is required (Lot 9), in a R-1-B-E (Single Family Residence, 10,000 square feet Minimum Building Site Area) District, located at Twin Creeks Court, east side, approximately 140 feet south of the intersection with Twin Creeks Place, unincorporated Fairview area of Alameda County, bearing Assessor’s Parcel Number: 426-0061-017-00.

6. **BERNARDO BUTTLER, SR, VARIANCE, V-11698** – Application to allow construction of an attached addition thereby reducing the required front yard from 20 feet to 17 feet-8 inches and retaining a garage conversion providing zero parking spaces where two are required, in a R-1 (Single Family Residence) District, located at 18184 Rainier Avenue, east side, approximately 200 feet southeast of Whitney Court, unincorporated Hayward area of Alameda County, bearing Assessor’s Parcel Number: 413-0055-015-00.

7. **AARON SELINGER, VARIANCE, V-11712** – Application to allow a zero feet setback from the access driveway where 10 feet is required in a R-S-SU (Suburban Residence with Secondary Unit) District, located at 19231 Lowell, west side, approximately 230 feet north of Medford Avenue, unincorporated Hayward area of Alameda County, bearing Assessor’s Parcel Number: 0413-0043-020-00.

Neighborhood Preservation Ordinance Abatement Hearing

Time: 5:30 p.m. – 6:00 p.m.

Place: County of Alameda, Public Works Operations Building,
951 Turner Court, Hayward, California

Regular Meeting

Time: 6:00 p.m.

Place: County of Alameda, Public Works Operations Building,
951 Turner Court, Hayward, California

Call to Order/Roll Call

Consent Calendar

1. **DOMINICK and LINDA CUEVAS, CONDITIONAL USE PERMIT, C-7780** – Application to allow operation of a commercial horse boarding facility for up to 20 horses in an “A” (Agricultural, 100 acre Minimum Building Site Area Per Dwelling Unit) District, located at 1151 Calhoun Street, approximately 0.5 miles east of Mission Blvd, unincorporated South Hayward area of Alameda County, bearing Assessor’s Parcel Number: 083-0100-001-03. (Continued from January 23, February 27, May 8, July 24, September 25, October 23, November 20, 2002, January 22, 2003; to be continued without discussion to March 12, 2003).

2. **FRANCES SHERMAN, CONDITIONAL USE PERMIT, C-8017** – Application to allow continued operation of an outdoor storage facility in a M-1 (Light Industrial) District, located at 2227 Dunn Road, north side, approximately 650 feet west of the intersection with Clawiter Road, unincorporated Mt. Eden area of Alameda County, bearing Assessor’s Parcel Number: 439-0016-019-02. (Continued from November 13, 2002, January 8, 2003; to be continued without discussion to March 12, 2003).

3. **JOSE FERNANDEZ, VARIANCE, V-11643** – Application to retain an existing dwelling providing a two foot rear yard (20 feet required), two feet side yard (10 feet required) on a lot containing a 13-foot driveway (20 feet required), zero foot setback from driveway to dwelling (10 feet required) in a R-S-D-20 (Suburban Residence, 2,000 square feet per dwelling unit density) District, located at 254 Poplar Avenue, northwest side, approximately 250 feet southwest of the intersection with Princeton Street, unincorporated Cherryland area of Alameda County, bearing Assessor’s Parcel Number: 429-0091-026-02. (Continued from January 8; to be continued without discussion to April 9, 2003).

4. **L. FU/DAVID LAU, VARIANCE, V-11708** – Application to allow construction of three new dwellings providing: 1) six feet side yard where 15 feet is required; 2) zero foot setback from the driveway to two dwelling unit walls where 10 feet is required; and 3) 12 feet driveway where 20 feet is required, in a R-3 (Three Family Residence) District, located at 2256 Regent Way, southeast side, approximately 420 feet northeast of Cross Road, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 084A-0270-006-00. (Continued from January 8; to be continued without discussion to February 26, 2003).

Regular Calendar

1. **CHEUK FUNG, CONDITIONAL USE PERMIT, C-7920** – Application to allow continued operation of a commercial horse boarding facility for up to 80 horses, occupancy of two temporary caretaker dwellings and one permanent structure for office/caretaker, in an “A” (Agricultural) District, located at 7324 Crown Canyon Road, west side, approximately one mile north of Coldwater Drive, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 085-1700-001-00. (Continued from July 24, September 11, October 23, November 13, 2002 & January 22, 2003).
2. **RON SIMMS, CONDITIONAL USE PERMIT, C-7986** – Application to allow continued operation of a commercial horse boarding facility for up to 80 horses, occupancy of two temporary caretaker dwellings and one permanent structure for office/caretaker, in an “A” (Agricultural) District, located at 7324 Crow Canyon Road, west side, approximately one mile north of Coldwater Drive, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Numbe: 085-1700-001-00. (Continued from July 24, September 11, October 23, November 13, 2002).
3. **TELECARE COPRORATION, CONDITIONAL USE PERMIT, C-8138** – Application to allow operation of a residential care facility (Inpatient long-term care facility) for up to 37 mentally disabled adult clients, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Special Recreational Vehicle Parking Standards) District, located at 18949 Redwood Road, west side, approximately 560 feet south of Seven Hills Road, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 084D-1358-001-02.
4. **NAVICO, INC., VARIANCE, V-11511** – Application to approve as a building site a parcel four acres in size where five acres is required, in a R-1-L-B-E (Single Family Residence, Limited Agricultural Uses, 5 acres MBSA, 300 feet median lot width, 30 feet front yard, 20 feet side yard) District, located at China Court, southwest side, approximately two miles west of Fairview Avenue, unincorporated Fairview area of Alameda County, bearing Assessor's Parcel Number: 0425-0260-001-00. (Continued from October 23, 2002).

5. **NAVICO, INC., VARIANCE, V-11512** - Application to approve as a building site: 1) a parcel four acres in size where five acres is required and 2) without frontage on a county road, in a R-1-L-B-E (Single Family Residence, Limited Agricultural Uses, 5 acres MBSA, 300 feet median lot width, 30 feet front yard, 20 feet side yard) District, located at China Court, southwest side, approximately two miles west of Fairview Avenue, unincorporated Fairview area of Alameda County, bearing Assessor's Parcel Number: 0425-0260-002-00. (Continued from October 23, 2002; to be continued without discussion to February 26, 2003).

6. **NAVICO, INC., VARIANCE, V-11513** - Application to approve as a building site: 1) a parcel four acres in size where five acres is required and 2) without frontage on a county road, in a R-1-L-B-E (Single Family Residence, Limited Agricultural Uses, 5 acres MBSA, 300 feet median lot width, 30 feet front yard, 20 feet side yard) District, located at China Court, southwest side, approximately two miles west of Fairview Avenue, unincorporated Fairview area of Alameda County, bearing Assessor's Parcel Number: 0425-0270-002-00. (Continued from October 23, 2002; to be continued without discussion to February 26, 2003).

7. **TUCKER HOFFMAN, VARIANCE, V-11641** – Application to subdivide one parcel into three lots thereby providing a 3,644 square foot Minimum Building Site Area where 5,000 square feet is required (parcel 2) and 6.5 foot rear yard where 20 feet is required (parcel 1), in a R-S-SU (Suburban Residence, Secondary Unit) District, located at 18347 Standish Avenue, west side, approximately 300 feet north of Alden Road, unincorporated Cherryland area of Alameda County, bearing Assessor's Parcel Number: 413-0047-040-00. (Continued from December 18, 2002 & January 22, 2003).

8. **ALLEN YUAN/GEE TIN LEUNG & SHU TONG YUEN, VARIANCE, V-11693 and SITE DEVELOPMENT REVIEW, S-1850** – Application to allow construction of four dwelling units providing: 1) 17-1/2 feet wide driveway where 20 feet is required; 2) zero foot setback from driveway to dwelling wall where 10 feet is required; and 3) retain a detached garage where otherwise not allowed, in a R-S-D-35 (Suburban Residence, 3,500 square foot Minimum Building Site Area) District, located at 528 Blossom Way, north side, approximately 400 feet east of Haviland Avenue, unincorporated Cherryland area of Alameda County, bearing Assessor's Parcel Number: 429-0019-049. (Continued from January 8, 2003).

- D. Approval of Minutes – January 8 & 22, 2003.
- E. Open Forum
- F. Staff Comments & Correspondence
- G. Board Announcements, Comments & Reports
- H. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, FEBRUARY 26, 2003 – 1:30 P.M.**