

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

Agenda

West County Board of Zoning Adjustments

Wednesday, June 9, 2004

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 Public Works Building, Auditorium,
399 Elmhurst Street, Hayward, California.

1. **GERI LEON, CONDITIONAL USE PERMIT, C-8296-**
Application to allow continued operation of a massage therapy business in a PD/ZU-1408 (Planned Development, 1048th Zoning Unit) District, located at 3045 Grove Way, south side, approximately 250 feet southwest of Center Street, unincorporated, Castro Valley area of Alameda County, bearing Assessor's Parcel Number:417-0010-020-02
2. **STEVEN HATHCOX, CONDITIONAL USE PERMIT, C-8301-**
Application to allow continued operation of a 170 feet radio tower in a R-1-L-B-E (Single Family Residence, Limited Agriculture, 5 Acre Minimum Building Site Area) District, located at 27640 Fairview Avenue, east side, approximately 300 feet south of Oakes Drive, unincorporated Hayward area of Alameda County, Assessor's Parcel Number:085A-6200-015-00.
3. **TIMOTHY SNOWDEN, VARIANCE, V-11830** - Application to allow side yard between four and 11 feet where 15 feet is required and front yards between and 24 feet where 30 feet is required in a R-1-B-E (Single Family Residence w/10,000 square feet of Minimum Building Site Area), located at 24740 and 24754 Fairview Avenue, north side, approximately 780 feet west of Old Fairview Avenue, unincorporated Hayward area of Alameda County, Assessor's Parcel Numbers: 417-0270-001-00 and 417-0270-002-00.
4. **JUAN GUTIERREZ, VARIANCE, V-11840-** Application to allow an accessory structure four inches from the main residence where six feet is required in a R-1 (Single Family Residence) District, located at 16117 Via Milos, west side corner of Via Amigos, unincorporated San Lorenzo area of Alameda County, bearing Assessors Parcel: 411-0048-143-00.
5. **SEWAK AND SARLA SINGH, VARIANCE, V-11847-**
Application to recognize a three foot rear yard where 20 feet is required, a three foot side yard where five feet is required, parking in a front yard where not otherwise allowed, parking three feet from a dwelling wall where four is required, nine feet between building and driveway where 10 feet is required, and eight feet between buildings where 20 feet is required in a R-S-SU (Suburban Residence with Secondary Unit) District, located at 19348 Western Boulevard, north side, approximately 288 feet east of Hampton Road, unincorporated Hayward area of Alameda County, Assessor's Parcel Number: 414-0036-041-00.
6. **MAURI KNAPP, VARIANCE, V-11850-** Application to allow a 12-foot

access driveway where a 20-foot driveway is required, a three foot setback from the driveway where a 10-foot setback is required, and a 15-foot rear yard where a 20-foot rear yard is required in a R-S-D-35 (Suburban Residence with 3,500 square foot Minimum Building Site Area/Dwelling Unit) District, located at 21575 Banyan Street, west side, approximately 419 feet north of Willow Avenue, unincorporated Hayward area of Alameda County, Assessor’s Parcel: 429-0046-057-00.

- 7. **ELIZABETH and ANDREA THEISEN, VARIANCE, V-11859-** Application to allow construction of an attached addition so as to provide a five foot side yard where seven feet is required in a R-1 (Single Family Residence) District, located at 1116 Via Dolorosa, west side, approximately 76 feet north of Via Nube, unincorporated San Lorenzo area of Alameda County, bearing Assessor’s Parcel: 412-0079-141-00.

Regular Meeting

Time: 6:00 p.m.

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

- A. Call to Order/Roll Call
- B. Neighborhood Preservation Ordinance Abatement Hearing
- C. Open Forum
- D. Consent Calendar

There are no items on the Consent Calendar.

- E. Regular Calendar
 - 1. **HAYWARD CHURCH OF GOD, CONDITIONAL USE PERMIT, C-8286 and VARIANCE, V-11841** – Application to continue operation of a church and to maintain a six foot high fence in the front yard that exceeds the four foot maximum permitted, in a R-S-SU (Suburban Residence with Secondary Unit) District, located at 263 Hampton Road, south side, approximately 50 feet south of the end of Boston Road, unincorporated Hayward

area of Alameda County, bearing Assessor's Parcel Number: 0413-0047-033-00. (Continued from May 12, 2004).

2. **JUAN GARCIA, CONDITIONAL USE PERMIT, C-8287 and VARIANCE, V-11856** – Application to allow continued operation of an existing church facility and use of a residential parcel as a parking lot, a 12 foot driveway where 20 feet is required and a zero foot setback between building and driveway where 10 feet is required, in a R-S-D-35 and R-S-D-3, Suburban Residential, 3,500 square foot Minimum Building Site Area and 3,000 square foot Minimum Building Site Area/Per Dwelling Unit) Districts, located at 21625 Western Boulevard, west side, approximately 150 feet northwest of Willow Avenue, unincorporated Cherryland area of Alameda County, bearing Assessor's Parcel Number's: 0429-0050-007-00 and 0429-0050-010-00. (Continued from April 28, 2004).
3. **CHARLES CROWELL, CONDITIONAL USE PERMIT, C-8272** – Application to renew and modify Conditional Use Permit, C-7586, allowing a 100 horse boarding facility and equestrian center with dust palliatives to substitute for sprinklers, and an on-site manure management plan to substitute for off-hauling of manure wastes, in an "A" (Agricultural) District, located at 10970 Crow Canyon Road, north side, approximately 2.8 miles northeast of Norris Canyon Road, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 085-2026-001-00. (Continued from May 26, 2004).
4. **GERI LEON, CONDITIONAL USE PERMIT, C-8296-** Application to allow continued operation of a massage therapy business in a PD/ZU-1408 (Planned Development, 1408th Zoning Unit) District, located at 3045 Grove Way, south side, approximately 250 feet southwest of Center Street, unincorporated, Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 417-0010-020-02.
5. **ROSA WALTZ, VARIANCE, V-11796** – Application to allow construction of a main dwelling unit and retention of a second dwelling unit with reduced yards, setbacks and driveway, and approve a building site with 33 feet of MLW where 50 feet is required, on one site containing approximately 0.19 acres, in an R-S-SU (Suburban Residence with Secondary Unit) District, located at 249 Medford Avenue, south side, approximately 152 feet east of Standish Avenue, unincorporated Cherryland area of Alameda County, bearing County Assessor's parcel designation: 0429-0010-001-00. (Continued from December 3, 2003, February 11 and May 12, 2004).

6. **JUAN GUTIERREZ, VARIANCE, V-11840-** Application to allow an accessory structure four inches from the main residence where six feet is required in a R-1 (Single Family Residence) District, located at 16117 Via Milos, west side corner of Via Amigo, San Lorenzo area of Alameda County, bearing Assessor's Parcel: 411-0048-143-00.
7. **TODD FINLAY, VARIANCE, V-11849** – Application to allow construction of a new single family home 31 feet in height where 25 feet is the maximum, in a R-1-SU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 19223 Carlton Avenue, west side, approximately 380 feet from Massachusetts Street, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 084B-0441-018-00. (Continued from May 26, 2004).
8. **MAURI KNAPP, VARIANCE, V-11850-** Application to allow a 12-foot access driveway where a 20-foot driveway is required, a three foot setback from the driveway where a 10-foot setback is required, and a 15-foot rear yard where a 20-foot rear yard is required in a R-S-D-35 (Suburban Residence with 3,500 square foot, minimum Building Site Area Dwelling Unit) District, located at 21575 Banyan Street, west side, approximately 419 feet north of Willow Avenue, unincorporated Hayward area of Alameda County, Assessor's Parcel: 429-0046-057-00.
9. **STEVEN MATTOS, VARIANCE, V-11851** – Application to allow construction of a 550 square foot residential addition providing a six foot side yard where ten feet is required, in a R-S-D-35 (Suburban Residence, 3,500 square feet Minimum Building Site Area/Dwelling Unit) District, located at 285 Grove Way, south side, approximately 80 feet west of the intersection of Haviland Avenue, unincorporated Hayward area of Alameda County, bearing Assessor's Parcel Number: 0429-0028-055-00. (Continued from May 26, 2004).
10. **CHRISTINE THOMAS, VARIANCE, V-11854** – Application to allow expansion of a nonconforming use (detached garage in the front half of the lot) by the construction of an addition to the rear of the garage, in a R-1-B-E-SU-RV (Single Family Residence, 10,000 square foot Minimum Building Site Area, Secondary Unit, Recreational Vehicle) District, located at 4956 Proctor Road, north side, approximately 343 feet northwest of Redwood Road, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 084D-1275-015-00. (Continued from May 26, 2004).

11. **ELIZABETH and ANDREA THEISEN, VARIANCE, V-11859-**

Application to allow construction of an attached addition so as to provide a five foot side yard where seven feet is required in a R-1 (Single Family Residence) District, located at 1116 Via Dolorosa, west side, approximately 76 feet north of Via Nube, unincorporated San Lorenzo area of Alameda County, bearing Assessor's Parcel: 412-0079-141-00.

- F. Approval of Minutes – May 26, 2004
- G. Staff Comments & Correspondence
- H. Board Announcements, Comments & Reports
- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT
HEARING
WEDNESDAY, JUNE 23, 2004**