

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 23, 2004

Regular Meeting

Time: 1:30 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
 - 1. **COMUNIDAD CRISTIANA CRISTO, CONDITIONAL USE PERMIT, C-8270** – Application to allow continued operation of a church facility, in a R-S-D-35 (Single Family Residence with 3,500 square feet Minimum Building Site Area/Dwelling Unit) District, located at 21753 Haviland Avenue, west side, approximately 161 feet south of Grove Way, unincorporated Hayward area of Alameda County, bearing Assessor’s Parcel Number: 429-0028-081-00. (Continued from February 11 and May 12; to be continued without discussion to August 25, 2004).
- E. Regular Calendar
 - 1. **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 and June 9, 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/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: 429-0050-007-00 and 429-0050-010-00. (Continued from April 28 and June 9, 2004).
 - 3. **VAN EEGHEN, VARIANCE, V-11857** - Application to allow 462 square feet of sign area on a property where 219 square feet is the maximum allowed, and to allow retention of an existing non-conforming freestanding sign, on a 33,977 square foot property within C-1 (Retail Business), C-2 (General Commercial), and R-S-D-35 (Suburban Residence 3,500 square feet of Building Site per Dwelling Unit) Zoning Districts, located at 20286 – 20400 Hesperian Boulevard, northeast side,

150 feet north of "A" Street, unincorporated San Lorenzo, area of Alameda County, designated County Assessor's Parcel Numbers: 432-0020-028-08 and 432-0020-029-05.

- F. Approval of Minutes – May 26 and June 9, 2004
- G. Election of Board Members
- H. Staff Comments & Correspondence
- I. Board Announcements, Comments & Reports
- J. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, JULY 14, 2004**