

*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.*

**Revised Agenda**  
**West County Board of Zoning Adjustments**  
**Wednesday, January 12, 2005**

**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. **SERAFIN S. and LETICIA P. PEREZ, CONDITIONAL USE PERMIT, C-8345** – Application to allow continued operation of a community care facility for 33 elderly residents, in an R-1-SU-RV (Single Family Residence with a Secondary Unit and Recreational Vehicle) District, located at 17926 Apricot Way, east side, approximately 71 feet north of Seaview Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084C-0921-108-02.
2. **CRUZ PAJARITO, CONDITIONAL USE PERMIT, C-8353** – Application to allow the continued use of an alcohol outlet (Tavern) in a TA (Transit Access) District, located at 16020 East 14<sup>th</sup> Street, northeast side, approximately 519 feet northwest of 162<sup>nd</sup> Avenue, unincorporated San Leandro area of Alameda County, bearing Alameda County Assessor's Parcel Number: 0080-0057-032-00.
3. **RATIB NORZEL, CONDITIONAL USE PERMIT, C-8358** – Application to allow a retail store with off-site alcohol sales, in a FA-ACBD (Freeway Access – Ashland and Cherryland Business) Districts, Creekside Shopping Center, located at 20930 Mission Boulevard, northeast side, approximately 160 feet north of Saint James Court, unincorporated Hayward area of Alameda County, bearing Alameda County Assessor's Parcel Number: 0414-0056-020-03.
4. **ROBERT L. LEWIS, VARIANCE, V-11864 & SITE DEVELOPMENT REVIEW, S-1938** – Application to allow construction of a new single family dwelling providing a 15 foot side yard where 20 feet is required in a R-1-L-B-E (Single Family Residence with Limited Agricultural Uses, 5 acre Minimum Building Site Area, 300 foot Minimum Lot Width, 30 foot Front Yard and 20 foot Side Yard) District, located at 3737 Arbutus Court, south side, approximately 0.342 miles southwest of Fairview Avenue, unincorporated Hayward area of Alameda County bearing Alameda County Assessor's Parcel Number: 0425-0470-005-00.
5. **BARBARA J. BUTI, VARIANCE, V-11888** – Application to: 1) convert an existing structure into a secondary dwelling unit providing six feet from the main dwelling where 10 feet is required; 2) a zero foot rear yard where nine feet is the maximum; and 3) 960 square feet of floor area where 640 square feet is the maximum, in a R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 4291 Seven Hills Road, south side corner, of California Street unincorporated, Castro Valley area of Alameda County, bearing Alameda County Assessor's Parcel Number: 084D-1351-025-01.
6. **CHRISTOPHER and CHRISTY SCOTT, VARIANCE, V-11892** – Application to retain a roof tent (detached accessory structure) over an existing swimming pool covering 93% (866 square feet) of the required rear yard where 30% (280 square feet) is the maximum allowed with a height of 15 foot – five inches where 15 feet is the maximum allowed,

located at 1627 Via Sarita, north side, approximately 73 feet west of Via La Jolla, in a R-1 (Single Family Residence) District, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 0411-0087-195-00.

7. **JOSE SANCHEZ, VARIANCE, V-11894** - Application to construct a conforming addition onto an existing dwelling providing a nonconforming side yard of two feet where seven feet is the minimum required, located at 1512 Green Court, east side, approximately 160 feet northeast of Mateo Street, in an R-1 (Single Family Residence) District, unincorporated San Leandro area of Alameda County, designated Assessor's Parcel Number: 0080-0054-013-00.
8. **ROBERT E. KEEL, VARIANCE, V-11896** – Application to 1) complete construction of a stucco wall that varies between six feet – six inches and nine feet – six inches in height where four and six feet are maximum allowed; and 2) to retain an attached patio cover with a zero foot side yard where five feet is the minimum required, located at 16626 Cowell Street, east side, approximately 378 feet north of Ranspot Drive, in a R-1-CSU-RV (Single Family Residence with a Secondary Unit and Recreational Vehicle) District, unincorporated San Leandro area Alameda County, designated Assessor's Parcel Number: 084B-0321-067-00.
9. **RIDDLE/RST & ASSOCIATES, VARIANCE, V-11897 & SITE DEVELOPMENT REVIEW, S-1960** – Application to construct 12 condominium units, three stories in height, where two stories and 25 feet are the maximum, on a 0.50 acre site, located in a R-S-D-20 (Suburban Residence with 2,000 Square Feet Minimum Building Site Area per Dwelling Unit) District, located at 156 and 164 Laurel Avenue, north side, approximately 720 feet southwest of Princeton Avenue, unincorporated Hayward area of Alameda County, designated Assessor's Parcel Number: 0429-0091-065-00.
10. **PATRICK LOVE, VARIANCE, V-11899** - Application to retain a converted garage so as to locate one required on-site parking space partially in the required front yard where not otherwise permitted in a R-1-CSU-RV (Single Family Residence with Secondary Unit and Recreational Vehicle) District, located at 3373 Cottage Court, north side, approximately 284 west of Parsons Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084D-1379-017-00.

## 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

1. **MARTHA B. HERRARA, CONDITIONAL USE PERMIT, C-8283** – Application to allow continued operation of a mobile drive-in business (catering truck) in a M-1(Light Industrial) District, located at 22221 Hathaway Avenue, south side, approximately 300 feet west of A Street, unincorporated Hayward area of Alameda County, bearing Assessor's Parcel Number: 0429-0077-018-04; (Continued from April 14, July 14, September 8 and November 10, 2004; to be continued without discussion to May 11, 2005).
2. **GLEN DAVIS/LYLE COMPANY-SPRINT, CONDITIONAL USE PERMIT, C-8346** – Application to install and operate a wireless communications facility in a P-D (Planned Development) District, located at 21051 Western Boulevard, southwest side, approximately 423 feet northwest of Blossom Way, unincorporated Hayward are of Alameda County, designated Assessor's Parcel Number: 0429-0019-039-00. (To be continued without discussion to February 9, 2005).
3. **MIGUEL PEREZ, VARIANCE, V-11879** – Application to approve: 1) a building site parcel reduced in width from 50 feet to 38 feet; 2) a nine foot – ten inch driveway where 20 feet is required; 3) one foot between driveway and dwelling wall where 10 feet is required; 4) a two foot side yard setback where 10 feet is required; and 5) coverage of more than 30% of the rear yard in a R-S-SU (Suburban Residence with Secondary Unit) District, located at 628 and 630 Medford Avenue, north side, approximately 81 feet west of Camden Avenue, unincorporated Hayward area of Alameda County, designated Assessor's Parcel Number: 0414-0036-068-00. (Continued from November 17 and December 8, 2004; to be continued without discussion to February 9, 2005).

4. **RYAN GREVES, VARIANCE, V-11882** - Application to construct a detached garage located in the front half of the lot and within the Future Width Line adopted by Ordinance where not otherwise permitted and three feet from the property line where six feet is required, in a R-1-L-B-E (Single Family Residence, Limited Agriculture, 5-acre Minimum Building Site Area) District located at 6270 Crow Canyon Road, west side, 0.74 miles north of Cold Water Drive, in the unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 0085-1600-003-03. (To be continued without discussion to March 9, 2005).
5. **CHRIS MEAD, VARIANCE, V-11891** - Application to convert a portion of an existing dwelling to habitable living area, thereby, providing a three story dwelling where two stories are the maximum allowed in a R-1-B-E (Single Family Residence with 10,000 square feet Minimum Building Site Area, 85 feet Minimum Lot Width, 30 feet Front Yard and 10 feet Side Yard) District, located at 2872 Hidden Lane, north side, approximately 368 feet west of Hansen Road, unincorporated Hayward area of Alameda County designated Assessor's Parcel Number: 0426-0030-017-00. (Continued from November 17 and December 15, 2004; to be continued without discussion to February 9, 2005).
6. **CHRISTOPHER and CHRISTY SCOTT, VARIANCE, V-11892** – Application to retain a roof tent (detached accessory structure) over an existing swimming pool covering 93% (866 square feet) of the required rear yard where 30% (280 square feet) is the maximum allowed with a height of 15 foot – five inches where 15 feet is the maximum allowed in a R-1 (Single Family Residence) District, located at 1627 Via Sarita, north side, approximately 73 feet west of Via La Jolla, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 0411-0087-195-00. (To be continued without discussion to January 26, 2005).

#### E. Regular Calendar

1. **SERAFIN S. and LETICIA P. PEREZ, CONDITIONAL USE PERMIT, C-8345** – Application to allow continued operation of a community care facility for 33 elderly residents, in an R-1-SU-RV (Single Family Residence with a Secondary Unit, Recreational Vehicle) District, located at 17926 Apricot Way, east side, approximately 71 feet north of Seaview Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084C-0921-108-02.
2. **ROBERT L. LEWIS, VARIANCE, V-11864 & SITE DEVELOPMENT REVIEW, S-1938** – Application to allow construction of a new single family dwelling providing a 15 foot side yard where 20 feet is required in a R-1-L-B-E (Single Family Residence with Limited Agricultural Uses, 5 acre Minimum Building Site Area, 300 foot Minimum Lot Width, 30 foot Front Yard and 20 foot Side Yard) District, located at 3737 Arbutus Court, south side, approximately 0.342 miles

southwest of Fairview Avenue, unincorporated Hayward area of Alameda County bearing Alameda County Assessor's Parcel Number: 0425-0470-005-00.

3. **TONIA P. and DAVID SCHULBERG, VARIANCE, V-11885** - Application to retain an existing seven foot high fence where six feet is the maximum allowed, in a R-1 (Single Family Residence) District, located at 16174 Via Arroyo, northeast side, approximately 185 feet southeast of Via Linares, unincorporated San Lorenzo area of Alameda County, bearing Alameda County Assessor's Parcel Number: 0413-0086-101-00. (Continued from November 10, 2004).
  
4. **BRAD KIEFUS, VARIANCE, V-11886** – Application to retain an existing five foot – six inch fence where two feet and four feet are the maximum, in a R-1 (Single Family Residence) District, located at 2873 Hidden Lane, south side corner, east of Hidden Court unincorporated, Hayward area of Alameda County, bearing Alameda County Assessor's Parcel Number: 0426-0030-036-00. (Continued from November 10 and December 15, 2004).

- G. Approval of Minutes – November 10, 2004 and December 8, 2004.
  
- H. Staff Comments & Correspondence
  
- I. Board Announcements, Comments & Reports
  
- J. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING  
WEDNESDAY, JANUARY 26, 2005**