

*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 26, 2005**

**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. **BOB MASON, CONDITIONAL USE PERMIT, C-7756** - Application to modify Conditional Use Permit, C-7447 to allow: 1) storage for 20 vehicles; 2) increase from 125 to 145 horses; and 3) to add a feed store at an existing breeding, boarding and training facility for 125 horses, in an "A" (Agricultural) District, located at 24550 Palomares Road, east side, approximately ¼ mile south of Palo Verde Road, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 085A-2700-001-07. (Continued from December 11, 2002; February 26, March 26, April 23, May 28, June 25; July 23, September 10 and October 8, November 5, 2003; January 14, August 11, July 14 and December 8, 2004; to be continued without discussion to April 13, 2005).
  - 2. **COMUNIDAD CRISTIANA CRISTO, CONDITIONAL USE PERMIT, C-8270** – Application to allow continued operation of a church facility in an R-S-D-35 (Suburban Residence, 3,500 square feet Minimum Building Site Area per Dwelling Unit) District, located at 21573 Haviland Avenue, west side, approximately 161 feet south of Grove Way, unincorporated Cherryland area of Alameda County, Assessor's Parcel Numbers: 0429-0028-081-00, 0429-0028-082-00, 0429-0028-083-00 and 0429-0028-84-00; (Continued from February 11, May 12, June 23, August 25, October 13, October 27, 2004 and December 8, 2004; to be continued without discussion to February 9, 2005).
  - 3. **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. (To be continued without discussion to February 9, 2005).
  - 4. **RATIB NORZEI, CONDITIONAL USE PERMIT, C- 8358** – Application to allow a retail store with off-site alcohol sales, in a FA-ACBD (Freeway Access – Ashland Cherryland Business) District, 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. (To be continued without discussion to February 9, 2005).

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. **WITHDRAWN.**
  
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. (Continued from January 12, 2005; to be continued without discussion to the February 23, 2005).
  
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 7 feet is the minimum required, in an R-1 (Single Family Residence) District, located at 1512 Green Court, east side, approximately 160 feet northeast of Mateo Street, unincorporated San Leandro area of Alameda County, designated Assessor's Parcel Number: 0080-0054-013-00. (To be continued to the February 23, 2004).
  
8. **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. (To be continued without discussion to the March 23, 2005).
  
9. **PATRICK LOVE, VARIANCE, 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 3773 Cottage Court, north side, approximately 284 west of Parsons Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084D-1329-017-00. (To be continued without discussion to February 23, 2005).

E. Regular Calendar

1. **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, in a R-1-CSU-RV(Single Family Residence with a Secondary Unit and Recreational Vehicle) District, located at 16626 Cowell Street, east side, approximately 378 feet north of Ranspot Drive, unincorporated San Leandro area Alameda County, designated Assessor’s Parcel Number: 084B-0321-067-00.

F. Approval of Minutes – December 8, 2004 and January 12, 2005.

G. Staff Comments & Correspondence

H. Board Announcements, Comments & Reports

I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING  
WEDNESDAY, FEBRUARY 9, 2005**