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 <u>prior</u> 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.

<u>Revised</u> Agenda West County Board of Zoning Adjustments Wednesday, March 9, 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 Alameda County Building, 224 West Winton, Avenue,

Public Hearing Room, Hayward, California.

- 1. **SUSAN SUNG, CONDITIONAL USE PERMIT, C-8362** Application to allow continued operation of a before and after school care program for 60 students in a P-D, ZU-1529 (Planned Development, 1529th Zoning Unit) District, located at 20001 Carson Lane, south side at the end of Kit Lane, unincorporated Castro Valley area of Alameda County, bearing Alameda County Assessor's Parcel Number: 085A-6402-028-00.
- 2. **ALAN CORMIER, CONDITIONAL USE PERMIT, C 8368** Application to allow continued operation of a kennel, training and boarding facility in a R-1-L-B-E-CSU-RV (Single Family Residence, Limited Agricultural Uses, Conditional Secondary Unit, Recreational Vehicle, Five Acre Minimum Lot Width, 30 feet Front Yard) District, located at 6776 Crow Canyon Road, west side, approximately 0.57 miles south of Norris Canyon Road, unincorporated Castro Valley area, designated Assessor's Parcel Number: 0085-1700-003-06.
- 3. **FELIX R. DOMINGUEZ, CONDITIONAL USE PERMIT, C 8371** Application to allow operation of an automobile re-upholstery shop in a TC (Transit Corridor within the Ashland Cherryland Business District Specific Plan) located at 16330 East 14th Street, northeast side, approximately 200 feet southeast of 163rd Avenue, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 0080-0064-017-00.
- 4. **GEORGINA MEEHAN / CAMELOT SCHOOL, CONDITIONAL USE PERMIT, C 8372** Application to allow continued operation of a private school for up to 300 students in an R-1-CSU-RV (Single Family Residence with Conditional Secondary Unit and Recreational Vehicle Regulations) District, located at 2330 Pomar Vista, unincorporated San Lorenzo area of San Lorenzo, designated Assessor's Parcel Number: 084A-0185-001-01.
- 5. CROWN CASTLE INTERNATIONAL / ROBERT GUNDERMAN, CONDITIONAL USE PERMIT, C-8376 Application to allow continued use of a wireless telecommunications facility in an "A" (Agricultural) District, located at 6390 Grassland Drive, northeast side, approximately 1200 feet southeast of Sunnyslope Avenue, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 0411-0057-183-00.
- 6. **FIRST PRESBYTERIAN CHURCH, CONDITIONAL USE PERMIT, C-8377** Application to allow continued operation of a Childcare Facility for up to 125 children in a R-S-D-20 (Suburban Residence with 2,000 square feet Minimum Building Area per Dwelling Unit) District, located at 2490 Grove Way, northwest side, approximately 172 feet northeast of Redwood Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 0416-0030-014-03.

7. PAMELA ZELL RIGG, CONDITIONAL USE PERMIT, C-8380 -

Application to allow continued operation of a pre-school for up to 150 children in a R-S-D-20 (Suburban Residence with 2,000 square feet Minimum Building Site Area per Dwelling Unit) District, located at 16492 Foothill Boulevard, northeast side, approximately 130 feet south east of Miramonte Avenue, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 080A-0204-004-06.

8. **RIDDLE / RST & ASSOCIATES, SITE DEVELOPMENT REVIEW S-1960 AND VARIANCE, V-11897** – 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 in a R-S-D-20 (Suburban Residence with 2,000 square feet Minimum Building Area per Dwelling Unit) located at 156 and 164 Laurel Avenue, north side, approximately 720 feet south west of Princeton Avenue, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 0429-0091-065-00.

9. OWEN & AUTUMN MC GRATH, ET AL, VARIANCE, V-11904 -

Application to construct three units so as to provide a ten foot rear yard where twenty feet is the minimum required in a R-S-D-20 (Suburban Residence with 2,000 square feet Minimum Building Area per Dwelling Unit) District located at 15572 Usher Street, east side, approximately 132 feet north of Lewelling Boulevard, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 0413-0011-034-00.

- 10. **STEVEN & ANN MARIE MRAK, VARINACE, V-11905** Application to construct an attached addition so as to provide a six foot rear yard where 20 feet is the minimum required in an R-1 (Single Family Residence) District, located at 15854 Via Del Prado, east side, approximately 641 feet south of Grant Avenue, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 0412-0025-018-00.
- 11. **IVAN GARCIA, VARIANCE, V-11906** Application to construct a conforming attached addition so as to maintain a zero foot side yard where five feet is the minimum required in a R-1 (Single Family Residence) District, located at 16125 Hesperian Boulevard, northeast side, approximately 254 feet southeast of Via Mercado, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 0412-0039-007-00.
- 12. **RAYMOND & LISA MULLINS, VARIANCE, V- 11907** Application to construct an attached addition providing an eight foot rear yard where twenty feet is the minimum required in a R-1 (Single Family Residence) District, located at 18175 Via Arroyo, southeast side, approximately 146 feet southwest of Via Verde, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 0413-0083-055-00.

- 13. SHABINA RAFIQ & MOHAMMED I KHAN, VARIANCE, V-11909

 Application to: 1) Construct an attached addition so as to provide a ten foot, six inch rear yard where 20 feet is the minimum required; and 2) Maintain an existing garage providing a nine foot driveway where 20 feet is required in a R-S-D-20 (Suburban Residence with 2,000 square feet Minimum Building Site per Dwelling Unit) District, located at 302 Sunset Boulevard, northwest side, corner of Princeton Street, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number:0429-0055-025-00.
- 14. **ANTHONY T. FURLONG, VARIANCE, V-11910** Application to effect a boundary adjustment thereby providing a five foot side yard where ten feet is the minimum required, in a R-S-D-20 (Suburban Residence with 2,000 square feet Minimum Building Site per Dwelling Unit) District, located at 20545 and 20541 Forest Avenue, west side, approximately 767 feet north of Castro Valley Boulevard, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084C-0724-045-00.

Regular Meeting

Time: 6:00 p.m.

Place: Alameda County Building, Public Hearing Room

224 West Winton Avenue, Hayward, California

- A. Call to Order/Roll Call
- B. Neighborhood Preservation Ordinance Abatement Hearing
- C. Open Forum
- D. Consent Calendar
 - 1. **BEHZAD BARFEEI, CONDITIONAL USE PERMIT, C-7992** Application to allow operation of an auto sales and minor service facility in the ACBDSP (Ashland Cherryland Business District Specific Plan) District, located at 21265 and 21273 Mission Blvd, southwest side, approximately 150 feet northwest of Blossom Way, unincorporated Cherryland area of Alameda County, bearing Assessor's Parcel Number: 414-0076-028-00 (Continued from May 22, 2002; January 22, March 26, and November 5, 2003; April 14, September 8 and November 10 2004; to be continued without discussion to August 24, 2005).

- 2. VILLAGE BAPTIST CHURCH / AT&T WIRELESS, CONDITIONAL USE PERMIT, C-8331 Application to allow a new wireless telecommunications facility steeple on an existing church building with ground level equipment in a R-1 (Single Family Residence) District, located at 1535 Bockman Road, north side, at the intersection with Bandoni Avenue, unincorporated San Lorenzo area of Alameda County, bearing Assessor's Parcel Number: 0411-0057-183-00. (To be continued without discussion to March 23, 2005).
- 3. **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. (Continued from January 12, 2005; to be continued without discussion to March 23, 2005).
- **JOSE** 4. J. RAMON, VARIANCE, V-11902 and SITE **DEVELOPMENT REVIEW, S-1965** – Application to retain two existing dwellings and to construct a new triplex so as to provide: 1) One foot and five feet between a driveway and dwelling wall 10 feet is required; 2) A 14 feet – 10 inch rear yard where 20 feet is required; and 3) To maintain an existing five foot side yard where 10 feet is required, in a R-S-D-20 (Suburban Residence with 2,000 square feet Minimum Building Site Area per Dwelling Unit), located at 299 Sunset Boulevard, southwest side, approximately 325 feet southwest of Princeton Street, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 0429-0091-009-00. (Continued from February 9, 2005; to be continued without discussion to April 13, 2005).

E. Regular Calendar

1. 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, December 8, 2004, January 26, 2005 and February 9, 2005).

- 2. CROWN CASTLE INTERNATIONAL / ROBERT GUNDERMAN, CONDITIONAL USE PERMIT, C-8376 Application to allow continued use of a wireless telecommunications facility in an "A" (Agricultural) District, located at 6390 Grassland Drive, northeast side, approximately 1200 feet southeast of Sunnyslope Avenue, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 0411-0057-183-00.
- 3. **CESAR CERVANTES, VARIANCE, V-11867** Application to allow retention of three existing dwellings and construction of seven new apartment units providing 15 foot rear yard where 20 feet is required, five foot from driveway to residential wall where 10 feet is required, in a R-S-D-20 (Suburban Residence, 2,000 square feet Minimum Building Site Area per Dwelling Unit) District, located at 16024 and 16030 Marcella Street, southeast side, approximately 858 feet southeast of 159th Avenue, unincorporated Ashland area of Alameda County, bearing Assessor's Parcel Number: 0080-0051-048-03. (Continued from September 22, October 13 and November 10, 2004, January 26, February 9 and February 23, 2005).
- 4. **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. (Continued from January 26 and February 23, 2005).
- 5. **OWEN & AUTUMN MC GRATH, ET AL, VARIANCE, V-11904** Application to construct three units so as to provide a ten foot rear yard where twenty feet is the minimum required in a R-S-D-20 (Suburban Residence with 2,000 square feet Minimum Building Area per Dwelling Unit) District located at 15572 Usher Street, east side, approximately 132 feet north of Lewelling Boulevard, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 0413-0011-034-00.
- 6. **STEVEN & ANN MARIE MRAK, VARIANCE, V-11905** Application to construct an attached addition so as to provide a six foot rear yard where 20 feet is the minimum required in an R-1 (Single Family Residence) District, located at 15854 Via Del Prado, east side, approximately 641 feet south of Grant Avenue, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 0412-0025-018-00.

- 7. **IVAN GARCIA, VARIANCE, V-11906** Application to construct a conforming attached addition so as to maintain a zero foot side yard where five feet is the minimum required in a R-1 (Single Family Residence) District, located at 16125 Hesperian Boulevard, northeast side, approximately 254 feet southeast of Via Mercado, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 0412-0039-007-00.
- 8. **RAYMOND & LISA MULLINS, VARIANCE, V- 11907** Application to construct an attached addition providing an eight foot rear yard where twenty feet is the minimum required in a R-1 (Single Family Residence) District, located at 18175 Via Arroyo, southeast side, approximately 146 feet southwest of Via Verde, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 0413-0083-055-00.
- 9. **SHABINA RAFIQ & MOHAMMED I. KHAN, VARIANCE, V-11909** Application to: 1) Construct an attached addition so as to provide a ten foot, six inch rear yard where 20 feet is the minimum required; 2) Maintain an existing garage providing a nine foot driveway where 20 feet is required in a R-S-D-20 (Suburban Residence with 2,000 square feet Minimum Building Site per Dwelling Unit) District, located at 302 Sunset Boulevard, northwest side, corner of Princeton Street, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 0429-0055-025-00.
- G. Approval of Minutes February 9 and February 23, 2005.
- H. Staff Comments & Correspondence
- I. Board Announcements, Comments & Reports
- J. Adjournment

NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING WEDNESDAY, MARCH 23, 2005