

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.

At the discretion of the Chair of the Board, on the night of the meeting, any item may be taken out of order.

At the discretion of the Chair of the Board, new items not heard by 9:00 p.m. may be continued.

At the discretion of the Chair of the Board, any item that may last over 30 minutes may be continued to a special meeting.

Agenda

West County Board of Zoning Adjustments

Wednesday, June 13, 2007

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 the Alameda County Building, Public Hearing Room, 224 West Winton Avenue, Hayward, California.

1. **BAY AREA COMMON SERVICES, CONDITIONAL USE PERMIT, C-8580** - Application to allow continued operation of a 12 bed residential care facility, in an R-1 (Single Family Residence) District, located at 22505 Woodroe Avenue, west side, approximately 3/10's of a mile north of Kelly Street, unincorporated, Fairview area of Alameda County, designated Assessor's Parcel Number: 417-0080-005-04.
2. **JOHN WENTWORTH, CONDITIONAL USE PERMIT, C-8592** – Application to allow continued operation of a residential care facility, in an R-S-SU (Suburban Residence, Secondary Unit) District, located at 177 Hampton Road, south side, approximately 175 feet east of Harvard Avenue, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 413-0047-007-02.
3. **FOSTER FAMILY TRUST, CONDITIONAL USE PERMIT, C-8593** – Application to allow continued operation of a car rental business, in an ACBD-FA (Ashland Cherryland Business Districts Specific Plan) – Freeway Access District, located at 20885 Mission Boulevard, west side corner north of Medford Avenue, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 414-0041-039-01.
4. **PEDRO BOADO JR., CONDITIONAL USE PERMIT, C-8596** – Application to allow continued operation of a veterinary clinic, in a P-D (ZU-1683) Planned Development, 1683rd Zoning Unit, located at 1510-150th Avenue, in the unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 080-0020-016-00.
5. **CHERUBIN'S CHILDRENS CENTER, CONDITIONAL USE PERMIT, C-8600** – Application to allow operation of a child care facility for 40 children, in an R-1 (Single Family Residence) District, located at 18651 Via Toledo, west side corner, north west of Hacienda Avenue, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 413-0083-065-00.
6. **LEE'S SIGN/LINDA THAI – VARIANCE, V-12070**- Application to allow a roof sign where otherwise not permitted in a C-O (Administrative Offices) District, located at 1600-150th Avenue, southeast side corner of Lark Street; unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 080-0022-015-01.
7. **JOE & MARIA MENEZES, VARIANCE, V-12072** – Application to allow construction of a residential addition, providing a building height of 28 feet where 25 feet is the maximum allowed, in an R-1-B-E (Single Family Residence, 6,000 square feet Minimum Building Site Area, 60 foot Minimum Lot Width, 70 foot Side Yard) District, located at 3462 Bridle Drive, north side, approximately 100 feet north of Cattle Avenue, unincorporated, Fairview area of Alameda County, designated Assessor's Parcel Number: 425-0090-015-00.

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 and Zoning Ordinance Abatement Hearings
- C. Open Forum
- D. Consent Calendar
 - 1. **TERESITA LAGUNA, CONDITIONAL USE PERMIT, C-8555** – Application to allow the continued operation of a 22 bed Residential Care Facility, in an R-1 (Single Family Residence) District, located at 268 Lewelling Boulevard, south side, approximately 100 feet east of Tracy Street, , unincorporated, San Lorenzo area of Alameda County, designated Assessor’s Parcel Number: 413-0093-002-00. (Continued from January 24, February 7, March 28 and April 25, 2007; to be continued to July 11, 2007).
 - 2. **JOSE OLIVAREZ, CONDITIONAL USE PERMIT, C-8559** – Application to allow the continued operation of an indoor recreation facility in an ACBD-FA (Ashland Cherryland Business Districts Specific Plan) Freeway Access District, located at 20613 Mission Boulevard, southwest side, approximately 100 feet, northwest of Medford Avenue, unincorporated Cherryland Area of Alameda County, designated Assessor’s Parcel Number: 414-0041-037-00. (Continued from February 28, March 28, April 25 and May 23, 2007; to be continued to June 27, 2007).
 - 3. **JOE SILVA/RON SILVA, VARIANCE, V-12058** – Application to allow construction of two dwelling units with: 1) seven dwelling units on-site where six units are maximum allowed; 2) three-foot rear yard where 20 feet is required; 3) five-foot side yard where 10 feet is required; 4) 13-foot wide driveway where 20 feet is required; 5) no pedestrian walkway where otherwise required; 6) zero-foot setback from dwelling wall to driveway where 10 feet is required, in a R-S-D-35 (Suburban Residence, 3,500 square feet per Dwelling Unit) District, located at 154 and 156 Blossom Way, north side, approximately 300 feet east of Meekland Avenue, Hayward area of unincorporated Alameda County, bearing

Assessor's Parcel Number: 429-0010-062-00. (Continued from April 11, 2007). **THIS APPLICATION HAS BEEN WITHDRAWN.**

4. **AC MAHARAJ CONSTRUCTION, VARIANCE, V-12060** – Application to allow the construction of two new single family dwellings with a zero foot setback from the existing dwelling wall to the driveway where 10 feet is required, in an R-S-SU (Suburban Residence, Secondary Unit) District, located at 670 & 672 Hampton Road, north side, approximately 150 feet northwest of Camden Avenue, Unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 414-0026-100-00. (Continued from May 9, 2007; to be continued to June 27, 2007).

E. Regular Calendar

1. **CHERUBIN'S CHILDRENS CENTER, CONDITIONAL USE PERMT, C-8600** – Application to allow operation of a child care facility for 40 children, in an R-1 (Single Family Residence) District, located at 18651 Via Toledo, west side corner, north west of Hacienda Avenue, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 413-0083-065-00.

F. Board Election: Interim Vice Chair.

G. Approval of Minutes – May 23, 2007.

H. Staff Comments & Correspondence

I. Board Announcements, Comments & Reports

J. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, JUNE 27, 2007**