

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 14, 2006

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. **RAYMOND WONG / TONY TANG / FONG & FONG, PARCEL MAP, PM – 8605 – and VARIANCE, V-11987** - Application to subdivide one parcel measuring 20,568 square feet (0.47 acres) into two parcels, resulting in median lot widths respectively of 62 feet, six inches and 47 feet, six inches where 80 feet is required in an R-1-B-E-CSU-RV (Single Family Residence, 10,000 square foot Minimum Building Site Area, 80 feet Median Average Width, Secondary Unit with Recreational Vehicle) District, located at 17472 Almond Road, north side, approximately 600 feet southwest of Vineyard Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084D-1250-031-01.
2. **TONY & ALLISON KEAHI, VARIANCE, V-12002** – Application to allow a five foot side yard setback where seven feet is the minimum required with the construction of an attached addition, in an R-1 (Single Family Residential) District, located at 17635 Via Rosas, northwest side, approximately 130 feet, north of Via Aires, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 412-0074-047-00.
3. **PAUL & CHRIS FURLONG, VARIANCE, V-12009** – Application to allow a seven foot high fence where four feet is the maximum, in an R-1-L-B-E (Single Family Residence, Limited Agricultural Uses, 5 Acre Minimum Building Site Area, 300 foot Minimum Lot Width) District, located at 27715 Fairview Avenue, west side, approximately 610 feet south of Oakes Drive, unincorporated Fairview area of Alameda County, designated Assessor's Parcel Number: 425-0500-015-00.
4. **JASON KADO, VARIANCE, V-12012** – Application to allow: a) a 13 foot front yard setback where 20 feet is required; b) a four foot side yard setback where 10 feet is required; c) a two foot setback from the access driveway where 10 feet is required; and d) three feet between buildings where 10 feet is required, with the subdivision of one site containing 0.42 acres into two lots (no new construction is proposed), in the R-S-D-20 (Suburban Residence, 2,000 feet Minimum Building Site Area per Dwelling Unit) District, located at 2516 – 2528 Grove Way, northwest side, approximately 671 feet southwest of Vergil Street, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 416-0040-041-02.
5. **HELEN YANG & KENT LIV, VARIANCE, V-12013** – Application to allow expansion of a non-conforming (reduced front yard) dwelling with an attached addition, in an, R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 19204 Garrison Avenue, east side, approximately 190 feet north of Lux Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084B-0568-018-00.
6. **LLOYD PEOPLES, VARIANCE, V-12015** – Application to allow construction of an attached carport, resulting in a side yard setback of one and one half feet where five feet is required, in an R-1 (Single Family Residence) District, located at 15895 Via Media, south west side, approximately, 550 feet northwest of Paseo

Grande, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 0412-0028-125-00.

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. **FUENTES - NAJARRO, VARIANCE, V-11992** – Application to retain an existing secondary unit providing a five foot rear yard where 20 feet is required, in an R-S-SU (Suburban Residence, Secondary Unit) District, located at 234 Cherry Way, north side, approximately 550 feet east of Meekland Avenue, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 0429-0010-071-00. (To be continued without discussion to July 12, 2006).

E. Regular Calendar

1. **T-MOBILE USA, CONDITIONAL USE PERMIT, C-8487** – Application to allow continued operation of a wireless communication facility in an "A" (Agricultural) District, located at 6390 Grassland Drive, north east side, approximately 1,200 feet southeast of Sunnyslope Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Numbers: 085A-1400-001-10 and 085A-1400-001-07. (Continued from May 24, 2006).

2. **JAVIER PENA, CONDITIONAL USE PERMIT, C-8499** – Application to allow the operation of an alcohol outlet in conjunction with a supermarket (El Rancho Supermercado), in a C-N (Neighborhood Business) District, located at 22291 Redwood Road, west side, north corner of Grove Way, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 415-0100-054-00. (Continued from May 24, 2006).

3. **RAYMOND WONG / TONY TANG / FONG & FONG, PARCEL MAP, P-8605 and VARIANCE, V-11987** - Application to subdivide one parcel measuring 20,568 square feet (0.47 acres) into two parcels, resulting in median lot

widths respectively of 62 feet, six inches and 47 feet, six inches where 80 feet is required in an R-1-B-E-CSU-RV (Single Family Residence, 10,000 square feet Minimum Building Site Area, 80 feet Median Average Width, Secondary Unit with Recreational Vehicle) District, located at 17472 Almond Road, north side, approximately 600 feet southwest of Vineyard Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084D-1250-031-01.

4. **ALFREDO GONZALEZ, VARIANCE, V-11989** – Application to allow construction of a seven foot, six inch high fence where four feet, zero inches is the maximum height allowed, in an “A” (Agricultural) District, located at 22469 Eden Canyon Road, north west side, approximately 0.65 miles north east of Hollis Canyon Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 085A-0100-003-00. (Continued from May 24, 2006).
5. **FOREST CIRCLE / LLC, VARIANCE, V-11993** – Application to allow construction of a new detached secondary unit two stories, 26 feet in height where one story and 15 feet in height are the maximum; and providing a three foot, six inch side and rear yard where six feet and 20 feet are required; and three parking spaces where four are required, in an R-S-D-20 (Suburban Residence, 2,000 square feet per Dwelling Unit) District, located at 20554 Forest Avenue, east side, approximately 350 feet north of Vincent Court, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084C-0713-012-01. (Continued from May 10, 2006).
6. **DEL RIO/GOMES, VARIANCE- V-12000** – Application to construct an attached addition (garage) providing a six foot side yard where 15 feet is the minimum, in an R-1-L-B-E-CSU-RV (Single Family Residence, Limited Agricultural Uses, 5 Acre Minimum Building Site Area, Secondary Unit, Recreational Vehicle) District, located at 8216 Crow Canyon Road, west side, approximately ¼ mile north of Norris Canyon Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 085-1750-005-22. (Continued from May 24, 2006).
7. **TONY & ALLISON KEAHI, VARIANCE, V-12002** – Application to allow a five foot side yard setback where seven feet is the minimum required with the construction of an attached addition, in an R-1 (Single Family Residential) District, located at 17635 Via Rosas, northwest side, approximately 130 feet, north of Via Aires, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 412-0074-047-00.
8. **PAUL & CHRIS FURLONG, VARIANCE, V-12009** – Application to allow a seven foot high fence where four feet is the maximum, in an R-1-L-B-E (Single Family Residence, Limited Agricultural Uses, 5 Acre Minimum Building Site Area, 300 foot Minimum Lot Width) District, located at 27715 Fairview Avenue, west side, approximately 610 feet south of Oakes Drive, unincorporated Fairview area of Alameda County, designated Assessor's Parcel Number: 425-0500-015-00.

9. **JASON KADO, VARIANCE, V-12012** – Application to allow: a) a 13 foot front yard setback where 20 feet is required; b) a four foot side yard setback where 10 feet is required; c) a two foot setback from the access driveway where 10 feet is required; and d) three feet between buildings where 10 feet is required, with the subdivision of one site containing 0.42 acres into two lots (no new construction is proposed), in the R-S-D-20 (Suburban Residence, 2,000 feet Minimum Building Site Area per Dwelling Unit) District, located at 2516 – 2528 Grove Way, northwest side, approximately 671 feet southwest of Vergil Street, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 416-0040-041-02.

- F. Approval of Minutes – March 22 and May 24, 2006.

- G. Staff Comments & Correspondence

- H. Board Announcements, Comments & Reports

- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, JUNE 28, 2006**