

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 27, 2007

Regular Meeting

Time: 1:30 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. **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, May 23 and June 13, 2007; to be continued to July 25, 2007).
 - 2. **LOURDES TRAUTNER, CONDITIONAL USE PERMIT, C-8597** – Application to allow an alcohol outlet (Beer & Wine) in an ACBD Specific Plan –TC (Ashland Cherryland Business District Specific Plan – Transit Corridor) District, located at 16490 East 14th Street, southeast side, approximately 160 feet south of 165th Avenue, unincorporated, Ashland area of Alameda County, designated Assessor’s Parcel Number: 080-0071-049-00.
THIS APPLCIATION HAS BEEN WITHDRAWN.
 - 3. **HHT ENGINEERING, VARIANCE, V-12003** – Application to allow subdivision of one site into three lots: 1) an 18 foot driveway where 20 feet is the minimum required; 2) a driveway, one foot from a building wall where 10 feet is required; and 3) an 11 foot rear yard where 20 feet is required in an R-S-D-35 (Suburban Residence, 3,500 square foot, Minimum Building Site Area per Dwelling Unit Density) District, located at 134 Grove Way, northwest side, approximately, 150 feet southeast of Meekland Avenue, unincorporated Cherryland Area of Alameda County, designated Assessor’s Parcel Number: 429-0032-030-00. (Continued from March 28 and May 23, 2007; to be continued to August 22, 2007).
 - 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 and June 13, 2007; to be continued to July 25, 2007).

5. **SEAD SISIC, VARIANCE, V-12061** - Application to allow a six foot high fence where four feet is the maximum, and to allow an accessory structure in the front half of the lot in an “R-1-RV” (Single Family Residence, Recreational Vehicle) District, located at 18658 Crest Avenue, northeast side, approximately 440 feet northwest of Titan Way, in the unincorporated Castro Valley area of Alameda County, and designated Assessor’s Parcel Number: 084B-0370-007-13. (Continued from May 23, 2007; to be continued to August 22, 2007).
6. **ARNOLDO HERNANDEZ / PETTIT, VARIANCE, V-11978 and SITE DEVELOPMENT REVIEW, S-2051**– Application to allow the conversion of an existing attached one car garage to living space and provision of two uncovered spaces in the rear, in an R-1-CSU-RV (Single Family Residential) District, located at 4421 Alma Avenue, south side, approximately, 770 feet west of Brickell Way, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084C-0820-014-00. (Continued from September 27 and November 8, 2006 and January 10 and March 28, 2007; to be continued to July 25, 2007).
7. **PATRICK LOVE, VARIANCE, V-11982** – Application to allow a garage conversion with on-site parking in the side yard, in an R-1-SU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 3773 Cottage Court, north side, approximately, 284 feet west of Parsons Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084D-1329-017-00. (Continued from April 12, May 24, July 12, July 26, September 27 and November 8, 2006, January 10 and March 28, 2007; to be continued to July 25, 2007).

E. Regular Calendar

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. **RAYMOND WONG / RAJESHWAR SINGH – CONDITIONAL USE PERMIT, C-8492 and VARIANCE, V-11997** – Application to construct two new secondary dwelling units and retain the existing dwelling as the third unit providing a 12 foot wide driveway where 20 feet is required: a 16 foot rear yard where 20 feet are required; and 7,440 square feet of lot area where 7,500 square feet is required for a third unit in an R-2-B-E (Two Family Residence with a Minimum Building Site Area of 8,750 square feet) District, located at 16790 Los Banos Street in the unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 080-0083-007-01. (Continued from July 12, 26, August 23, September 27, October 11, November 15 and December 13, 2006; March 28, April 11 and May 9, 2007).
 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.
- F. Approval of Minutes – May 9, 23 and May 30, 2007.
- G. Staff Comments & Correspondence
- H. Board Announcements, Comments & Reports

I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, JULY 11, 2007**