

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, September 28, 2005**

**Regular Meeting**

Time: 1:30 p.m.

Place: County of Alameda, Public Hearing Room,  
224 West Winton Avenue,  
Hayward, California 94544

- A. Call to Order/Roll Call
- B. Neighborhood Preservation and Zoning Ordinance Abatement Hearing
- C. Open Forum
- D. Consent Calendar
  1. **VICTOR BECERRA, SITE DEVELOPMENT REVIEW, S-1991** - Petition to allow conversion of an existing two-car garage into a family room, and replace it with two uncovered legal on-site parking spaces, on a 5,254 square foot lot in the R-1 (Single-Family Residence) Zoning District, located at 17498 Via Alamitos, northeast corner with Via Nube, unincorporated San Lorenzo area of Alameda County, bearing County Assessor's Parcel Number: 0412-0079-155-00. (Continued from August 10 and August 24, 2005; to be continued without discussion to October 12, 2005).
  2. **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, December 8, 2004, January 26, April 13, June 8, July 13 and August 10, 2005; to be continued without discussion to October 26, 2005).
  3. **JOSE 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 where 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, March 9, April 13, May 11, June 8, August 10 and September 14, 2005; to be continued without discussion to October 26, 2005).

4. **MICHAEL STROM, LAMB SURVEYING INC., VARIANCE, V-11941** – Application to allow a one foot side yard where five feet is required (lot 1); and a lot less than 5,000 square feet net (lot 2) in an R-S-SU (Suburban Residence, Secondary Unit) District, located at 325 Cherry Way, south side, approximately 124 feet east of Saint George Street, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 0429-0014-057-00. (Continued from August 24 and September 14, 2005; to be continued without discussion to October 12, 2005).
5. **TAM, TAM, YU AND KUAN, VARIANCE, V-11952** – Application to allow a 18 feet wide driveway where 20 feet is the minimum and a six feet side yard setback where 10 feet is the minimum with subdivision of the site into three lots, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 18332 Carlton Avenue, east side, approximately 200 feet north of Dominic Drive, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084B-0472-039-00. (To be continued without discussion to October 12, 2005).
6. **BLAKE AND DANA CRISP, VARIANCE, V-11955** – Application to construct an attached addition so as to maintain an existing one foot side yard where five feet is required in an R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 18623 Sandy Road, west side, approximately 320 feet south of Seaview Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084C-0870-013-00. **WITHDRAWN.**
7. **DONNA WILLIAMS, VARIANCE, V-11958** – Application to allow construction of an attached addition with a front yard setback of 11 feet where 20 feet is the maximum required in an R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 18472 Vernon Court, east side, corner north of Joseph Drive, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084D-1208-021-00. (To be continued without discussion to October 12, 2005).

#### E. Regular Calendar

1. **SENECA CENTER/SAN LORENZO UNIFIED SCHOOL DISTRICT, CONDITIONAL USE PERMIT, C-8227** – Application to allow continued use of eleven existing portable buildings at the Seneca Center school, in a R-1-RV (Single Family Residence and Recreational Vehicle) District, located at 2275 Arlington Drive, east side, approximately 100 feet east of Manchester Road, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 080A-0174-021-00. (Continued from July 13 and August 10, 2005).

2. **NEXTEL, CONDITIONAL USE PERMIT, C-8399** – Application to continue operation of an existing wireless communication facility (cellular site) in an R-1-CSU-RV (Single Family Residence with Conditional Secondary Unit and Recreational Unit) District, located at 20600 John Drive, east side, approximately 480 feet northeast of the end of Regent Way, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Numbers: 084A-0235-001-03 and 084A-0240-001-02. (Continued from May 11, July 13 and July 27, 2005).
  
3. **REDWOOD CHRISTIAN SCHOOLS, CONDITIONAL USE PERMIT, C-8432** – Application to allow renewal of C-8128 for five years and the addition of a 2,400 square foot physical education room, in a R-1 (Single Family Residence) District, located at 1000 Paseo Grande, west side, terminus west of Via Alamos, unincorporated San Lorenzo area of Alameda County, designated Assessor’s Parcel Number: 0411-0030-047-00.
  
4. **XUE QIANG CHUENG, VARIANCE, V-11944** – Application to allow:
  - 1) 6.7 foot front yard setback where 20 feet is minimum
  - 2) 6.4 foot and 8 foot side yard setback where 20 feet is minimum
  - 3) 14.7 foot and 7.6 foot rear yard setback where 20 feet is maximum
  - 4) 14 foot wide driveway where 20 feet is minimum
  - 5) no walkway along the driveway where it is required

in an R-S-D-35 (Suburban Residence, 5,000 square feet Minimum Building Site Area, 3,500 square feet of land per Dwelling Unit) District, located at 836 Blossom Way, north side, approximately 550 feet west of Montgomery Avenue, unincorporated Cherryland area of Alameda County, designated Assessor’s Parcel Number: 0414-0071-032-02.
  
5. **MARIO MAPOY, VARIANCE, V-11960** – Application to establish building site status for a parcel without frontage on a county road in an R-S-D-20 (Suburban Residence, 2,000 square feet Minimum Building Site Area per Dwelling Unit) District, located at 2060 Miramonte Avenue, southeast side, approximately 320 feet northwest of Foothill Boulevard, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 080A-0204-002-06.

F. Approval of Minutes – August 10, August 24 and September 14, 2005.

G. Staff Comments & Correspondence

H. Board Announcements, Comments & Reports

I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING  
WEDNESDAY, OCTOBER 12, 2005**