

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.

Revised Agenda

West County Board of Zoning Adjustments

Wednesday, September 27, 2006

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. **4000 AUTO WRECKERS, CONDITIONAL USE PERMIT, C-8419** – Application to allow continued operation of an auto dismantling yard, in an M-2-B-E (Heavy Industrial, 5 acre Minimum Building Site Area) District, located at 3810 Depot Road, south side, approximately 0.75 miles west of Clawiter Road, unincorporated Eden area of Alameda County, designated Assessor’s Parcel Number: 0439-0070-008-06. (Continued from April 12, May 10 and August 9, 2006; to be continued without discussion to October 11, 2006).
 - 2. **CHARLES & DONNA KOOPMAN, CONDITIONAL USE PERMIT, C-8441** – Application to allow continued operation of a horse boarding facility, in an “A” (Agricultural) District, located at 10330 Crow Canyon Road, west side, approximately 1.8 miles north of Norris Canyon Road, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 0085-1901-002-01. (Continued from April 26 and July 27, 2006). **THIS APPLICATION HAS BEEN WITHDRAWN.**
 - 3. **VERBINA & JAGMOHAN SETHI, VARIANCE, V-11970** – Application to subdivide a parcel so as to provide a one foot side yard where five feet is required in an R-1-CSU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle) District, located at 3213 Keith Avenue, south side, approximately 524 feet west of Lake Chabot Road, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084B-0510-011-01. (Continued from July 12, 2006; to be continued without discussion to October 25, 2006).
 - 4. **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. (To be continued without discussion to November 8, 2006).

5. **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, and July 26, 2006; to be continued without discussion to October 25, 2006).
6. **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 15 feet are 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, and August 23, 2006; to be continued without discussion to October 11, 2006).

E. Regular Calendar

1. **TRINH HOANG, CONDITIONAL USE PERMIT, C-8443** – Application to allow continued operation of an auto service facility for minor auto repair in a C-N (Neighborhood Commercial) District, located at 20009 Meekland Avenue, west side, corner southwest of Blossom Way, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 429-0032-001-04. (Continued from January 11, March 8, April 24, June 28 and July 26, 2006).
2. **ABDUL NOOR MAYER, CONDITIONAL USE PERMIT, C-8490** – Application to remodel an existing service station by replacing the pump island canopy and business signage; to renew a Conditional Use Permit ; and to allow the sale of alcohol, in a C-1 (Retail Business) District, at 18501 Hesperian Boulevard, west side corner south of Bockman Road, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 412-0085-003-03. (Continued from September 13, 2006).
3. **ASHOKEE KERR, CONDITIONAL USE PERMIT, C-8519 and VARIANCE, V-12033** – Application to allow expansion of a non conforming church (reduced setbacks and parking) by adding a 223 square foot addition, providing restrooms compliant with Americans with Disabilities Act guidelines, in an R-2-B-E (Two Family Residence, 8,750 square foot Minimum Building Site Area) District, located at 15602 Maubert Avenue, northeast side, approximately 50 feet southeast of Mono

Avenue, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 080-0046-013-00.

4. **SAMUEL HERNANDEZ, VARIANCE, V-12024** – Application to allow: 1) a nine foot rear yard where 20 feet is required; and 2) a three foot, three inch side yard where seven feet is required with the conversion of a storage building into a dwelling in an R-S-SU (Suburban Residence, Secondary Dwelling Unit) District, located at 566 Cherry Way, north side, approximately 400 feet east of Haviland Avenue, unincorporated Cherryland area of Alameda County, designated Assessor's Parcel Number: 429-0019-015-00.

5. **FRANK CISNEROS, VARIANCE, V-12025** – Application to retain an existing six foot high wooden fence where four feet is the maximum allowed in an R-1 (Single Family Residence) District, located at 22635 Bayview Avenue, west side, approximately 220 feet south of Jacobs Street, unincorporated Fairview area of Alameda County, designated Assessor's Parcel Number: 417-0299-030-00.

- F. Approval of Minutes – September 13, 2006.

- G. Staff Comments & Correspondence

- H. Board Announcements, Comments & Reports

- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, OCTOBER 11, 2006**