

*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, March 26, 2003**

#### **Neighborhood Preservation Ordinance Abatement Hearing**

Time: 1:00 p.m. – 1:30 p.m.

Place: County of Alameda Building,  
224 West Winton Avenue, Room #160  
Hayward, California

## Regular Meeting

Time: 1:30 p.m.

Place: County of Alameda Building,  
224 West Winton Avenue, Room 160  
Hayward, California

A. Call to Order/Roll Call

B. Consent Calendar

1. **REY PAGARIGAN, CONDITIONAL USE PERMIT, C-7267** – **Consideration of Revocation** of Conditional Use Permit, C-7267, that allows operation of a residential care facility up to 44 beds subject to 23 conditions. A condition of approval requires that residents of Valley Manor Community Care Home that exhibit violence or participate in the harassment of neighbors be immediately discharged as described under the State of California government code. It has been alleged that the facility is not in compliance with the above condition. The subject property is located in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 17926 Apricot Way, east side, approximately 70 feet north of Seaveiw Avenue, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 84C-0921-108-02. (To be continued without discussion to April 9, 2003).
2. **BOB MASON, CONDITIONAL USE PERMIT, C-7756** – Application to modify 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, 2003; to be continued without discussion to April 9, 2003).
3. **CHEUK FUNG, CONDITIONAL USE PERMIT, C-7920** – Application to allow construction of a service station (Type A) with a convenience mart and car wash facility on a portion of an existing 1.4 acre site, in a C-1 (Retail Business) District, located at 997 Grant Avenue, northeast corner of the intersection with Washington Avenue, unincorporated San Lorenzo area of Alameda County, bearing Assessor's

Parcel Number: 0412-0022-004-03. (Continued from July 24, September 11, October 23, November 13, 2002; January 22, February 5 and 26, and March 12; to be continued without discussion to April 23, 2003).

4. **RICHARD and LAURIE LINDBERGH, CONDITIONAL USE PERMIT, C-7988, VARIANCE, V-11605 and SITE DEVELOPMENT REVIEW, S-1813** – Application to allow construction and operation of a Type A service station and to construct a convenience store 10 feet within a Special Building Line (SBL) in a “TC” (Transit Corridor) District, located at 20925 Mission Blvd, southwest corner of Medford Avenue, unincorporated Cherryland area of Alameda County, bearing Assessor’s Parcel Number: 414-0061-033-00. (Continued from October 9, January 8 and 22, 2003; to be continued without discussion to July 23, 2003).
5. **BEHZAD BARFEEL, CONDITIONAL USE PERMIT, C-7992** – Application to allow operation of an auto sales and minor service facility in the ACBDSP (Ashland Cherryland Business District Specific Plan) and TA (Transit Access) Districts, located at 21265 and 21273 Mission Blvd, southwest side, approximately 150 feet northwest of Blossom Way, unincorporated Cherryland area of Alameda County, bearing Assessor’s Parcel Number: 414-0076-028-00. (Continued from May 22, 2002 and January 22, 2003; to be continued without discussion to November 19, 2003).
6. **GERARD DEVELOPMENT, VARIANCE, V-11667** – Application to allow construction of a new residence providing a 31.5 feet high building where 29 feet is allowed, in a R-1-B-E (Single Family Residential, 10,000 square feet Minimum Building Site Area) District, located at Twin Creeks Place, east side, approximately 220 feet south of Twins Creeks Court, unincorporated Fairview area of Alameda County, bearing Assessor’s Parcel Number: 426-0061-011-02. (Continued from February 26, 2003).  
**Withdrawn.**
7. **THUAN DUC TRAN, VARIANCE, V-11691** – Application to allow construction of two dwelling units providing a zero foot setback from the driveway to both dwelling walls where 10 feet is required and a 16 foot wide driveway where 20 feet is required, in a R-S-SU (Suburban Residence, Secondary Unit) District, located at 251 Medford Avenue, south side, approximately 200 feet west of Lowell Avenue, unincorporated Hayward area of Alameda County, bearing Assessor’s Parcel Number: 0429-0014-001-00. (Continued from November 20, December 18, 2002 and February 26, 2003; to be continued without discussion to April 9, 2003).

C. Regular Calendar

1. **GERRY ESPINOZA/ADELIN G. CASTRENCE, REFERRAL FROM THE BOARD OF SUPERVISORS REGARDING THE APPEAL OF CONDITIONAL USE PERMIT and C-8077, VARIANCE, V-11704** – A referral from the Board of Supervisors regarding the Appeal of Applications for a Conditional Use Permit, C-8077 and Variance, V-11704, to allow expansion of an existing residential care facility by the construction of a new two-story 3,344 square foot building on an additional parcel, in a R-S-SU (Suburban Residence, Secondary Unit) District, located at 259, 263, 267 and 269 Medford Avenue, south side, approximately 100 feet west of Lowell Avenue, unincorporated Cherryland area of Alameda County, bearing Assessor's Parcel Numbers: 429-0014-002-01, 429-0014-002-03, 429-0014-002-04 and 429-002-003-00.
2. **ST. ANTONIUS COPTIC ORTHODOX CHURCH, CONDITIONAL USE PERMIT, C-7978 and VARIANCE, V-11623** – Application to allow: 1) expansion of an existing church facility by construction of an enclosed addition below the parking structure to provide one guest room with bathroom and shower, five storage areas, and two work room with bathrooms, and 2) to retain two freestanding signs 9 feet-3 inches in height where 4 feet is the maximum permitted, in a R-1 (Single Family Residence) District, located at 2500 Hansen Road, west side, approximately 400 feet north of East Avenue, unincorporated Fairview area of Alameda County, bearing Assessor's Parcel Number: 426-0130-072-00. (Continued from October 23, December 11, and March 12, 2002).
3. **FAITH LUTHERAN CHURCH, CONDITIONAL USE PERMIT, C-8118** – Application to expand an existing church facility by the construction of a new residence/garage, administration and music building, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 20080 Redwood Road, east side, approximately 300 feet north of the intersection with Modesto Street, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 084C-0766-004-00. (Continued from February 26, 2003).
4. **JUVENIAL ARTEAGA, CONDITIONAL USE PERMIT, C-8120** – Application to allow operation of a mobile drive-in business (catering truck) in a TA (Transit Access) District, located at 16035A East 14<sup>th</sup> Street, west side, corner southwest of the intersection with Ashland Avenue, unincorporated San Leandro area of Alameda County, bearing Assessor's Parcel Number: 080C-0476-001-00. (Continued from February 26, 2003).

5. **SOLOMON SAVALI, VARIANCE, V-11655** – Application to allow construction of a 3,648 square foot, two-story addition to an existing retain commercial building providing 18 parking spaces where 21 parking spaces are required in a PD (Planned Development, 1546<sup>th</sup> Zoning Unit) District, located at 790 Bockman Road, south side, approximately 150 feet west of Via Arriba, unincorporated San Lorenzo area of Alameda County, bearing Assessor's Parcel Number: 412-0085-066-00. (Continued from November 13, December 11, 2002 & January 22, 2003).
6. **ZEPHYR CORPORATION, VARIANCE, V-11671** – Application to allow construction of a residence having a building height of 30 feet six inches where 25 feet is the maximum in a R-1-RV (Single Family Residence, Recreational Vehicle) District, located at 2139 – 167<sup>th</sup> Avenue, north side, approximately 300 feet east of the intersection with Robey Drive, unincorporated San Leandro area of Alameda County, bearing Assessor's Parcel Number: 080A-0215-012-00. (Continued from November 20, 2002, January 8, February 26 and March 12, 2003)
7. **ZEPHYR CORPORATION, VARIANCE, V-11672** – Application to allow construction of a residence having a building height of 30 feet six inches where 25 feet is the maximum in a R-1-RV (Single Family Residence, Recreational Vehicle) District, located at 2149 – 167<sup>th</sup> Avenue, north side, approximately 300 feet east of the intersection with Robey Drive, unincorporated San Leandro area of Alameda County, bearing Assessor's Parcel Number: 080A-0216-012-00. (Continued from November 20, 2002, January 8, February 26 and March 12, 2003).
8. **L. FU/DAVID LAU, VARIANCE, V-11708** – Application to allow construction of three new dwellings providing: 1) six feet side yard where 15 feet is required; 2) zero foot setback from the driveway to two dwelling unit walls where 10 feet is required; and 3) 12 feet driveway where 20 feet is required, in a R-3 (Three Family Residence) District, located at 2256 Regent Way, southeast side, approximately 420 feet northeast of Cross Road, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 084A-0270-006-00. (Continued from January 8, February 5 and 26, 2003).
9. **AARON SELINGER, VARIANCE, V-11712** – Application to allow a zero foot setback from the access driveway where ten feet is required, in a R-S-SU (Suburban Residence with Secondary Unit) District, located at 19231 Lowell Avenue, west side, approximately 230 feet north of the intersection with Medford Avenue, unincorporated Ashland area of Alameda County, bearing Assessor's Parcel Number: 413-0043-020-00. (Continued from February 26, 2003).

10. **VILLA SANTA MARIA HOMEOWNER'S ASSOCIATION, VARIANCE, V-11714** – Application to allow an eight foot high fence where six feet is the maximum allowable, in a R-S-D-25 (Multiple Suburban Residential) District, located at 20215-20237 Santa Maria Avenue, west side, approximately 16 feet south of Jamison Way, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Numbers: 084A-0108-036-00, 084A-0108-032-00, 084A-0108-033-00 and 084A-0108-031-00.
11. **JOSE NUNEZ, VARIANCE, V-11716** – Application to allow the construction of a new residence with a 30 feet building height where 25 feet is the maximum and a six foot side yard where seven feet is the minimum, in a R-1-B-E (Single Family Residence) District, located at 2926 Winchester Drive, northeast side, approximately 670 feet east of Windfelt Road, unincorporated Hayward area of Alameda County, bearing Assessor's Parcel Number; 0425-0170-012-03. (Continued March 12, 2003).
12. **AMARJIT S. MANN, VARIANCE, V-11721**– Application to allow a 22 foot front yard where 30 feet is required and a 12 foot six inch side yard where 15 feet is required (Lot 2), in a R-1-B-E (Single Family Residential, 10,000 square foot Minimum Building Site Area) District, located on Courtney Lane, northeast side, approximately 91 feet northwest of Fairview Avenue, unincorporated Hayward area of Alameda County, bearing Assessor's Parcel Number: 0417-0270-023-00.
13. **AMARJIT S. MANN, VARIANCE, V-11722** – Application to allow a 25 foot front yard where 30 feet is required and a 10 foot side yard where 15 feet is required, in a R-1-B-E (Single Family Residential, 10,000 square foot Minimum Building Site Area) District, located on Courtney Lane (Lot 3), west side, approximately 91 feet northwest of Fairview Avenue, unincorporated Hayward area of Alameda County, bearing Assessor's Parcel Number: 0417-0270-024-00.
14. **AMARJIT S. MANN, VARIANCE, V-11723** – Application to allow a 20 foot front yard where 30 feet is required and an 11 foot side yard where 15 feet is required, in a R-1-B-E (Single Family Residential, 10,000 square foot Minimum Building Site Area) District, located on Courtney Lane (Lot 4), northeast side, corner of Fairview Avenue, unincorporated Hayward area of Alameda County, bearing Assessor's Parcel Number: 0417-0270-022-00.

15. **AMARJIT S. MANN, VARIANCE, V-11724** – Application to allow a 20 foot front yard where 30 feet is required and an 11 foot side yard where 15 feet is required, in a R-1-B-E (Single Family Residential, 10,000 square foot Minimum Building Site Area) District, located on Courtney Lane (Lot 4), southwest side, corner of Fairview Avenue, unincorporated Hayward area of Alameda County, bearing Assessor’s Parcel Number: 0417-0270-025-00.
  16. **DIANE GREEN, VARIANCE, V-11725** – Application to facilitate the subdivision of one parcel into two lots thereby retaining two accessory structures without a principle use (main dwelling) on the new parcel and maintain one accessory structure in the front half of the lot where not otherwise allowed, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) District, located at 2757 Talbot Lane, southeast side, approximately 190 feet northeast of Stanton Avenue, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 084B-0460-004-00.
  17. **PAULETTE CROSSLEY, VARIANCE, V-11726** – Application to allow expansion of a non-conforming structure (15 foot front yard where 20 feet is required, two feet-four inch, three feet-three inch, four feet-nine inch side yards, where five feet is required and 17 feet between units where 20 feet is required) with the construction of an addition, in a R-1-SU (1530 Thrush Avenue, east side, approximately 240 feet northeast of Oriole Avenue, unincorporated San Leandro area of Alameda County, bearing Assessor’s Parcel Number: 080-0040-082-00.
- D. Approval of Minutes – March 12, 2003.
  - E. Open Forum
  - F. Staff Comments & Correspondence
  - G. Board Announcements, Comments & Reports
  - H. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING  
WEDNESDAY, APRIL 9, 2003 : 6:00 P.M.**