

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, July 23, 2003

Time: 1:00 p.m. – 1:30 p.m.

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

Regular Meeting

Time: 1:30 p.m.

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

A. Call to Order/Roll Call

B. Neighborhood Preservation Ordinance Abatement Hearing

C. Consent Calendar

1. **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, March 26, April 23, May 28 and June 25, 2003; to be continued without discussion to August 13, 2003).
2. **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 Boulevard, 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 August 27, 2003).
3. **JOHN T. ARKEDER, CONDITIONAL USE PERMIT, C-8014** – Application to allow construction of a secondary unit in a R-1-CSU-RV (Single Family Residential, Conditional Secondary Unit, Recreational Vehicle) District, located at 18975 Parsons Avenue, west side, approximately 150 feet south of Link Court, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 084D-1328-007-01. (Continued from October 23, 2002, January 22 and April 9, 2003; to be continued without discussion to August 27, 2003).

4. **HOSANNA HOMES, CONDITIONAL USE PERMIT, C-8143** – Application to allow continued operation of a residential care facility adding two modular trailers (Applicant requests a ten year renewal period) in an “A” (Agricultural) District, located at 9998 Crow Canyon Road, west side, approximately one mile north of the intersection with Norris Canyon Road, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 085-1902-001-00. (Continued from April 28, May 28, 2003; to be continued without discussion to August 13, 2003).

5. **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, March 26 and May 14 and 28, and June 25, 2003; to be continued without discussion to August 27, 2003).

6. **WEST COAST REALTY/MARIO MAPOY, VARIANCE, V-11758** – Application to allow subdivision of one lot into two parcels thereby maintaining a nonconforming use (commercial building in a residential district without required off-street parking), in a R-1 (Single Family Residence) District, located at 21129 Haviland Avenue, west side, corner southwest of the intersection of Blossom Way, unincorporated Hayward area of Alameda County, bearing Assessor’s Parcel Number: 0429-0028-029-00. (To be continued without discussion to August 13, 2003).

D. Regular Calendar

1. **BRENDA BIGONGIARI, CONDITIONAL USE PERMIT, C-8169** – application to allow continued operation of a commercial recreational facility (Dance and Music School), in a P-D, ZU-2009 (Planned Development, 2009th Zoning Unit) District, located at 19615 Center Street, west side corner, southwest of the intersection with Edwards Lane, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 084C-0680-005-05. (Continued from June 25, 2003)

2. **KATI and ROBERT KNOX/STEVE MORI, CONDITIONAL USE PERMIT, C-8170** – Application to allow an eight bed residential care facility for the elderly in a single family dwelling, in a R-S-D-15 (Suburban Residence, 1,500 Minimum Building Site Area/Dwelling Unit) District, located at 1470-164th Avenue, north side, approximately 340 feet east of East 14th Street, unincorporated San Leandro area of Alameda County, bearing Assessor's Parcel Number: 0800-0071-033-04.
3. **GUSTAVO ARRIAZA/JEANNE K. SCHNEIDER, CONDITIONAL USE PERMIT, C-8175** – Application to allow sale of alcoholic beverages (beer and wine) by a mini market (1,440 square foot+ building), in a TA (Transit Access) District, located at 16661 East 14th Street, south side, approximately 115 feet northwest of Elgin Street, unincorporated San Leandro area of Alameda County, bearing Assessor's Parcel Number: 080B-0300-014-00.
4. **DAN MARCHAND, VARIANCE, V-11616** – Application to allow a fence eight feet high where six feet is the maximum allowed, in a R-1-L-BE-CSU-RV (Single Family Residence, Limited Agriculture, 5 Acre Minimum Building Site Area, 100 feet Median Lot Width, 30 feet Front Yard, Conditional Secondary Unit, Recreational Vehicle) District, located at 8600 Oak Tree Lane, southwest side, approximately 340 feet southeast of the intersection with Norris Canyon Road, unincorporated Castro Valley area of Alameda County, bearing Assessor's Parcel Number: 085-5000-001-09.
5. **DONALD WALLACE, VARIANCE, V-11739** – Application to allow construction of a single family residence on a parcel without county road frontage (access to Fairview Avenue will be via an existing private road) in an A (Agricultural) District, located on Fairview Avenue, east side, approximately 940 feet north of China Court, unincorporated Fairview area of Alameda County, bearing Assessor's Parcel Number: 085A-6100-005-04. (Continued from May 28 and July 9, 2003).
6. **ANA R. FLORES, VARIANCE, V-11761** – Application to allow conversion of an existing garage into a 900 square foot living unit, providing a three foot-six inch side yard where eight feet is required and providing 16 feet between buildings where 20 feet is required, in a R-S-D-20 (Suburban Residence, 2,000 square foot Minimum Building Site Area/Dwelling Unit) District, located at 1645 – 162nd Avenue, northwest side, approximately 240 feet northeast of Marcella Street, unincorporated Ashland area of Alameda County, bearing Assessor's Parcel Number: 080-0051-039-00. (Continued from July 9, 2003).

7. **RICKY and LISA BOTELHO, VARIANCE, V-11767** – Application to retain an attached addition providing a five foot rear yard where 20 feet is required, in a R-1-CSU-RV (Single Family Residence – Conditional Secondary Unit, Recreational Vehicle) District, located at 4304 Circle Avenue, north side corner, northeast of Gyen Street, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 084C-0676-002-02.

8. **DHARMESH BHUKHAN, VARIANCE, V-11769** – Application to allow construction of a residence with a building height of 28 feet six inches where 25 feet is the maximum height allowed, in a R-1-B-E (Single Family Residence, 6,000 square foot Minimum Building site Area, 20 foot Front Yard, Seven foot Side Yard) District, located at 24051 Quinn Lane, west side, approximately 320 feet north of E Street, unincorporated Fairview area of Alameda County, bearing Assessor’s Parcel Number: 0426-0100-131-00.

9. **JAG NARAYAN, VARIANCE, V-11770** – Application to allow construction of decks at the first and second levels of an existing residence that results in an average 32 foot four inch building height where 30 feet is the maximum height allowed, in a P-D (Planned Development) District, located at 19940 John Drive, south side, approximately 400 feet north of Camino Dolores, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 084A-00185-034-00.

- B. Approval of Minutes – June 25 and July 9, 2003.
- C. Open Forum
- D. Staff Comments & Correspondence
- E. Board Announcements, Comments & Reports
- F. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, AUGUST 13, 2003 – 6:00 P.M.**