

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, February 10, 2010

Field Trip

Time: 1:00 p.m.

Place: 224 West Winton Avenue, Room 111,
Hayward, California

Note: The Board will adjourn to the field and will reconvene at 6:00 p.m. for the Regular Meeting in the Public Hearing Room, 224 West Winton Avenue, Hayward, California 94544.

1. **SAINT ANTONIUS COPTIC CHURCH / SAM HANNA - CONDITIONAL USE PERMIT, PLN- 2009-00102** - Application to allow continued operation of a church, with the expansion of the facility consisting of a 16,200 square foot multi-purpose building on an adjacent parcel to the south requiring a Variance for a 40 foot average building height, where 30 feet is the maximum height allowed, in an R-1-B-E (Single Family Residence, 10,000 and 6,000 square foot Minimum Building Site Area, 60 foot Median Lot Width, 20 foot Front Yard, 7 foot Side Yard Minimum) District, located at 2500 Hansen Road, west side, approximately 300 feet north of East Avenue, unincorporated Fairview area of Alameda County, designated Assessor's Parcel Numbers: 426-0130-072-00 and 426-0130-003-01. **Staff Planner: Richard Tarbell.**

2. **BONORA / CLEARWIRE LEGACY, LLC, CONDITIONAL USE PERMIT, PLN-2009-00148** – Application to allow construction and operation of a telecommunication facility (rooftop antennas and microwave dishes) in a CN (Neighborhood Commercial) and PD (Planned Development, 1417th Zoning Unit) District, located at 19125 Redwood Road, west side, at the southwest corner of Wilson Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084B-0583-003-06. **Staff Planner: Christine Greene.**

3. **GAYLER CONSTRUCTION, CONDITIONAL USE PERMIT, PLN-2009-00159** - Application to allow construction of a single family dwelling with a 10 foot side yard setback where 20 feet is required in an R-1-B-E (Single Family Residence, 5 acre Minimum Building Site Area, 60 foot Median Lot Width, 20 foot Front Yard, 7 foot Side Yard Minimum) District, located at 26036 Clover Road, south east side, approximately 500 feet southwest of East Avenue, unincorporated Fairview area of Alameda County, designated Assessor's Parcel Number: 425-0240-006-00. **Staff Planner: Damien Curry.**

4. **SUSAN MYERS / JULIE ELWOOD & KONSTANCE SARMENTO - CONDITIONAL USE PERMIT, PLN-2009-00172** - Application to allow operation of a commercial indoor recreation facility, in a C-1 (Retail Business) District, located at 15294 Liberty Street, east side, at the eastern terminus of Oriole Avenue, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 080-0035-010-03. **Staff Planner: Damien Curry.**

Regular Meeting

Time: 6:00 p.m.

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

A. Call to Order/Roll Call

B. Neighborhood Preservation and Zoning Ordinance Abatement Hearings

C. Open Forum

D. Consent Calendar

1. **BONORA / CLEARWIRE LEGACY, LLC, CONDITIONAL USE PERMIT, PLN-2009-00148** – Application to allow construction and operation of a telecommunication facility (rooftop antennas and microwave dishes) in a PD (Planned Development, 1417th Zoning Unit) District, located at 19125 Redwood Road, west side, at the southwest corner of Wilson Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084B-0583-003-06. **Staff Planner: Christine Greene.** (To be continued to February 24, 2010).

E. Regular Calendar

1. **SAINT ANTONIUS COPTIC CHURCH / SAM HANNA - CONDITIONAL USE PERMIT, PLN- 2009-00102** - Application to allow continued operation of a church, with the expansion of the facility consisting of a 16,200 square foot multi-purpose building on an adjacent parcel to the south requiring a Variance for a 40 foot average building height, where 30 feet is the maximum height allowed, in an R-1-B-E (Single Family Residence, 10,000 and 6,000 square foot Minimum Building Site Area, 60 foot Median Lot Width, 20 foot Front Yard, 7 foot Side Yard Minimum) District, located at 2500 Hansen Road, west side, approximately 300 feet north of East Avenue, unincorporated Fairview area of Alameda County, designated Assessor’s Parcel Numbers: 426-0130-072-00 and 426-0130-003-01. **Staff Planner: Richard Tarbell.**

F. Minutes: January 13, 2009. The Minutes of January 27, 2010 are continued to February 24, 2010.

G. Staff Comments & Correspondence

H. Board Announcements, Comments & Reports

I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, FEBRUARY 24, 2010**