

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, April 22, 2009

Regular Meeting

Time: 1:30 p.m.

Place: 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. **T-MOBILE / HARD, CONDITIONAL USE PERMIT, C-8734** – Application proposal to replace an existing 25 foot light pole with a new 35 foot pole with lights and four concealed antennas. A new equipment enclosure is also proposed to be located nearby. The subject parcel contains approximately 0.91 acres and is zoned R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit, RV Parking) District, located at 18988 Lake Chabot Road, east side, north east of Keith Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 084D-1305-012-00. (Continued from July 9, September 10, November 5, 2008 and January 28, February 25 and March 11 and April 8, 2009; to be continued to June 10, 2009). **Staff Planner: Jeff Bonekemper.**
 - 2. **LILY & ANGELA VEGARA, CONDITIONAL USE PERMIT, PLN-2009-00001** - Conditional Use Permit Application to allow a child care center for 46 children, in an R-1 (Single Family Residence) District, located at 2500 Hansen Road, west side approximately 300 feet north of Cross Street, unincorporated Fairview area of Alameda County, designated Assessor’s Parcel Number: 426-0130-072-00. (Continued from March 22, 2009; to be continued to May 13, 2009). **Staff Planner: Richard Tarbell.**
- E. Regular Calendar
 - 1. **HECTOR SANABRIA, CONDITIONAL USE PERMIT, PLN-2009-00004** – Conditional Use Permit Application to allow the operation of a recycling center in a C-1 (Retail Business) District, located at 1802 Fairmont Drive, east side of Liberty Street at the eastern terminus of Oriole Avenue, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 080-0035-004-03. **Staff Planner: Damien Curry.**
 - 2. **PETER KO, CONDITIONAL USE PERMIT, PLN-2008-00006**- Conditional Use Permit Application to allow a proposed addition of approximately 27,800 square feet to the Neighborhood Church Facility that will include a new lobby, chapel and two-story school/office building. The subject property contains 16 acres, is zoned R-1-CSU-RV (Single Family Residential, Secondary Unit, Recreational Vehicle Parking) District, located at 20600 John Drive, north side, approximately 253 feet

north west of Castro Valley Boulevard, unincorporated Castro Valley area of Alameda County bearing Assessor's Parcel Numbers: 84A-0240-001-02; 84A-0228-001-03; 84A-0235-001-06; 84A-0230-003-03; 84A-0230-001-02 and 84A-230-004-00. (Continued from March 11, 2009).

3. **DANTON GARNHART, VARIANCE, PLN-2008-00072** - Variance application to allow expansion of a non-conforming use with the addition of a second story to one unit on a property with seven units where one single family dwelling is allowed, in R-1 (Single Family Residence) District, located at 1143 Grove Way, south east side, approximately 77 feet north Birch Street, unincorporated Cherryland area of Alameda County, bearing Assessor's Parcel Number: 428-0011-111-01. (Continued from January 28, March 11 and 25, 2009). **Staff Planner: Damien Curry.**

- F. Approval of Minutes – March 25 and April 8, 2009.
- G. Staff Comments & Correspondence
- H. Board Announcements, Comments & Reports
- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, MAY 13, 2009**