

**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, June 9, 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. **SEVENTH STEP FOUNDATION, CONDITIONAL USE PERMIT, PLN-2010-00028** - Application to allow operation of a residential care facility for up to 16 beds providing: 1) two parking spaces where four are required; and 2) parking located in the front yard where not allowed in a Residential Commercial District under the Ashland Cherryland Area Specific Plan, located at 827 East Lewelling Boulevard, south side, approximately 800 feet west of Langton Way, in the unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 414-0026-005-00. **Staff Planner: Christine Greene.**
  
2. **ABC PRESCHOOL & DAYCARE / MAGGIE LAM, CONDITIONAL USE PERMIT, PLN-2010-00049** – Application to allow expansion of a child care facility from 41 to 56 children, in an R-S-D-3 (Suburban Residential, 2,500 square feet per Dwelling Unit) District, located at 20135 San Miguel; Avenue, west side, approximately 350 feet north of Jeanine Way, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Numbers: 084A-0124-001-04 and 084A-0124-002-04. **Staff Planner: Christine Greene.**
  
3. **ELWORTH / VERIZON, CONDITIONAL USE PERMIT, PLN-2009-00099-** Application to allow replacement of three and construction of three new antennas, a total of six new antennas with continued operation of a telecommunication facility in an “A” (Agriculture) District, located at 10410 Crow Canyon Road, north, approximately 16,000 feet northeast of Crow Canyon road and Bellina Canyon Road, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 085-1950-002-09. **Staff Planner: Shahreen Basunia.**
  
4. **EAST BAY MUD / AT & T MOBILITY - KELLY, CONDITIONAL USE PERMIT, PLN-2009-00154** – Application to allow installation and operation of a wireless telecommunications facility ( 45 feet tall mono pine) in an R-1-SU-RV (Single Family Residence, Secondary Unit, Recreational Vehicle Parking Regulations) District, located at the end of Brookdale Boulevard, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Numbers: 084D-1100-001-16-00 and 084D-1103-070-04. **Staff Planner: Christine Greene.**

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. Alcoholic Beverage Sale Regulations Administrative Hearings
- D. Open Forum
- E. Consent Calendar
  - 1. **T-MOBILE USA / CHRIS COONES, CONDITIONAL USE PERMIT PLN-2009-00090** – Application to allow installation of a new antenna array on a 11 foot, 6 inch high extension to the top of a 100 foot high PG&E high voltage transmission tower, with ground equipment placed between the four tower legs, in a PD (Planned Development 1268<sup>th</sup> Zoning Unit) District, located at 18832 West Cavendish Place, north side, approximately 125 west of Troost Court, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 085-1510-013-00. **Staff Planner: Richard Tarbell.** (Continued from December 16, 2009; March 10 and 24, April 28 and May 26, 2010; to be continued to a future date).
- F. Regular Calendar
  - 1. **ELWORTHY / VERIZON, CONDITIONAL USE PERMIT, PLN-2009-00099-** Application to allow replacement of three and construction of three new antennas, a total of six new antennas with continued operation of a telecommunication facility in an “A” (Agriculture) District, located at 10410 Crow Canyon Road, north, approximately 16,000 feet northeast of Crow Canyon road and Bellina Canyon Road, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 085-1950-002-09. **Staff Planner: Shahreen Basunia.**
- G. Minutes: May 12, 2010. The Minutes of May 26, 2010 are continued to June 23, 2010.
- H. Staff Comments & Correspondence
- I. Board Announcements, Comments & Reports
- J. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING  
WEDNESDAY, JUNE 23, 2010**