

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, June 10, 2009

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.

- 1. **GENESIS DEVELOPMENTAL SERVICES / JUDITH MONTE, CONDITIONAL USE PERMIT, PLN-2009-00044** – Conditional Use Permit Application to allow the operation and expansion of a recreation facility, within an enclosed building, that provides adult day care for persons with disabilities in a M-1-B-40 (Light Industrial, 40,000 square foot Minimum Building Site Area) District, located at 16440-16444 Ashland Avenue, east side, approximately 100 feet south of the intersection with Galway Drive, unincorporated Ashland area of Alameda County, designated Assessor’s Parcel Number: 080C-0493-002-06 approximately 18,541 square feet (0.43 acres) in area. **Staff Planner: Christine Greene.**

Regular Meeting

Time: 6:00 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. **LAWRENCE and SUSAN MILLER, RE: 19829 Fern Way, Castro Valley, CA 94546, APN: 084C-0692-005-00, Zoning District: R1-CSU-RV (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle Parking Regulations).**

VIOLATION: Section 17.08.040 A – Community facility (batting cages) in a residential area operating without a Conditional Use Permit.

- D. Open Forum
- E. 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 22, 2009; to be continued to July 22, 2009). **Staff Planner: Jeff Bonekemper.**

2. **CAMBRA / EL SHADDI MINISTRIES, CONDITIONAL USE PERMIT, C-8762, PLN-2008-00037** - Application to allow continued operation of a church, in a R-C ABCD (Residential Commercial, Ashland Cherryland Business) District Specific Plan, located at 565 East Lewelling Boulevard, south west side, corner southwest of Wickman Court, unincorporated San Lorenzo, area of Alameda County, designated Assessor's Parcel Numbers: 413-0031-053-00 and 413-0031-054-00. (Continued from November 12, 2008 and January 28, February 25 and May 27, 2009; to be continued to July 8, 2009). **Staff Planner: Pat Anekayuwat.**

F. Regular Calendar

1. **GENESIS DEVELOPMENTAL SERVICES / JUDITH MONTE, CONDITIONAL USE PERMIT, PLN-2009-00044** – Conditional Use Permit Application to allow the operation and expansion of a recreation facility, within an enclosed building, that provides adult day care for persons with disabilities in a M-1-B-40 (Light Industrial, 40,000 square foot Minimum Building Site Area) District, located at 16440-16444 Ashland Avenue, east side, approximately 100 feet south of the intersection with Galway Drive, unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 080C-0493-002-06 approximately 18,541 square feet (0.43 acres) in area. **Staff Planner: Christine Greene.**

G. Informational Presentation by Tona Henninger, Assistant Deputy Director, Code Enforcement Division: Proposed Ordinance Amendments to the Junk Vehicle, Neighborhood Preservation and Zoning Ordinances; and Draft Ordinance: SB 1137 Vacant Foreclosed Properties.

H. Approval of Minutes – April 22, May 13 and May 27, 2009.

I. Staff Comments & Correspondence

J. Board Announcements, Comments & Reports

K. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, JUNE 24, 2009**