

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, July 14, 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. **VERIZON WIRELESS / GABRIELLA BARR, CONDITIONAL USE PERMIT PLN-2010-00009** – Application to allow the construction of a new telecommunication facility to include an 80 foot monopole with six (6) antennas, in an M-1-B-40 (Light Industrial, 40,000 Minimum Building Site Area) Zoning District, located at 2536 Grant Avenue, east side, approximately 750 feet south of Worthley Drive, unincorporated San Lorenzo area of Alameda County, designated Assessor’s Parcel Number: 438-0010-007-10. **Staff Planner: Damien Curry.**

2. **CLUB K9 INC. / ERIC FABIANAC, CONDITIONAL USE PERMIT, PLN-2010-00019** - Application to allow continued operation and expansion of an existing boarding kennel for up to 65 dogs, with expansion to 100 dogs, with said expansion to be conditioned on requirements concerning septic / wastewater discharge, in an “A” (Agricultural) District, located at 10671 Crow Canyon Road, southeast side, approximately 1.28 miles north of Norris Canyon Road, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 085-1991-006-00. **Staff Planner: Damien Curry.**

3. **NEXTEL WIRELESS / TOWER CO, CONDITIONAL USE PERMIT, PLN-2010-00035**, Application to allow continued operation of a cell site facility consisting of a 57 foot monopole and equipment area, in an M-2 (Heavy Industrial) District, located at 2480 Bauman Avenue, south side, approximately 550 feet southwest of Worthley Drive, unincorporated San Lorenzo area of Alameda County, designated Assessor’s Parcel Number: 438-0010-004-08. **Staff Planner: Jeff Bonekemper.**

4. **FIRST PRESBYTERIAN CHURCH, CONDITIONAL USE PERMIT, PLN-2010-00058** - Application to allow continued operation of a child care center facility for up to 150 children in a C-1 (Retail Business) and R-S-D-20 (Suburban Residence, 2,000 square feet per Dwelling Unit) Districts, located at 2490 Grove Way, northwest side approximately 170 feet northeast of Redwood Road, unincorporated Castro Valley area of Alameda County, designated Assessor’s Parcel Number: 416-0030-014-03. **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. **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 Number: 084A-0124-001-04. **Staff Planner: Christine Greene.** (Continued from June 23, 2010; to be continued to July 28, 2010).
- F. Regular Calendar
 - 1. **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.** (Continued from June 23, 2010).
 - 2. **VERIZON WIRELESS / GABRIELLA BARR, CONDITIONAL USE PERMIT PLN-2010-00009** – Application to allow the construction of a new telecommunication facility to include an 80 foot monopole with six (6) antennas, in an M-1-B-40 (Light Industrial, 40,000 Minimum Building Site Area) Zoning District, located at 2536 Grant Avenue, east side, approximately 750 feet south of Worthley Drive, unincorporated San Lorenzo area of Alameda County, designated Assessor’s Parcel Number: 438-0010-007-10. **Staff Planner: Damien Curry.**
 - 3. **CLUB K9 INC. / ERIC FABIANAC, CONDITIONAL USE PERMIT, PLN-2010-00019** - Application to allow continued operation and expansion of an existing boarding kennel for up to 65 dogs, with expansion to 100 dogs, with said expansion to be conditioned on requirements concerning septic / wastewater discharge, in an “A” (Agricultural) District, located at 10671 Crow Canyon Road, southeast side, approximately 1.28 miles north of Norris Canyon Road, unincorporated Castro Valley area of Alameda County, designated

Assessor's Parcel Number: 085-1991-006-00. **Staff Planner: Damien Curry.**

4. **NEXTEL WIRELESS / TOWER COMPANY, CONDITIONAL USE PERMIT, PLN-2010-00035**, Application to allow continued operation of a cell site facility consisting of a 57 foot monopole and equipment area, in an M-2 (Heavy Industrial) District, located at 2480 Bauman Avenue, south side, approximately 550 feet southwest of Worthley Drive, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 438-0010-004-08. **Staff Planner: Jeff Bonekemper.**

- G. Minutes: June 23, 2010.
- H. Staff Comments & Correspondence
- I. Board Announcements, Comments & Reports
- J. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, JULY 28, 2010**