

**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, September 23, 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. **FRED PRICE / EL SHADDI MINISTRIES, CONDITIONAL USE PERMIT, C-8762, PLN-2008-00037, VARIANCE, PLN-2008-00020** – Conditional Use Permit Application to allow continued operation of a church, Variance Application to allow fewer than the required on-site parking spaces in a R-C ABCD (Residential Commercial, Ashland Cherryland Business Specific Plan) District, 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, June 10 and July 8, 2009; to be continued to October 28, 2009). **Staff Planner: Pat Anekayuwat.**
  2. **STACI ROMBOUGH, VARIANCE, PLN-2009-00061** – Application to allow: a) building site status for a site of 2,479 square feet, where 5,000 square feet is required; b) a 0.27 foot rear yard setback, where 20 feet is required; c) a 1.04 foot street side yard setback, where 10 feet is required; d) a 2.47 foot front yard setback where 20 feet is required; e) a 2.95 foot setback side yard setback, where five feet is required; and f) zero parking spaces, where two are required. The site is zoned R-1 (Single Family Residential), located at 2005-150<sup>th</sup> Avenue, west side, north of 149<sup>th</sup> Avenue, in the unincorporated Hillcrest Knolls area of Alameda County, designated County Assessor's Parcel Number: 080-0006-013-04. (Continued from July 22 and August 26 2009; continued to October 28, 2009). **Staff Planner: Howard Lee.**
  3. **PUBLIC STORAGE, CONDITIONAL USE PERMIT, PLN-2009-00081** – Application to allow the installation and operation of a telecommunications facility (Antenna Array) in an M-1-B-40 (Light Industrial, 40,000 Square Foot Minimum Building Site Area) District, located at 2497 Grove Way, south side, approximately 800 feet east of Redwood Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 0080-001-03-00. (To be continued to October 28, 2009). **Staff Planner: Richard Tarbell.**
  4. **T MOBILE USA / CHRIS COONES - CONDITIONAL USE PERMIT, PLN-2009-00085** - Application to allow a telecommunications facility (Antenna Array) in a PD (Planned Development, 1591<sup>st</sup> Zoning Unit, allowing single family residential uses with additional conditions)

District, located at 17228 San Franciscan Drive, west side approximately 150 feet south of Bellingham Drive (PG&E Easement), unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 0085-6312-054-00. (To be continued to October 28, 2009). **Staff Planner: Andy Young.**

5. **T MOBILE USA / CHRIS COONES - CONDITIONAL USE PERMIT, PLN-2009-00090** - Application to allow a telecommunications facility (Antenna Array) in a PD (Planned Development, 1268<sup>th</sup> Zoning Unit) District, located at 18832 W. Cavendish Place, approximately 500 feet from the intersection of Troost Court, Castro Valley area of unincorporated Alameda County, designated Assessor's Parcel Number: 0085-1510-013-00. (To be continued to October 28, 2009). **Staff Planner: Richard Tarbell.**

E. Regular Calendar

1. **ANTHONY & MARTHA CASSINI, VARIANCE, V-12107** – Application to allow a wrought iron fence, four feet, nine inches in height where two and four feet are the maximum allowed, in an R-1- (Single Family Residence) District, located at 16006 Via Harriet, south side, corner southwest of Via Catherine, unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 411-0045-077-00. (Continued from May 28, September 28, 2008, and September 9, 2009). **Staff Planner: Richard Tarbell.**
2. **BAY AREA COMMUNITY SERVICES, CONDITIONAL USE PERMIT, PLN-2009-00064** – Conditional Use Permit Application to allow expansion of a residential care facility for mentally disabled adults from 12 to 15 beds. The one story, 1,230 square foot addition will be attached to the existing facility that includes: three bedrooms, one shower room, one half bathroom, and replacement of the exterior staircase in the same location, in the Fairview Area Specific Plan, R-1 (Single Family Residence) District located at 22505 Woodroe Avenue, west side, approximately 150 feet north of Ralston Way, unincorporated Fairview area of Alameda County, designated Assessor's Parcel Number: 417-0080-005-04. **Staff Planner: Carole Kajita.**

- F. Approval of Minutes – August 26 and September 9, 2009.
- G. Staff Comments & Correspondence
- H. Board Announcements, Comments & Reports
- I. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING  
WEDNESDAY, OCTOBER 14, 2009**