

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, October 13, 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. **AT&T / ELIZABETH ZAININONCH, CONDITIONAL USE PERMIT, PLN-2010-00077** - Application to allow continued operation of a telecommunications facility (cell site) with modifications in an M-1 (Light Industrial) District, located at 22020 Center Street, east side approximately 270 feet northwest of Grove Way, in the unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 417-0010-007-05. **Staff Planner: Richard Tarbell.**

2. **VILLAGE BAPTIST CHURCH, CONDITIONAL USE PERMIT, PLN-2010-00115** - Application to allow continued operation of a telecommunications facility, in an R-1 (Single Family Residence) District, located at 1535 Bockman Road, north side, northeast of Brandon Avenue, in the unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 411-0057-183-00. **Staff Planner: Christine Greene.**

3. **AILIAN LU / CHINESE HEALTH CENTER, CONDITIONAL USE PERMIT, PLN-2010-00135** - Application to allow operation of a massage therapy business (Chinese Health Center) offering acupuncture, acupressure, pressure point massage and foot reflexology, in a C-1 (Retail Business) District, located at 17780 Hesperian Boulevard, east side, south of Hacienda Avenue, in the unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 412-0071-024-04. **Staff Planner: Andy Young.**

4. **T MOBILE USA / ANA GOMEZ, CONDITIONAL USE PERMIT, PLN-2009-00142** - Application to allow installation of a telecommunications facility including one 65 foot high mono-pole (artificial tree) with six antennas, plus three (3) ground cabinets and two equipment cabinets and two equipment panels, surrounded by an eight foot high fence with mesh wrap and cover, in an R-S-D-25 (Residential-Suburban, 2,500 square feet Minimum Building Site Area per Dwelling Unit) District, located at the southeast corner at the intersection of Nielsen and Grant Avenues (no street number) in the unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 411-0030-001-05. **Staff Planner: Andy Young.**

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. **FRED PRICE / EL SHADDI MINISTRIES, CONDITIONAL USE PERMIT, C-8762, PLN-2009-00037, VARIANCE, PLN-2008-00020** – Conditional Use Permit Application to allow continued operation of a church and a 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, July 8, September 23, October 28 and December 16, 2009; and April 14 and August 25, 2010; to be continued to December 15, 2010). **Staff Planner: Richard Tarbell.**
 - 2. **AILIAN LU / CHINESE HEALTH CENTER, CONDITIONAL USE PERMIT, PLN-2010-00135** - Application to allow operation of a massage therapy business (Chinese Health Center) offering acupuncture, acupressure, pressure point massage and foot reflexology, in a C-1 (Retail Business) District, located at 17780 Hesperian Boulevard, east side, south of Hacienda Avenue, in the unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 412-0071-024-04. **Staff Planner: Andy Young.** (To be continued to October 27, 2010).
- F. Regular Calendar
 - 1. **TERESA NAZARETH, VARIANCE, V-12114** – Application to allow construction of a 2,436 square foot, two story, single family dwelling with seven foot side yard setbacks where 15 foot setbacks are required. The parcel contains 0.12 acres (5,200) square feet and is zoned R-1-BE (Single Family Residential, 10,000 square foot Minimum Building Site Area) District, located at 3306 D Street, northwest side, approximately 1,000 feet east of Fairview Avenue, unincorporated Fairview area of Alameda County, designated Assessor's Parcel Number: 417-0220-004-00. (Continued from August 25, 2010). **Staff Planner: Jeff Bonekemper.**
 - 2. **AT&T / ELIZABETH ZAININONCH, CONDITIONAL USE PERMIT, PLN-2010-00077** - Application to allow continued operation of a telecommunications facility (cell site) with modifications in an M-1 (Light Industrial) District, located at 22020 Center Street, east side

approximately 270 feet northwest of Grove Way, in the unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 417-0010-007-05. **Staff Planner: Richard Tarbell.**

- G. Election of Board of Zoning Adjustments Officers
- H. Minutes: August 25 and September 8 and 22, 2010.
- I. Staff Comments & Correspondence
- J. Board Announcements, Comments & Reports
- K. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, OCTOBER 27, 2010**