

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 27, 2010

Regular Meeting

Time: 1:30 p.m.

Place: 224 West Winton Avenue, Room 111,
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. **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.** (Continued from October 13, 2010; to be continued to November 10, 2010).
- F. Regular Calendar
 - 1. **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.**
 - 2. **KIDANGO INC. / JOHN FONG, CONDITIONAL USE PERMIT, PLN-2010-00121** - Application to allow the operation of a Community Facility (pre-school / child care facility) within an existing classroom, in an R-1 (Single Family Residence) District, located at 879 Grant Avenue, north side, approximately 300 feet east of Washington Avenue in the unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 412-0022-007-00. **Staff Planner: Damien Curry.**
 - 3. **KIDANGO INC. / JOHN FONG, CONDITIONAL USE PERMIT, PLN-2010-00122** - Application to allow the operation of a Community Facility (pre-school / child care facility) within an existing classroom, in an R-1 (Single Family Residence) District, located at 1510 Via Sonya, west side, approximately 100 feet west of Via Del Rey in the unincorporated San Lorenzo area of Alameda County, designated Assessor's Parcel Number: 411-0072-039-00. **Staff Planner: Damien Curry.**

4. **KIDANGO INC. / JOHN FONG, CONDITIONAL USE PERMIT, PLN-2010-00123** - Application to allow the operation of a Community Facility (pre-school / child care facility) within an existing classroom, in an R-1 (Single Family Residence) District, located at 620 Drew Street, south side, approximately 150 feet west of Wagner Street in the unincorporated Ashland area of Alameda County, designated Assessor's Parcel Number: 080D-0577-013-02. **Staff Planner: Damien Curry.**
 5. **KIDANGO INC. / JOHN FONG, CONDITIONAL USE PERMIT, PLN-2010-00124** - Application to allow the operation of a Community Facility (pre-school / child care facility) within an existing classroom, in an RS-DV (Suburban Residence, Density Variable) District, located at 20450 Royal Avenue, northeast corner of the intersection of Royal and Sunset Avenues, in the unincorporated Hayward Acres area of Alameda County, designated Assessor's Parcel Number: 432-0008-036-00. **Staff Planner: Damien Curry.**
 6. **T MOBILE USA / CHRIS COONES, CONDITIONAL USE PERMIT, PLN-2010-00129** – Application to allow installation and operation of a telecommunications facility consisting of two cabinets and six antennas on a PG&E tower. The property contains 33,900 square feet (0.78 acres) and is in an R-1-BE-CSU-RV (Single Family Residential, Conditional Secondary Unit, Recreational Vehicle Parking Regulations, District, located at 5314 Crown Court, northwest side, approximately 284 feet, southwest of Greenridge Road, in the unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 085-1601-006-00. **Staff Planner: Sonia Urzua.**
- G. Election of Board of Zoning Adjustments Officers
- H. Minutes: October 13, 2010.
- I. Staff Comments & Correspondence
- J. Board Announcements, Comments & Reports
- K. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, NOVEMBER 10, 2010**