

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, December 15, 2010

Regular Meeting

Time: 1:30 p.m.

Place: 224 West Winton Avenue, Room Public Hearing Room,
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, August 25 and November 10, 2010; to be continued to January 26, 2011). **Staff Planner: Richard Tarbell.**
- F. Regular Calendar
 - 1. **WU HUI, VARIANCE, PLN-2010-000176** - Application to maintain a two story accessory structure where one story is permitted, in a R-1-RV (Single Family Residence, Recreational Vehicle Parking Regulations) District, located at 16027 Gramercy Drive, southwest side approximately 200 feet south of Selborne Drive, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 080A-0170-011-00. **Staff Planner: Christine Greene.**
 - 2. **VALLEY POINTE PREIM HEALTH SERVICES LLC / JEREMY GRIMES, CONDITIONAL USE PERMIT, PLN-2010-00065** – Application to allow continued operation of 50 bed skilled nursing facility in an R-S-D-3 (Suburban Residence, 1,500 square foot Minimum Building Site Area per Dwelling Unit) District, located at 20090 Stanton Avenue, east side, approximately 75 feet northeast of Stanton Hill Road, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084A-0279-003-00. **Staff Planner: Shahreen Basunia.**
 - 3. **ANCHOR EDUCATION / HUGH FUSSELL, CONDITIONAL USE PERMIT, PLN-2010-00085** – Application to allow operation of a K-12 school for up to 30 children in an R-1-SU-RV (Single Family Residence, Secondary Unit Permitted, Recreational Vehicle Parking Regulations) District, located at 19234 Lake Chabot Road, east side approximately 75

feet north of Barrett Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084B-0529-011-02. **Staff Planner: Christine Greene.**

- G. Minutes: The Minutes of December 08, 2010 are continued to the January 12, 2011 Hearing.
- H. Approval of 2011 West County Board of Zoning Adjustments Calendar.
- I. Staff Comments & Correspondence
- J. Board Announcements, Comments & Reports
- K. Adjournment

**NEXT WEST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
WEDNESDAY, JANUARY 12, 2011**