

The meeting room is wheelchair accessible. A Sign Language interpreter may be available upon five (5) days notice. Please telephone 510-670-5400. Personal sound amplifiers are available for the hearing impaired.

Any member of the Audience desiring to address the Board:

- * 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.

Agenda

East County Board of Zoning Adjustments

Thursday, August 28, 2003

Field Trip

Time: 9:00 a.m.

Place: Public Works Operations Building,
4825 Gleason Drive, Dublin, California

Note: The Board will adjourn to the field and will reconvene at 1:30 p.m. for the Regular Meeting in the Public Works Operations Building, 4825 Gleason Drive, Dublin, California.

1. **AT&T WIRELESS/SPRINT SITES USA, CONDITIONAL USE PERMIT, C-8172** – Application to allow construction of an unmanned telecommunications wireless facility on approximately 130 square feet of the site, in an “A” (Agricultural) District, located at 6960 Tassajara Road, west side, approximately 1.9 miles north of the intersection with I-580, unincorporated Pleasanton area of Alameda County, bearing Assessor’s Parcel Number: 986-0004-002-03.

2. **GARRY and NANCY RODRIGUE, CONDITIONAL USE PERMIT, C-8184** – Application to allow the sale of products produced on-site (wine) under Section 17.26.040 (O), in a R-1-L-B-E (Single Family Residence, Limited Agricultural Uses, Four acre Minimum Building Site Area) District, located at 3053 Marina Avenue, south side, approximately 495 feet east of Edwards Avenue, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 0099-0675-008-00.

3. **ANDREW FROESCHNER, VARIANCE, V-11766** – Application to approve a building site, a 43.17 acre parcel without frontage on an approved County road, in an A-B-E (Agricultural, 320 acre Minimum Building Site Area/Yards as Specified) District, located on Mines Road, east side, approximately 16.7 miles southwest of Tesla Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099A-2581-003-01.

4. **MOLLY MORENO, VARIANCE, V-11776** – Application to allow a 217.5 foot wide site where 300 feet is required for a building site and to allow a 6.48 acre site where 100 acres is the minimum allowed, in an “A” (Agricultural) District, located on Dagnino Road, east side, approximately 693 feet south of the intersection with May School Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 0902-0003-001-08.

Regular Meeting

Time: 1:30 p.m.

Place: Public Works Operations Building,
4825 Gleason Drive, Dublin, California

A. Call to Order/Roll Call

B. Consent Calendar

1. **MERRITT FARMS/JAMES MERRITT, CONDITIONAL USE PERMIT, C-7631** – Consideration of Revocation of Conditional Use Permit, C-7631, that allowed the operation of a light manufacturing facility (cable fasteners, water bottle holders and waste water fixtures) in a PD-ZU-2022 (Planned Development, 2022nd Zoning Unit) District, located at 4141 Foothill Road, east side, approximately 0.7 mile north of the intersection with Santos Ranch road, unincorporated Pleasanton area of Alameda County, bearing Assessor’s Parcel Number: 941-0950-003-01. (Continued from July 24; to be continued without discussion to October 23, 2003).
2. **ALI AMIDY, CONDITIONAL USE PERMIT, C-7642** – Application to allow construction and operation of a service station with a mini mart, a quick service restaurant and two drive-in businesses on three parcels totaling 112,210 square feet (2.58 acres) in a H-1 (Highway Frontage) District, located on North Front Road, south side, approximately 0.3 miles northeast of Laughlin Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Numbers: 99B-5500-002-03, 99B-5500-001-02 and 99B-5500-005-00. (Continued from May 13, 2001; May 23 and November 14, 2002, April 3 and July 24, 2003). **Withdrawn.**
3. **JOHN MAXFIELD/SAN FRANCISCO BAY AREA COUNCIL, CONDITIONAL USE PERMIT, C-7751**– Application to expand existing outdoor recreation use (Los Moches Boy Scout Camp) by the addition of new improvements to the dining, sleeping, Ranger quarters, and accessory structures in an ‘A-B-E’ (Agricultural) 320 Acre MBSA District, located at 18450 Mines Road, west side, approximately 14.7 miles south of Tesla Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099A-2610-001-02. (Continued from August 29, 2002, January 30, May 1 and July 24, 2003; to be continued without discussion to September 25, 2003).
4. **ALTAMONT WINDS, INC., CONDITIONAL USE PERMIT, C-7853** - Application to allow operation of a wind power plant facility, Altamont Winds, Inc. in an ‘A-B-E’ (Agricultural) 160 Acre MBSA District, located at 15850 Jess Ranch Road, south of Interstate 580, unincorporated Altamont Pass area of Alameda County, bearing Assessor’s Parcel Numbers: 099B-7800-007-04 and 099B-7800-008-00. (Continued from October 24, 2002, January 30 and April 3, 2003; to be continued without discussion to October 23, 2003).

5. **ALTAMONT WINDS, INC., CONDITIONAL USE PERMIT, C-7854** - Application to allow operation of a wind power plant facility, Altamont Winds, Inc. in an 'A-B-E' (Agricultural, Building Site Area as Specified) District, located approximately one mile west of Grant Line Road, south of Interstate 580, unincorporated Altamont Pass area of Alameda County, bearing Assessor's Parcel Numbers: 099B-6400-001-003; 099B-6400-001-10; 099B-6400-002-02 & 099B-6425-001-04. (Continued from October 24, 2002, January 30 and April 3, 2003; to be continued without discussion to October 23, 2003).

6. **SHAWN and ROBERT MOTT, CONDITIONAL USE PERMIT, C-8094** - Application to allow continued operation of a boarding and training stable for 60 horses and occupancy of two (2) mobile homes by caretakers, in an 'A' (Agricultural) District, located at 5150 Sheridan Road, northeast side, approximately 1.3 miles southeast of Highway I-680, unincorporated Sunol area of Alameda County, Assessor's Parcel Number: 0096-001-015.

7. **JAGTAR S. GILL, CONDITIONAL USE PERMIT, C-8117** – Application to allow construction and operation of one wind electric generator with solar array and gas electric generator in an 'A' (Agricultural) District, located at 2089 N. Livermore Avenue, east side, northeast corner of Interstate 580, unincorporated North Livermore area of Alameda County, bearing Assessor's Parcel Number: 099-0015-001-04. (Continued from January 30, April 3 and June 26, 2003; to be continued without discussion to September 25, 2003).

8. **JOSE and MIRIAM DA SILVA, CONDITIONAL USE PERMIT, C-8119** – Application to allow: 1) a commercial horse boarding facility for 20 horses; 2) a permanent caretakers (cottage) unit; and 3) two separate outdoor storage areas, in a R-1-L-B-E (Single Family Residence, Limited Agriculture, 5 acre Minimum Building Site Area) District, located at 5100 Raymond Road, north side, terminus of Ames Street, unincorporated Livermore area of Alameda County, bearing Assessor's Parcel Number: 902-0003-002-00. (Continued from April 3 and May 1 and 29, and June 26, 2003; to be continued without discussion to October 23, 2003).

9. **AERIE, INC., CONDITIONAL USE PERMIT, C-8129** – Application to allow operation of a horse boarding facility for 24 horses, including a new barn, stables, arena and round pen, in an A-CA Agricultural/Cultivated Agricultural) District, located at 2060 South Livermore Avenue, northeast side, approximately 0.4 miles southeast of Wente Street, unincorporated Livermore area of Alameda County, bearing Assessor's Parcel Number: 099-0900-004-04. (Continued from April 3, May 1 and 29, and June 26, 2003; to be continued without discussion to October 23, 2003).

10. **CAL COM SYSTEMS, INC., CONDITIONAL USE PERMIT, C-8148** – Application to allow a radio transmission facility (cellular telephone antenna facility, Verizon), in an “A” (Agricultural) District, located on 7882 U.S. Highway 50, north side, approximately 745 feet west of Altamont Pass Road, unincorporated East Livermore of Alameda County, bearing Assessor’s Parcel Number: 099B-5500-001-06. (Continued from May 29 and July 24, 2003; to be continued without discussion to September 25, 2003).

11. **JOSEPH and MILICENT KIMBRO, CONDITIONAL USE PERMIT, C-8150** - Application to allow: 1) continued use as a boarding stable for 80 horses, and 2) continued occupancy of two mobile homes by agricultural caretakers, in an “A” (Agricultural) District, located at 5810 Mission Road, north side, approximately 0.66 miles northeast of Sheridan Road, unincorporated Sunol area of Alameda County, bearing Assessor’s Parcel Number: 0096-0056-007-04. (Continued from May 1 and 29, and July 24, 2003; to be continued without discussion to October 23, 2003).

12. **CURTIS and LINDA SWARTZ, VARIANCE, V-11768** – Application to allow construction of a residence 28 feet in height where 25 feet is the maximum height allowed and to allow construction of a detached garage 18 feet in height where 15 feet is the maximum height allowed, in a R-1-B-10 (Single Family Residence, 10,000 Minimum Building Site Area, 100 foot Median Lot Width, 30 Foot Front Yard, 20 foot Side Yard) District, located on Vine Street, south side, approximately 225 feet west of Bernal Avenue, unincorporated Pleasanton area of Alameda County, bearing Assessor’s Parcel Number: 0946-1708-004-00. (Continued from July 24, 2003; to be continued without discussion to September 25, 2003).

C. Regular Calendar

1. **AT&T WIRELESS/SPRINT SITES USA, CONDITIONAL USE PERMIT, C-8172** – Application to allow construction of an unmanned telecommunications wireless facility on approximately 130 square feet of the site, in an “A” (Agricultural) District, located at 6960 Tassajara Road, west side, approximately 1.9 miles north of the intersection with I-580, unincorporated Pleasanton area of Alameda County, bearing Assessor’s Parcel Number: 986-0004-002-03. (Continued from June 26 and July 24, 2003).

2. **GARRY and NANCY RODRIGUE, CONDITIONAL USE PERMIT, C-8184** – Application to allow the sale of products produced on-site (wine) under Section 17.26.040 (O), in a R-1-L-B-E (Single Family Residence, Limited Agricultural Uses, 4 Acre Minimum Building Site Area) District, located at 3053 Marina Avenue, south side, approximately 495 feet east of Edwards Avenue, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 0099-0675-008-00.

3. **ZIA ZAHIRI and MITRA TOWFIGHI, VARIANCE, V-11763** – Application to allow a building site (1.94 acres) less than five acres, in a R-1-L-B-E (Single Family Residence, Limited Agricultural Uses, 5 acre Minimum Building Site Area) District, located at 6354 Alisal Street, east side, approximately 0.26 miles south of the intersection with Sycamore Road, unincorporated Pleasanton area of Alameda County, bearing Assessor’s Parcel Number: 0949-0015-005-01. (Continued from July 24, 2003).

4. **ANDREW FROESCHNER, VARIANCE, V-11766** – Application to approve a building site, a 43.17 acre parcel without frontage on an approved County Road, in an A-B-E (Agricultural, 320 acre Minimum Building Site Area/Yards as Specified) District, located on Mines Road, east side, approximately 16.7 miles southwest of Tesla Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099A-2581-003-01. (Continued from July 24, 2003).

5. **MOLLY MORENO, VARIANCE, V-11776** – Application to allow a 217.5 foot wide site where 300 feet is required for a building site and a 6.48 acre site where 100 acres is the minimum allowed, in an “A” (Agricultural) District, located on Dagnino Road, east side, approximately 693 feet south of the intersection with May School Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 0902-0003-001-08.

- D. Approval of Minutes – July 24, 2003

- E. Open Forum

- F. Staff Comments & Correspondence

- G. Board Announcements, Comments & Reports

- H. Adjournment

**NEXT EAST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
THURSDAY, SEPTEMBER 25, 2003 : 1:30 P.M.**