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All meetings are electronically recorded.

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, October 23, 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. **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.

2. **AT&T WIRELESS, CONDITIONAL USE PERMIT, C-8193** – Application to allow continued operation of a radio transmitting/receiving tower and equipment building, in an “A” (Agricultural) District, located at 10633 Dublin Canyon Road, south side, approximately 1.6 mile west of Foothill Road, unincorporated Sunol area of Alameda County, bearing Assessor’s Parcel Number: 0941-2750-001-12.

3. **WENTE BROTHERS, CONDITIONAL USE PERMIT, C-8206** – Application to allow continued temporary use (Summer Concert Series at The Vineyard), in a P-D (Planned Development, 1634th Zoning Unit) District, located at 5050 Arroyo Road, east side, approximately 1.25 miles south of Wetmore Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 0099-0600-001-02.

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.

5. **RICH FLETCHER/NEIL and BARBARA RASMUSSEN, VARIANCE, V-11788** – Application to allow two parcels, 44 acres and 32 acres, the result of one parcel divided by Laughlin Road, where 100 acres is the minimum building site allowed, in an “A” (Agricultural) District, located at 3268 Laughlin Road, west side, approximately two miles north of I-580, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099B-5475-005-01.

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. **DALE VAUGHN-BOWE, STONY RIDGE WINERY, CONDITIONAL USE PERMIT, C-7171** – Application to allow expansion of an existing winery-related use with construction of an attached addition to a tasting room, in a P-D (Planned Development, 1818th Zoning Unit) District, located at 4948 Tesla Road, north side, approximately 200 feet west of Mines Road, unincorporated South Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099-1250-034-00. (Continued from December 12, 2001 and June 27, 2002, and June 26, 2003; to be continued without discussion to January 29, 2004).
2. **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, April 3 and August 28, 2003; to be continued without discussion to November 13, 2003).
3. **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, April 3 and August 28, 2003; to be continued without discussion to November 13 2003).

4. **ROBERT H. & SHAWN W. MOTT, CONDITIONAL USE PERMIT, C-8094** – Application to allow continued operation of a boarding facility for 60 horses and continued occupancy of two caretaker’s mobile homes in an ‘A’ (Agricultural) District, located at 5150 Sheridan Road, north side, approximately 100 feet northwest of Andrade Road, unincorporated Sunol area of Alameda County, bearing Assessor’s Parcel Number: 096-0001-015-00. (Continued from November 14, 2002, April 3 and August 28, 2003; to be continued without discussion to December 11, 2003).

5. **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, May 1 and 29, June 26 and August 28, 2003; to be continued without discussion to December 11, 2003).

6. **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, June 26 and August 28, 2003.).
Withdrawn.

7. **CINGULAR WIRELESS, CONDITIONAL USE PERMIT, C-8144** – Application to allow continued operation of a radio transmission facility (cellular telephone antenna) in an “A” (Agricultural) District, located at 16163 Grant Line Road, south side corner, southeast of Altamont Pass Road, unincorporated Tracy area of Alameda County, bearing Assessor’s Parcel Number: 099B-7700-004-01. (Continued from May 1, June 26, July 24, September 25, 2003; to be continued without discussion to December 11, 2003).

8. **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, July 24, 2003; to be continued without discussion to November 13, 2003).

9. **SEAWEST POWER RESOURCES, CONDITIONAL USE PERMIT, C-8182** – Application to review and approve an existing wind-electric generation facility, in an “A” (Agricultural) District, located next to 14740 Altamont Pass, north side, approximately four miles east of the intersection with Dyer Road, unincorporated Livermore area of Alameda County, bearing Assessor's Parcel Number: 099B-6325-001-03. (Continued from September 25, 2003; to be continued without discussion to November 13, 2003).

10. **AT&T WIRELESS/JOSE and JOSEFINA AVILA, CONDITIONAL USE PERMIT, C-8195** – Application to allow continued operation of a radio transmission facility (cellular telephone antenna), in an “A” (Agricultural) District, located at 16163 Grant Line Road, east side corner, southeast of Altamont Pass Road, unincorporated Tracy area of Alameda County, bearing Assessor's Parcel Number: 099B-7700-004-00. (Continued from September 25, 2003; to be continued without discussion to December 11, 2003).

C. Regular Calendar

1. **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 June 26, July 24 and August 28, 2003).

2. **AT&T WIRELESS, CONDITIONAL USE PERMIT, C-8193** – Application to allow continued operation of a radio transmitting/receiving tower and equipment building, in an “A” (Agricultural) District, located at 10633 Dublin Canyon Road, south side, approximately 1.6 miles west of Foothill Road, unincorporated Sunol area of Alameda County, bearing Assessor's Parcel Number: 0941-2750-001-12.

3. **WENTE BROTHERS, CONDITIONAL USE PERMIT, C-8206** – Application to allow continued temporary use (Summer Concert Series at The Vineyard), in a P-D (Planned Development, 1634th Zoning Unit) District, located at 5050 Arroyo Road, east side, approximately 1.25 miles south of Wetmore Road, unincorporated Livermore area of Alameda County, bearing Assessor's Parcel Number: 0099-0600-001-02.

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- D. Approval of Minutes – September 25, 2003

- E. Open Forum

- F. Staff Comments & Correspondence

- G. Board Announcements, Comments & Reports

- H. Adjournment

**NEXT EAST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
THURSDAY, NOVEMBER 13, 2003 – 1:30 P.M.**