

**MINUTES OF MEETING**  
**EAST COUNTY BOARD OF ZONING ADJUSTMENTS**  
**JUNE 11, 2009**  
**APPROVED JULY 23, 2009**

The meeting was held at the hour of 1:30 p.m. in the City of Pleasanton Council Chambers, 200 Old Bernal Avenue, Pleasanton.

**FIELD TRIP: 9:00 a.m.**

**MEMBERS PRESENT:** Members Jon Harvey; Larry Gosselin, Chair; and Jim Goff

**FIELD TRIP:** The Board visited the following property on their own:

1. **FEY, VARIANCE, PLN2008-00049** ~ Application to allow construction of two detached accessory structures (pool cabana and RV garage) ranging from 15 feet two inches to 21 feet five inches where 15 feet is allowed, in a R-1-L-b-E (Single Family Residence, Limited Agricultural Uses, 5 acre Minimum Building Site Area) District, located at 6511 Alisal Street, west side, south of Mocking Bird Lane, Happy Valley District, Pleasanton area of unincorporated Alameda County, bearing Assessor's Parcel Number: 949-0007-005-00. **Staff Planner: Jeff Bonekemper**

**REGULAR MEETING: 1:30 p.m.**

**MEMBERS PRESENT:** Members Jon Harvey; Larry Gosselin, Chair and Jim Goff.

**OTHERS PRESENT:** Jana Beatty, Senior Planner, Tona Henninger, Code Enforcement Manager; and Nilma Singh, Recording Secretary

There was no one in the audience.

**CALL TO ORDER:** The meeting was called to order by the Chair at 1:30 p.m.

**OPEN FORUM:** Open forum is provided for any members of the public wishing to speak on an item not listed on the agenda. Each speaker is limited to three (3) minutes. *No one requested to be heard under open forum*

**ANNOUNCEMENTS BY THE CHAIR:** *None*

**NEIGHBORHOOD PRESERVATION AND ZONING ORDINANCE ABATEMENT:** *None*

**CONSENT CALENDAR:** *No items*

**REGULAR CALENDAR:**

1. **FEY, VARIANCE, PLN2008-00049** ~ Application to allow construction of two detached accessory structures (pool cabana and RV garage) ranging from 15 feet two inches to 21 feet five inches where 15 feet is allowed, in a R-1-L-b-E (Single Family Residence, Limited Agricultural Uses, 5 acre Minimum Building Site Area) District,

located at 6511 Alisal Street, west side, south of Mocking Bird Lane, Happy Valley District, Pleasanton area of unincorporated Alameda County, bearing Assessor's Parcel Number: 949-0007-005-00. **Staff Planner: Jeff Bonekemper**

Ms. Beatty presented the staff report. The Applicant was not available and no other testimony was submitted. Member Harvey asked if any comments have been received from the neighbors. Staff replied no. *Member Harvey made the motion to approve the application as recommended by staff and Member Goff seconded. Motion carried unanimously, 3/0.*

2. **PROPOSED ORDINANCE AMENDMENTS TO THE JUNK VEHICLE, NEIGHBORHOOD PRESERVATION AND ZONING ORDINANCES AND THE GENERAL ORDINANCE REGULATING TO VACANT FORECLOSED PROPERTIES – Informational Item Only.** Presentation by Tona Henninger, Assistant Deputy Director, Code Enforcement Division.

Ms. Henninger presented the staff reports on the Vacant Foreclosed Properties. The Chair requested clarification regarding fines: documentation, procedure, appeal process, and 'good faith' efforts and Member Harvey noted that these are physically and financially stressed properties. Ms. Henninger explained that these properties are treated similarly as other blight properties--30 days to pay the fine after which a lien report is forwarded to the BOS. The lien takes precedence over mortgage. She also presented the 2008 statistics followed by the Junk Vehicle Ordinance and the Zoning Ordinance. Member Harvey requested clarification on "...fines for violations for permitted uses.." and the Chair on the definition of the word 'abandoned'. Ms. Henninger said she will look into both the questions.

**APPROVAL OF MINUTES** – *Member Goff, with a correction on Page 3, made the motion to approve the modified October 9<sup>th</sup>, 2008 Minutes and the Chair seconded. Motion carried unanimously, 3/0.*

*Member Harvey made the motion to approve April 23<sup>rd</sup> Minutes as submitted and the Chair seconded. Motion carried unanimously, 3/0*

**STAFF COMMENTS & CORRESPONDENCE:** Staff announced that the next South Livermore Valley Area Plan up-date meeting is scheduled for Tuesday, June 30<sup>th</sup> at 6 p.m.

**CHAIR'S REPORT:** *None*

**BOARD ANNOUNCEMENTS, COMMENTS AND REPORTS:** *None*

**ADJOURNMENT:** *There being no further business, the hearing was adjourned at 2:20 p.m.*

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**ALBERT LOPEZ - SECRETARY**  
**EAST COUNTY BOARD OF ZONING ADJUSTMENTS**