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All meetings are electronically recorded.

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.

Agenda

East County Board of Zoning Adjustments

Thursday, May 1, 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. **PAUL MASON, CONDITIONAL USE PERMIT, C-7619 and VARIANCE, V-11363 – Consideration of Revocation of Conditional Use Permit, C-7619 and Variance, V-11363**, that allows outdoor storage, electrical testing, shops, residence converted to office and a modular dwelling, in a PD (Planned Development, 1767th Zoning Unit) District, located at 11842 Main Street, south side, approximately 200 feet east of the intersection with Western Pacific Tracks, unincorporated Sunol area of Alameda County, bearing Assessor’s Parcel Numbers: 096-0140-012-00 and 096-0140-016-02.

2. **ANITA and HENRY FRANCO, CONDITIONAL USE PERMIT, C-8149** – Application to allow: 1) continued operation of an outdoor recreation facility (practice facility for Mexican Cowboys), and 2) use of the facility for special events such as Charro events, in an “A” (Agricultural) District, located at 7820 Vallecitos Road, south side, approximately one mile east of the intersection with I-680, unincorporated Sunol area of Alameda County, bearing Assessor’s Parcel Number: 0096-0365-002-03.

3. **LIVERMORE/PLEASANTON ROD and GUN CLUB, CONDITIONAL USE PERMIT, C-8151** – Application to allow continued operation of an outdoor recreation facility (gun club) with overnight parking for recreational vehicles in an “A” (Agricultural) District, located at 4000 Dagnino Road, east side, approximately 1,299 feet east of the intersection with May School Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Numbers: 0902-0003-001-19 and 0902-0003-001-21.

4. **MARTHA DABNEY ZARCONE, TRUSTEE; VARIANCE, V-11735** –Application to allow construction of an attached addition providing a 20 foot front yard where 30 feet is required, in a PD (Planned Development) District, located at 36 Castlewood Road, east side, approximately 0.20 miles north of Castlewood Drive, unincorporated Pleasanton area of Alameda County, bearing Assessor’s Parcel Number: 0946-4406-055-02.

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. **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 and January 30, 2003; continued without discussion to July 24, 2003).
2. **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; to be continued without discussion to May 29, 2003).
3. **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) district, located at 2060 South Livermore Avenue, northeast side, approximately 0.4 miles southeast of Wentz Street, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099-0900-004-04. (Continued from April 3; to be continued without discussion to May 29, 2003).
4. **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. (To be continued without discussion to July 24, 2003).
5. **JOSEPH and MILLICENT 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. (To be continued without discussion to May 29, 2003).

6. **KAREN E. HUGHES, CONDITIONAL USE PERMIT, C-8154** – Application to allow day spa use (massage and facial rooms) in the existing building envelope of the bed and breakfast facility, in a PD (Planned Development, 1989th Zoning Unit) District, located at 4549 Cross Road, north side, approximately 0.036 miles northeast of Tesla Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099A-1700-005-00. (To be continued without discussion to May 29, 2003).

C. Regular Calendar

1. **PAUL MASON, CONDITIONAL USE PERMIT, C-7619 and VARIANCE, V-11363** – Consideration of Revocation of Conditional Use Permit and Variance, that allows outdoor storage, electrical testing, shops, residence converted to office and a modular dwelling, in a PD (Planned Development, 1767th Zoning Unit) District, located at 11842 Main Street, south side, approximately 200 feet east of the intersection with Western Pacific Tracks, unincorporated Sunol area of Alameda County, bearing Assessor’s Parcel Numbers: 096-0140-012-00 and 096-0140-016-02.
2. **ANITA and HENRY FRANCO, CONDITIONAL USE PERMIT, C-8149** – Application to allow: 1) continued operation of an outdoor recreation facility (practice facility for Mexican Cowboys), and 2) use of the facility for special events such as Charro events, in an “A” (Agricultural) District, located at 7820 Vallecitos Road, south side, approximately one mile east of the intersection with I-680, unincorporated Sunol area of Alameda County, bearing Assessor’s Parcel Number: 0096-0365-002-03.
3. **LIVERMORE/PLEASANTON ROD and GUN CLUB, CONDITIONAL USE PERMIT, C-8151** – Application to allow continued operation of an outdoor recreation facility (gun club) with overnight parking for recreational vehicles, in an “A” (Agricultural) District, located at 4000 Dagnino Road, east side, approximately 1,299 feet east of the intersection with May School Road, unincorporated Livermore area of Alameda County, bearing Assessors’ Parcel Numbers: 0902-0003-001-19 and 0902-0003-00121.

4. **MARTHA DABNEY ZARCONE, TRUSTEE; VARIANCE, V-11735**
– Application to allow construction of an attached addition providing a 20 foot front yard where 30 feet is required, in a PD (Planned Development) District, located at 36 Castledown Road, east side, approximately 0.20 miles north of Castlewood Drive, unincorporated Pleasanton area of Alameda County, bearing Assessor’s Parcel Number: 0946-4406-055-02.

- D. Approval of Minutes – February 12 and April 3, 2003.
- E. Open Forum
- F. Staff Comments & Correspondence
- G. Board Announcements, Comments & Reports
- H. Adjournment

**NEXT EAST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
THURSDAY, MAY 29, 2003 – 1:30 P.M.**