

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.

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 29, 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. **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).

2. **RONALD and JANICE STALEY, CONDITIONAL USE PERMIT, C-8156** – Application to allow: 1) the continued operation of a kennel; and 2) continued occupancy of an additional dwelling by persons directly employed in the agricultural use of the property, in an “A” (Agricultural) District, located at 10633 Dublin Canyon road, south side, approximately 1.6 miles west of Foothill Road, unincorporated Pleasanton area of Alameda County, bearing Assessor’s Parcel Number: 0941-2750-001-12.

3. **KENNETH and KIM LARSON, VARIANCE, V-11752** – Application to allow construction of a single family home 34 feet in height where 25 feet is maximum, in a R-1-L-B-E (Single Family Residence, Limited Agricultural Uses as Specified Minimum Building Site Area, Yards as Specified) District, located at 582 Happy Valley Road, north side, approximately 1,200 feet southeast of Pleasanton-Sunol Road, unincorporated Pleasanton area of Alameda County, bearing Assessor’s Parcel Number: 0949-0008-003-03.

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. **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 Number: 096-0140-012-00 and 096-0140-016-02. (Continued from May 1, 2003; to be continued without discussion to June 26, 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 and May 1, 2003; to be continued without discussion to June 26, 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 and May 1, 2003; to be continued without discussion to June 26, 2003).
4. **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. (To be continued without discussion to June 26, 2003).
5. **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, 2003; to be continued without discussion to July 24, 2003).

6. **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 60 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: 0902-003-001-019, 0902-003-001-020 and 0902-0003-001-021. (Continued from May 1, 2003; to be continued without discussion to July 24, 2003).

C. Regular Calendar

1. **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. (Continued from May 1, 2003).
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- D. Approval of Minutes – May 1, 2003
- E. Open Forum
- F. Staff Comments & Correspondence
- G. Board Announcements, Comments & Reports
- H. Adjournment

**NEXT EAST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
THURSDAY, JUNE 26, 2003 – 1:30 P.M.**