

*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:*

- \* 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).*
- \* After testimony, please print your name and address on the Sign In sheet.*

*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.*

**Revised Agenda**  
**East County Board of Zoning Adjustments**  
**Thursday, June 26, 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. **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.
  
3. **KAREN HUGHES, CONDITIONAL USE PERMIT, C-8154** – Application to allow expansion of an existing bed and breakfast inn with the addition of a day spa use (massage and facial rooms), an event center (assembly room for up to 180 persons) and the addition of two guest rooms for a total of ten guest rooms where eight had existed, all within the building envelope of an existing bed and breakfast facility, in a A-CA (Agriculture, Cultivated Agriculture Overlay) 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.
  
4. **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.

## Regular Meeting

Time: 1:30 p.m.

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

A. Call to Order/Roll Call

- B. Proposed Amendment to Zoning Ordinance adding an Abatement and Appeal Process.
  
- C. 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, 1818<sup>th</sup> 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; to be continued without discussion to October 23, 2003).
  
  - 2. **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 and April 3, 2003; to be continued without discussion to July 24, 2003).
  
  - 3. **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 corner, north of Interstate 580, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099-0015-001-04. (Continued from January 30 and April 3, 2003; to be continued without discussion to August 28, 2003).
  
  - 4. **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, 2003; to be continued without discussion to August 28, 2003).

5. **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 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, 2003; to be continued without discussion to August 28, 2003).
6. **ALVIAR/FRANCO, CONDITIONAL USE PERMIT, C-8153** – Application to allow an outdoor recreation facility (Paintball Recreation Facility) in an ‘A’ (Agricultural) District, located at 7900 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: 0096-0365-002-04. (To be continued without discussion to July 24, 2003).
7. **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. (To be continued without discussion to July 24, 2003).

B. Regular Calendar

5. **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 P-D (Planned Development, 1767<sup>th</sup> 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 and 29, 2003).
6. **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, 2003).

7. **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 and 29, 2003).
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  5. **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.
  6. **ELECTION OF BOARD MEMBERS** for the year 2003-2004.
- D. Approval of Minutes – May 29, 2003
  - E. Open Forum
  - F. Staff Comments & Correspondence
  - G. Board Announcements, Comments & Reports
  - H. Adjournment

**NEXT EAST COUNTY BOARD OF ZONING ADJUSTMENT HEARING  
THURSDAY, JULY 24, 2003 – 1:30 P.M.**