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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).*
- * 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

Agenda

East County Board of Zoning Adjustments

Thursday, July 24, 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. **MERRITT FARMS/JAMES MERRITT, CONDITIONAL USE PERMIT, C-6792 – Consideration of Revocation** of Conditional Use Permit, C-6792, that allowed the operation of a light manufacturing facility (cable fasteners, water bottle holders and waste water fixtures), in a P-D-ZU-2022 (Planned Development, 2022nd Zoning Unit) District, located at 4141 Foothill Road, east side, approximately 0.7 mile north of the intersection with Santos Ranch Road, unincorporated Pleasanton area of Alameda County, bearing Assessor’s Parcel Number: 0941-0950-003-01.

2. **CURTIS and LINDA SWARTZ, VARIANCE, V-11768 –** Application to allow the construction of a residence 28 feet in height where 25 feet is the maximum height allowed and to allow construction of a detached garage 18 feet in height where 15 feet is the maximum height allowed, in a R-1-B-10 (Single Family Residence, 10,000 Minimum Building Site Area, 100 feet Median Lot Width, 30 feet Front Yard, 20 feet Side Yard) District, located on Vine Street, south side, approximately 225 feet west of Bernal Avenue, unincorporated Pleasanton area of Alameda County, bearing Assessor’s Parcel Number: 0946-1708-004-00.

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. **ALI AMIDY, CONDITIONAL USE PERMIT, C-7642 –** Application to allow construction and operation of a service station with a mini mart, a quick service restaurant and two drive-in businesses on three parcels totaling 112,210 square feet (2.58 acres) in a H-1 (Highway Frontage) District, located on North Front Road, south side, approximately 0.3 miles northeast of Laughlin Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Numbers: 99B-5500-002-03,

99B-5500-001-02 and 99B-5500-005-00. (Continued from May 13, 2001; May 23 and November 14, 2002, and April 3, 2003; to be continued without discussion to August 28, 2003).

2. **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, January 30, and May 1, 2003; to be continued without discussion to August 28, 2003).
3. **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; to be continued without discussion to August 28, 2003).
4. **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, 2003; to be continued without discussion to August 28, 2003).
5. **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. (Continued from June 26, 2003; to be continued without discussion to September 25, 2003).

6. **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. (To be continued without discussion to August 28, 2003).

July 24, 2003
Page 4

East County Board of Zoning Adjustments Agenda

C. Regular Calendar

1. **MERRITT FARMS/JAMES MERRITT, CONDITIONAL USE PERMIT, C-6792** – Consideration of Revocation of Conditional Use Permit, C-6792, that allowed the operation of a light manufacturing facility (cable fasteners, water bottle holders and waste water fixtures), in a P-D-ZU-2022 (Planned Development, 2022nd Zoning Unit) District, located at 4141 Foothill Road, east side, approximately 0.7 mile north of the intersection with Santos Ranch Road, unincorporated Pleasanton area of Alameda County, bearing Assessor's Parcel Number: 941-0950-003-01.
2. **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 and June 26, 2003).
3. **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; to be continued without discussion to August 28, 2003).
4. **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, and June 26, 2003).

5. **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. (Continued from June 26, 2003).

6. **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.
7. **CURTIS and LINDA SWARTZ, VARIANCE, V-11768** – Application to allow construction of a residence 28 feet in height where 25 feet is the maximum height allowed and to allow construction of a detached garage 18 feet in height where 15 feet is the maximum height allowed, in a R-1-B-10 (Single Family Residence, 10,000 Minimum Building Site Area, 100 foot Median Lot Width, 30 Foot Front Yard, 20 foot Side Yard) District, located on Vine Street, south side, approximately 225 west of Bernal Avenue, unincorporated Pleasanton area of Alameda County, bearing Assessor’s Parcel Number: 0946-1708-004-00.

- E. Open Forum
- F. Staff Comments & Correspondence
- G. Board Announcements, Comments & Reports
- H. Adjournment

**NEXT EAST COUNTY BOARD OF ZONING ADJUSTMENT
HEARING
THURSDAY, AUGUST 28, 2003**