

**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, March 13, 2008**

#### **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. **VERIZON WIRELESS/NSA WIRELESS, INC., MODIFIED CONDITIONAL USE PERMIT, MC-8221** ~ Application to modify C-8221 to allow the existing flag pole to be increased in height from 80 feet to 87 feet for co-location of the existing Verizon monopole, in an “A” (Agricultural) District, located at 16163 West Grant Line Road, south side, southeast of Altamont Pass Road, Livermore area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 099B-7700-004-00. **Staff Planner: Andrew Young**
  
2. **DENG/WANG, VARIANCE, V-12103** ~ Application to allow a new single family dwelling 33 feet in height where 30 feet is the maximum, in a R-1-B-E (Single Family Residence, 4 acre Minimum Building Site Area) District, located at 41552 Vargas Road, north side, approximately one mile east of Morrison Canyon Road, Fremont area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 513-0010-008-02. **Staff Planner: Howard Lee**
  
3. **WILLIAM COSTANZO, VARIANCE, V-12079** ~ Application to allow building site status on a 3.5 parcel where 5 acres is required, in an ‘A’ (Agricultural) District, located on Christiansen Road, east side, corner southeast of Bruns Avenue, Livermore area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 099B-7020-001-11. **Staff Planner: Jeff Bonekemper**

Regular Meeting

Time: 1:30 p.m.  
Place: Public Works Operations Building  
4825 Gleason Drive, Dublin

- A. Call to Order/Roll Call
  
  - B. Open Forum
  
  - C. Neighborhood Preservation and Zoning Ordinance Abatement Hearings
  
  - D. Consent Calendar
1. **BOSCO and GERARDA STOCKING, WILLIAM SPEER, JR. and CLAUDE HENSLEY, VARIANCE, V-11924** – Application to modify a nonconforming use (commercial use in an area designated by the General Plan as WM) so as to operate an event center with on-site alcohol sales, in a Water Management (ECAP) District, located at 11984 and 11986 Main

Street, south side, end of Kilcare Road, unincorporated Sunol area of Alameda County, bearing Assessor's Parcel Number: 0096-0140-002-07. (Continued from June 23, July 28, September 29 and December 15, 2005, May 25, August 24 and October 26, 2006, January 25, March 22, June 28, September 27, November 8, 2007 and January 24, 2008; to be continued to May 22, 2008). **Staff Planner: Shahreen Basunia**

#### D. Regular Calendar

1. **NSA WIRELESS, INC/OSBORNE, CONDITIONAL USE PERMIT, C-8641** ~ Application to allow continued operation of a radio transmission facility in an "A" (Agricultural) District, located at 11705 North Flynn Road, west side, approximately ½ mile south of I-580, Livermore area of unincorporated Alameda County, bearing Assessor's Parcel Number: 099A-1785-001-08. (Continued from February 28, 2008). **Staff Planner: Pat Anekayuwat**
2. **CROWN CASTLE/DERKAS/Franco, CONDITIONAL USE PERMIT, C-8665** ~ Application to allow continued operation of a telecommunications facility in an "A" (Agricultural) District, located at 7820 Vallecitos Road, south side, approximately one mile east of I-680, Sunol area of unincorporated Alameda County, bearing Assessor's Parcel Number: 096-0365-002-05. (Continued from February 28, 2008). **Staff Planner: Howard Lee**
3. **CROWN CASTLE/DERKAS/KIMBRO, CONDITIONAL USE PERMIT, C-8666** ~ Application to allow continued operation of a telecommunications facility in an "A" (Agricultural) District, located at 5810 Mission Road, west side, approximately 1.2 miles north of Vargas Road, Sunol area of unincorporated Alameda County, bearing Assessor's Parcel Number: 096-0056-008-12. (Continued from February 28, 2008). **Staff Planner: Howard Lee**
4. **SPRINT-NEXTEL/TOM DERKAS, CONDITIONAL USE PERMIT, C-8667** ~ Application to allow continued operation of a telecommunications facility in an "A" (Agricultural) District, located at 4011 Vasco Road, north side, approximately 1.8 miles northeast of Dalton Avenue, Livermore area of unincorporated Alameda County, bearing Assessor's Parcel Number: 099B-4901-002-03. (Continued from February 28, 2008). **Staff Planner: Howard Lee**
5. **SPRINT PCS/SWANSON, CONDITIONAL USE PERMIT, C-8689** ~ Application to allow continued operation of a telecommunication facility in an "A" (Agricultural) District, located at 2980 Vallecitos Road, east side, one mile southwest of Vineyard Avenue, Livermore area of unincorporated Alameda County, bearing Assessor's Parcel Number: 950-0007-005-09. (Continued from February 28, 2008). **Staff Planner: Jeff Bonekemper**

6. **SPRINT PCS/SWANSON, CONDITIONAL USE PERMIT, C-8691** ~ Application to allow continued operation of a telecommunications facility in a R-1-L-B-E (Single Family Residence, Limited Agriculture, 5 acre Minimum Building Site Area) District, located at 1100 Lambeth Road, approximately 660 feet north of Farnsworth Drive, Livermore area of unincorporated Alameda County, bearing Assessor's Parcel Number: 099-0015-020-08. (Continued from February 28, 2008) **Staff Planner: Jeff Bonekemper**
  
7. **VERIZON WIRELESS/NSA WIRELESS, INC., MODIFIED CONDITIONAL USE PERMIT, MC-8221** ~ Application to modify C-8221 to allow the existing flag pole to be increased in height from 80 feet to 87 feet for co-location of the existing Verizon monopole, in an "A" (Agricultural) District, located at 16163 West Grant Line Road, south side, southeast of Altamont Pass Road, Livermore area of unincorporated Alameda County, bearing Assessor's Parcel Number: 099B-7700-004-00. **Staff Planner: Andrew Young**
  
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- E. Approval of Minutes – January 24, 2008
  
- F. Staff Comments & Correspondence
  
- G. Board Announcements, Comments & Reports
  
- H. Adjournment

**NEXT EAST COUNTY BOARD OF ZONING ADJUSTMENT HEARING  
THURSDAY, APRIL 24, 2008**