

MINUTES OF MEETING
EAST COUNTY BOARD OF ZONING ADJUSTMENTS
JULY 26, 2007
(APPROVED SEPTEMBER 27, 2007)

The meeting was held at the hour of 1:30 City of Pleasanton Council Chambers, 200 Old Bernal Avenue, Pleasanton.

FIELD TRIP: 9:00 a.m.

MEMBERS PRESENT: Members Larry Gosselin, Chair, and Jim Goff.

MEMBERS EXCUSED: Member Jon Harvey

FIELD TRIP: The Boardmembers visited the following properties on their own:

1. **CINGULAR WIRELESS, CONDITIONAL USE PERMIT, C-8615** ~ Application to allow continued operation of a telecommunications facility in a R-1-B-E (Single Family Residence, one acre Minimum Building Site Area) District, located at 3984 Santos Ranch Road, southeast, approximately 5/10 mile west of Foothill Road, Pleasanton area of unincorporated Alameda County, bearing Assessor's Parcel Number: 941-2100-002-10.
2. **EDUCATIONAL MEDIA FOUNDATION, CONDITIONAL USE PERMIT, C-8620** ~ Application to allow continued operation of a television transmission tower, in an A-B-E (Agricultural, 320 acres) District, located at 15777 Mines Road, south side, approximately 7.5 miles south of Del Valle Road, Livermore area of unincorporated Alameda County, bearing Assessor's Parcel Number: 099A-2630-007-00.
3. **USA WIRELESS/JASON OSBORNE, CONDITIONAL USE PERMIT, C-8634** ~ Application to allow continued operation of a telecommunications facility, in an "A" (Agricultural) District, located at 10633 Dublin Canyon Road, south side, approximately 1.6 mile west of Foothill Road, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Number: 941-2750-001-12.

REGULAR MEETING: 1:30 p.m.

MEMBERS PRESENT: Members Larry Gosselin, Chair and Jim Goff.

MEMBERS EXCUSED: Members Jon Harvey

OTHERS PRESENT: Jana Beatty, Senior Planner; Tona Henninger, Code Enforcement Manager and Nilma Singh, Recording Secretary

There were eight people in the audience.

CALL TO ORDER: The meeting was called to order by the Chair at 1:30 p.m.

OPEN FORUM: Open forum is provided for any members of the public wishing to speak on an item not listed on the agenda. Each speaker is limited to three (3) minutes. *No one requested to be heard under open forum.*

ANNOUNCEMENTS BY THE CHAIR: *None.*

CONSENT CALENDAR:

1. **FOSCALINA/LAMB SURVEYING, INC., VARIANCE, V-12064 ~** Application to approve as a building site one parcel reduced in area from the required 100 acres to 39.82 acres and a boundary adjustment between two parcels, in an "A" (Agricultural) District, located at 3073 Cross Road, west side, approximately 0.3 mile south of Patterson Pass Road, Livermore area of unincorporated Alameda County, bearing Assessor's Parcel Number: 099A-1750-004-00. (Continued from May 24 and June 28, 2007; to be continued to August 23, 2007).
2. **LELAND STANLEY, VARIANCE, V-12067 ~** Application to create a building site without frontage on an approved County road and a parcel five acres in size where 100 acres is the minimum allowed, in an "A" (Agricultural) District, located at 4270 North Livermore Avenue, west side, approximately 1,000 feet northeast of May School, Livermore area of unincorporated Alameda County, bearing Assessor's Parcel Number: 903-0006-003-05. (Continued from May 24 and June 28, 2007; to be continued to August 23, 2007).
3. **JOHN CIMINO and MICHELLE SIFUENTES, VARIANCE, V-12076 –** Application to allow reconstruction of a barn covering more than 30% of the required rear yard, in a R-1-B-10 (Single Family Residential, 10,000 square foot Minimum Building Site Area) District, located at 3548 Vine Street, south side, approximately 372 feet west of Bernal Avenue, unincorporated Pleasanton area of Alameda County, bearing Assessor's Parcel Number: 0946-1708-002-02. (Continued from June 28, 2007; to be continued to August 23, 2007).
4. **CINGULAR WIRELESS, CONDITIONAL USE PERMIT, C-8615 ~** Application to allow continued operation of a telecommunications facility in a R-1-B-E (Single Family Residence, one acre Minimum Building Site Area) District, located at 3984 Santos Ranch Road, southeast, approximately 5/10 mile west of Foothill Road, Pleasanton area of unincorporated Alameda County, bearing Assessor's Parcel Number: 941-2100-002-10. **(Moved from the Regular Calendar).**
5. **EDUCATIONAL MEDIA FOUNDATION, CONDITIONAL USE PERMIT, C-8620 ~** Application to allow continued operation of a television transmission tower, in an A-B-E (Agricultural, 320 acres) District, located at 15777 Mines Road, south side, approximately 7.5 miles south of Del Valle Road, Livermore area of unincorporated Alameda County, bearing Assessor's Parcel Number: 099A-2630-007-00. **(Moved from the Regular Calendar).**
6. **USA WIRELESS/JASON OSBORNE, CONDITIONAL USE PERMIT, C-**

8634 ~ Application to allow continued operation of a telecommunications facility, in an "A" (Agricultural) District, located at 10633 Dublin Canyon Road, south side, approximately 1.6 mile west of Foothill Road, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Number: 941-2750-001-12. **(Moved from the Regular Calendar).**

The Chair moved items 4, 5 and 6 from the Regular Calendar to the Consent Calendar. No public testimony was offered. *Member Goff made the motion to approve the modified Consent Calendar per staff recommendations and condition. The Chair seconded the motion which carried unanimously. Member Harvey was excused.*

REGULAR CALENDAR:

1. **NICA METALS, CONDITIONAL USE PERMIT, C-8398** ~ Application to allow continued operation of a metal recycling facility, in a M-2 (Heavy Industrial) District, located at 101 N. Greenville Road, east side, approximately 712 feet south of Front Road, Livermore area of unincorporated Alameda County, bearing County Assessor's Parcel Number: 099B-5100-001-33. (Continued from March 30, April 27, May 25, June 29, July 27, September 28, October 26 and December 14, 2006, and January 25, March 22, April 26, May 24 and June 28, 2007).

Ms Beatty presented the staff report. The applicants were not available. The Chair requested staff confirm with the project planner that the applicants had been aware of this hearing. Project Planner, Andy Young, confirmed that the Applicants had been advised. *The Chair made the motion for a continuance to August 23, 2007 and for staff to ensure that the applicants are aware of this continuance date and are available at the next hearing. Member Goff seconded and the motion carried 2/0.*

2. **GEORGE and CAROLINE CHOUINARD, CONDITIONAL USE PERMIT, C-8581** – Application to allow continued winery-related uses, in an "A" (Agricultural) District, located at 33853 Palomares Road, west side, approximately 4.5 miles north of Niles Canyon Road, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Number: 085-6427-006-00. **(To be heard by the West County Board of Zoning Adjustments).**
3. **CINGULAR WIRELESS, CONDITIONAL USE PERMIT, C-8615** ~ Application to allow continued operation of a telecommunications facility in a R-1-B-E (Single Family Residence, one acre Minimum Building Site Area) District, located at 3984 Santos Ranch Road, southeast, approximately 5/10 mile west of Foothill Road, Pleasanton area of unincorporated Alameda County, bearing Assessor's Parcel Number: 941-2100-002-10. **(Moved to the Consent Calendar).**
4. **EDUCATIONAL MEDIA FOUNDATION, CONDITIONAL USE PERMIT, C-8620** ~ Application to allow continued operation of a television transmission tower, in an A-B-E (Agricultural, 320 acres) District, located at 15777 Mines Road, south side, approximately 7.5 miles south of Del Valle Road, Livermore area of unincorporated Alameda County, bearing Assessor's Parcel Number: 099A-2630-007-00. **(Moved to the Consent Calendar).**

5. **USA WIRELESS/JASON OSBORNE, CONDITIONAL USE PERMIT, C-8634** ~ Application to allow continued operation of a telecommunications facility, in an "A" (Agricultural) District, located at 10633 Dublin Canyon Road, south side, approximately 1.6 mile west of Foothill Road, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Number: 941-2750-001-12. **(Moved to the Consent Calendar).**

Approval of Minutes – June 28, 2007 ~ Member Goff made the motion to approve the Minutes as submitted and the Chair seconded. Motion carried unanimously.

STAFF COMMENTS & CORRESPONDENCE: Ms. Henninger described the Zoning Abatement Hearing process and distributed written information. The Board requested clarification and a discussion followed regarding the prior hearing body and the increased level of review, fines and the abatement time frame. Ms. Henninger also added that Code Enforcement staff is available in the Greenville office on Thursday and Friday.

Ms. Beatty announced that the Altamont Motorsports Park appeal hearing is scheduled for August 6, 2007.

CHAIR'S REPORT: *None.*

BOARD ANNOUNCEMENTS, COMMENTS AND REPORTS: *None.*

ADJOURNMENT: There being no further business, the hearing was adjourned at 2 p.m.

CHRIS BAZAR - SECRETARY
EAST COUNTY BOARD OF ZONING ADJUSTMENTS