

MINUTES OF MEETING
EAST COUNTY BOARD OF ZONING ADJUSTMENTS
MAY 22, 2008
(APPROVED JULY 17, 2008)

The meeting was held at the hour of 1:30 p.m. in the Conference Room of the Public Works Operations Building, 4825 Gleason Drive, Dublin, California.

FIELD TRIP: 9:00 a.m.

MEMBERS PRESENT: Members Jon Harvey; Larry Gosselin, Chair, and Jim Goff

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

1. **METRO PCS, CONDITIONAL USE PERMIT, C-8731** ~ Application to increase the height of an existing 'tree-pole' from 30 feet to 52 feet, in a R-1-BE (Single Family Residence, One acre Minimum Building Site Area) District, located at 3998 Foothill Road, west side, approximately 120 feet from Santos Ranch Road, Pleasanton area of unincorporated Alameda County, bearing Assessor's Parcel Number: 941-2100-002-06. **Staff Planner: Jeff Bonekemper**

2. **T-MOBILE, CONDITIONAL USE PERMIT, C-8732** ~ Application to allow the creation of a cell phone site on an existing PG&E electrical tower in an A-CA (Agriculture, Cultivated-Agriculture) District, located at 3575 Greenville Road, west side, north of Tesla Road, Livermore area of unincorporated Alameda County, bearing Assessor's Parcel Numbers: 099A-1602-005-03 and 099A-1602-013-01. **Staff Planner: Jeff Bonekemper**

REGULAR MEETING: 1:30 p.m.

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

OTHERS PRESENT: Jana Beatty, Senior Planner and Nilma Singh, Recording Secretary

There were approximately five 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*

Election of Boardmembers for the year 2008-2009 ~ Moved to the end of the Regular Calendar.

B. Consent Calendar

1. **HFD PARTNERS/RICK HEMPEY, VARIANCE, V-12108** ~ Application to allow construction of a single family dwelling providing a 23-foot front yard where 30 feet are required, in an R-1-B-10 (Single Family Residence, 10,000 square foot Minimum Building Site Area, 30-foot Front Yard, 20-foot Side Yard) District, located on Virginia Way, west side, approximately 200 feet north of Vine Avenue, Pleasanton area of unincorporated Alameda County, bearing Assessor's Parcel Number: 946-1706-007-00. (To be continued to June 26, 2008) **Staff Planner: Christine Greene**

Member Harvey made the motion to approve the Consent Calendar as recommended by staff and Member Goff seconded. Motion carried unanimously.

REGULAR CALENDAR:

1. **METRO PCS, CONDITIONAL USE PERMIT, C-8731** ~ Application to increase the height of an existing 'tree-pole' from 30 feet to 52 feet, in a R-1-BE (Single Family Residence, One acre Minimum Building Site Area) District, located at 3998 Foothill Road, west side, approximately 120 feet from Santos Ranch Road, Pleasanton area of unincorporated Alameda County, bearing Assessor's Parcel Number: 941-2100-002-06. **Staff Planner: Jeff Bonekemper**

Ms. Beatty presented the staff report. No public testimony was submitted. *Member Harvey expressed concerns that no comment had been received from City of Pleasanton and moved for a continuance. The Chair seconded and the motion carried unanimously.*

2. **T-MOBILE, CONDITIONAL USE PERMIT, C-8732** ~ Application to allow the creation of a cell phone site on an existing PG&E electrical tower in an A-CA (Agriculture, Cultivated-Agriculture) District, located at 3575 Greenville Road, west side, north of Tesla Road, Livermore area of unincorporated Alameda County, bearing Assessor's Parcel Numbers: 099A-1602-005-03 and 099A-1602-013-01. **Staff Planner: Jeff Bonekemper**

The Chair announced that this matter is being continued to the next meeting, June 26, 2008.

3. **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, June 28, August 23, September 27, October 25 and December 13, 2007; and March 27, 2008). **Staff Planner: Jana Beatty**

Ms. Beatty presented the staff report.

Public testimony was called for. Mike Gatzman, representing the Applicant, stated that all of the outstanding issues regarding the Williamson Act had been resolved.

Public testimony was closed. *Member Harvey proposed that the conditions reflect that the building site be no larger than the old building site. He made the motion to approve the application with the additional condition and Member Goff seconded. Motion carried unanimously.*

Election of Boardmembers for the year 2008-2009 ~ *Member Goff made the motion to nominate Member Gosselin as the Chair and Member Harvey seconded. Member Harvey made the motion to nominate Member Goff as Vice-chair and Member Gosselin seconded. Both motions carried unanimously.*

Approval of Minutes ~ *Member Goff made the motion to approve the March 13th Minutes as submitted and the Chair seconded. Motion carried 2/0 with Member Harvey abstaining.*

Member Goff made the motion to approve the April 24th Minutes as submitted and Member Harvey seconded. Motion carried 2/0 with the Chair abstaining.

STAFF COMMENTS & CORRESPONDENCE: Ms. Beatty introduced the new Planning Director, Mr. Albert Lopez. In reference to the Sunol Super Store, she asked if the Board would like to amend the item per one of the Conditions of Approval requiring a review after one a year from approval. Member Goff indicated that if there are no concerns/problems, it was not necessary. The Board agreed.

CHAIR'S REPORT: The Chair discussed the possibility and importance of assigning a Planner specifically for the East County.

BOARD ANNOUNCEMENTS, COMMENTS AND REPORTS: *None*

ADJOURNMENT: There being no further business, the hearing was adjourned at 2:25 p.m.

ALBERT LOPEZ - SECRETARY
EAST COUNTY BOARD OF ZONING ADJUSTMENTS