

*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, December 15, 2005**

#### **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. **MICHAEL GBADEBO, CONDITIONAL USE PERMIT, C-8430** – Application to allow continued operation of an engineering testing facility, in a PD-ZU-1751 (Planned Development, 1751<sup>st</sup> Zoning Unit) District, located at 9959 Calaveras Road, north side corner, northeast of I-680, unincorporated Sunol area of Alameda County, bearing Assessor’s Parcel Numbers: 096-0335-002-08 and 096-0335-002-09.
  
2. **METRO PCS/NETWORK DEVELOPMENT, CONDITIONAL USE PERMIT, C-8456** – Application to allow a telecommunications facility, in a PD-ZU-1458 (Planned Development, 1458<sup>th</sup> Zoning Unit) District, located at 3024 Greenville Road, east side, corner southeast of East Avenue, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099A-1625-001-09.
  
3. **DAN DEL ARROZ/LAMB SURVEYING, INC., VARIANCE, V-11932** – Application to adjust two lot lines between two existing parcels and to approve as a building site a parcel with no frontage on an approved county road containing 10 acres where 100 acres are minimum, in an “A” (Agricultural) District, located at 9745 Santos Ranch Road, west side, approximately 0.80 miles west of Foothill Road, unincorporated Pleasanton area of Alameda County, bearing Assessor’s Parcel Number: 0941-2300-002-09.
  
4. **M. SILLS, JR., VARIANCE, V-11940** – Application to approve as a building site a parcel reduced in area from the required 320 acres to 40 acres and without frontage on an approved County road, in a A-B-E (Agricultural, 320 acres Minimum Building Site Area) District, located at 19600 Mines Road, west side, approximately 150 feet north of Vine Avenue, unincorporated Pleasanton area of Alameda County, bearing Assessor’s Parcel Number: 99A-2605-007-00. (Continued from July 28 and September 29, 2005).

Regular Meeting

Time: 1:30 p.m.

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

- A. Call to Order/Roll Call
  
- B. Open Forum
  
- C. Consent Calendar

1. **STEVE POWELL/ALFRED RHEINHEIMER, CONDITIONAL USE PERMIT, C-8291** – Application to allow a winery with tasting room, art and event center and 38 parking spaces, in an “A” (Agricultural) District, located at 5143 Tesla Road, south side, approximately 330 feet east of Mines Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099A-2340-002-00. (Continued from September 29 and October 27, 2005; to be continued without discussion to January 26, 2006).
2. **ROBERT & CAROL MOLINARO, CONDITIONAL USE PERMIT, C- 8418-** Application to expand an existing winery with winery related use by the construction of a new 15,000 square foot event center in a PD (Planned Development) District, located at 7986 Tesla Road, north side corner, northeast of Greenville Road, unincorporated Livermore area of Alameda County, designated Assessor’s Parcel Number: 099A-1602-013-02. (Continued from July 28, September 29 and October 27, 2005; to be continued without discussion to January 26, 2006).
3. **PAUL MASON, VARIANCE, V-11911** – Application to approve as a building site a parcel reduced in size from 1.90 acres to 1.088 acres and construction of a new single family home providing a seven foot front yard where 20 feet is required, in a PD (Planned Development) District, located at 11825 Niles Canyon Road, south side, southeast corner of Western Pacific Railroad Tracks, unincorporated Sunol area of Alameda County, bearing Assessor’s Parcel Number: 0096-0140-021-00. (Continued from March 24, June 23, July 28 and September 29 2005; to be continued without discussion to March 23, 2006).
4. **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 Kilkare Road, unincorporated Sunol area of Alameda County, bearing Assessor’s Parcel Number: 0096-0140-002-07. (Continued from June 23, July 28 and September 29, 2005; to be continued without discussion to March 23, 2006).

#### D. Regular Calendar

1. **WINDWORKS, INC., CONDITIONAL USE PERMIT, C-8216** – Application to allow continued operation of an existing wind generation facility, in an “A-B-E” (Agricultural, 160 acres Minimum Building Site Area) District, located at 12251 North Flynn Road, east side of South Flynn Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099A-1810-001-00. (Continued from November 13, December 11, 2003; January 29, February 19, March 25,

April 29, July 29, August 12, September 23, October 28 and November 18, 2004, January 27, February 10 and 24, 2005, March 24, April 28, June 23, August 25, September 29 and October 27, 2005).

2. **ALTAMONT INFRASTRUCTURE COMPANY/ALAMEDA COUNTY WASTE MANAGEMENT AUTHORITY, CONDITIONAL USE PERMIT, C-8243** – Application to allow continued operation of an existing wind generation facility consisting of 404 turbines, in an “A-B-E” (Agricultural, 160 acre Minimum Building Site Area) District, located at 11700 and 11701 North Flynn Road, east corner, southwest of South Flynn Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Numbers: 099A-1770-002-01, 099A-1770-002-02, 099A-1770-002-03, 099A-1780-001-04, 099A-1790-003-00 and 099A-1810-001-00. (Continued from August 12, September 23, October 28, November 18, 2004, January 27, February 10 and 24, March 24, April 28, June 23, August 25, September 29 and October 27, 2005).
3. **MICHAEL GBADEBO, CONDITIONAL USE PERMIT, C-8430** – Application to allow continued operation of an engineering testing facility, in a PD-ZU-1751 (Planned Development, 1751<sup>st</sup> Zoning Unit) District, located at 9959 Calaveras Road, north side corner, northeast of I-680, unincorporated Sunol area of Alameda County, bearing Assessor’s Parcel Number: 096-0335-002-08 and 096-0335-002-09.
4. **METRO PCS/NETWORK DEVELOPMENT, CONDITIONAL USE PERMIT, C-8456** – Application to allow a telecommunications facility, in a PD-ZU-1458 (Planned Development, 1458<sup>th</sup> Zoning Unit) District, located at 3024 Greenville Road, east side, corner southeast of East Avenue, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099A-1625-001-09.
5. **DELWYN LOUNSBURY, VARIANCE, V-11895** – Application to approve as a building site one parcel reduced in size from 100 acres to 40.82 acres without frontage on an approved county road, in an A-CA (Cultivated Agriculture) District, located on Mines Road, west side, approximately 686 feet west of Del Valle Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099A-2420-006-03. (Continued from February 10 and 24, April 28, June 23, July 28, August 25 and September 29, 2005).
6. **DAN DEL ARROZ/LAMB SURVEYING, INC., VARIANCE, V-11932** – Application to adjust two lot lines between two existing parcels and to approve as a building site a parcel with no frontage on an approved county road containing 10 acres where 100 acres are minimum, in an “A” (Agricultural) District, located at 9745 Santos Ranch Road, west side, approximately 0.80 miles west of Foothill Road, unincorporated Pleasanton area of Alameda County, bearing Assessor’s Parcel Number:

0941-2300-002-09. (Continued from June 23, July 28, August 25 and September 29, 2005).

7. **M. SILLS, JR., VARIANCE, V-11940** – Application to approve as a building site a parcel reduced in area from the required 320 acres to 40 acres and without frontage on an approved County road, in a A-B-E (Agricultural, 320 acres Minimum Building Site Area) District, located at 19600 Mines Road, west side, approximately 150 feet north of Vine Avenue, unincorporated Pleasanton area of Alameda County, bearing Assessor’s Parcel Number: 99A-2605-007-00. (Continued from July 28 and September 29, 2005).

- E. Approval of Minutes – September 29 and October 27, 2005.
- F. Staff Comments & Correspondence
- G. Board Announcements, Comments & Reports
- H. Adjournment

**NEXT EAST COUNTY BOARD OF ZONING ADJUSTMENT HEARING  
THURSDAY, JANUARY 26, 2006**