

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, August 25, 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. **CEDAR GROVE COMMUNITY CHURCH, C-8205** – Application to allow construction of a new church campus totaling approximately 82,00 square feet with 508 parking spaces on a 14-acre site, in an “A-CA” (Agricultural-Combining) District, located at 2060 South Livermore Avenue, northeast side, approximately 0.25 miles southeast of Tesla Road, unincorporated Livermore area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 099-0900-004-04.

2. **BRIAN PARKIN, CONDITIONAL USE PERMIT, C-8413** – Application to allow continued operation of an existing telecommunication facility (cell site), in a R-1-L-B-E (Single Family Residence, Limited Agriculture, 5 acre Minimum Building Site Area) District, located at 1100 Las Positas Road, south side corner, west of Hilliker Place, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099-15-20-07.

3. **TIM and CYNTHIA McDONALD, VARIANCE, V-11949** – Application to approve as a building site a parcel reduced in size to approximately 1.02 acres from the required 100 acres, in an “A” (Agricultural) District, located at 8570 Mines Road, northeast side, approximately 0.46 miles southeast of Del Valle Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099A-2435-001-00.

4. **JOHN BARTON, SITE DEVELOPMENT REVIEW, S-2004** – Application to allow conversion of an existing two-car garage into a family room and replace it with another fully conforming attached two-car garage, in a R-1-L-B-E (Single Family Residence, Limited Agriculture, 5 acre Minimum Building Site Area) District, located at 2596 Marina Avenue, north side, approximately 0.4 miles east of Arroyo Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099-0700-010-13.

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. **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 and July 28, 2005; to be continued without discussion to September 29, 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 and July 28, 2005; to be continued without discussion to September 29, 2005).
3. **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 and July 28, 2005; to be continued without discussion to September 29, 2005).
4. **LAMB SURVEYING, INC., VARIANCE, 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 and July 28, 2005; to be continued without discussion to September 29, 2005).

D. Regular Calendar

1. **CEDAR GROVE COMMUNITY CHURCH, CONDITIONAL USE PERMIT, C-8205** – Pursuant to the California Environmental Quality Act, review of a Draft Environmental Impact Report for a petition to allow construction of a new church campus totaling approximately 82,00 square feet with 508 parking spaces on a 14-acre site, in an “A-CA” (Agricultural-Combining) District, located at 2060 South Livermore Avenue, northeast side, approximately 0.25 miles southeast of Tesla Road, unincorporated Livermore area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 099-0900-004-04.
2. **DANE LOWRY, GRADE WAY CONSTRUCTION, CONDITIONAL USE PERMIT, C-8379** Application to continue occupancy of two mobile trailers used for security purposes in a contractor’s storage yard in an M-2 (Heavy Industrial) District, located at 550 Greenville Road, east side, approximately 0.80 miles north of Patterson Pass Road, unincorporated Livermore area of Alameda County, designated Assessor’s Parcel Number: 099B-5600-009-03. (Continued from July 28 and August 25, 2005).
3. **BRIAN PARKIN, CONDITIONAL USE PERMIT, C-8413** – Application to allow continued operation of an existing telecommunication facility (cell site), in a R-1-L-B-E (Single Family Residence, Limited Agriculture, 5 acre Minimum Building Site Area) District, located at 1100 Las Positas Road, south side corner, west of Hilliker Place, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099-15-20-07.
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5. **JOHN BARTON, SITE DEVELOPMENT REVIEW, S-2004** – Application to allow conversion of an existing two-car garage into a family room and replace it with another fully conforming attached two-car garage, in a R-1-L-B-E (Single Family Residence, Limited Agriculture, 5 acre Minimum Building Site Area) District, located at 2596 Marina Avenue, north side, approximately 0.4 miles east of Arroyo Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099-0700-010-13.

- E. Approval of Minutes – July 28, 2005
- F. Staff Comments & Correspondence
- G. Board Announcements, Comments & Reports
- H. Adjournment

**NEXT EAST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
THURSDAY, SEPTEMBER 29, 2005**