

Alamo Municipal Advisory Council

Anne Struthers, Chair
Susan Rock, Vice-Chair
David Barclay
Ed Best
Aron DeFerrari, Alternate
Rachel Etherington, Youth Member
Michael McDonald
Steve Mick
Jill Winspear



Candace Andersen, Supervisor

Contra Costa County, District 2
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The Alamo Municipal Advisory Council serves as an advisory body to the Contra Costa County Board of Supervisors and the County Planning Agency.

Record of Actions

Tuesday, January 5th, 2016 6:00 p.m.

Alamo Women's Club - 1401 Danville Boulevard, Alamo

Time is allotted under Public Comment for persons who wish to speak for up to three minutes on any item NOT on the agenda. Persons who wish to speak on matters on the agenda will be heard for up to three minutes when the Chair calls for comments. After persons have spoken on an agenda item, the public comment period will be closed by the Chair and the matter is subject to discussion and/or action by the MAC. Persons wishing to speak must fill out a speaker card.

1. CALL TO ORDER - PLEDGE OF ALLEGIANCE - ROLL CALL

The meeting was called to order at 6:02 p.m.

Alamo Municipal Advisory Council members present: David Barclay, Michael McDonald, Ed Best, Steve Mick, Susan Rock, Anne Struthers, Jill Winspear, Aron Deferrari and Rachel Etherington.

Special Presentation by Supervisor Andersen who recognized Member Barclay on his having served 2 years as Chair to the MAC.

2. STAFF/AGENCY REPORTS

A. District II Staff Update

- The next Alamo Liaison meeting is scheduled for January 25th, at 8:30 a.m.
Location: Supervisor Andersen's Office located at 309 Diablo Road, Danville.

B. San Ramon Valley Fire Protection District, Derek Krause, Deputy Chief

- Reported that the SRVFPD had selected Pacific Mountain as the builder for their Station 32 project. MAC to be kept apprised of groundbreaking event.

3. PUBLIC COMMENT (3 minutes/speaker)

Pursuant to the Brown Act, this time is provided for members of the public and community groups to address the committee on matters within the committee's jurisdiction and not on the agenda. An opportunity will be provided as part of each agenda item for public comment on the item. Time allowed for each individual is three minutes. The Chair will recognize only those speakers who have filled out and turned in a speaker card.

4. PRESENTATIONS

- A. None.

5. NEW BUSINESS

A. Development Plan Application #DP15-3039 - The applicant requests approval of a development plan to merge three lots together and construct a new 22,553 square foot single-family residence by modifying the conditions of approval in Tract no. 7553 (#DP90-3030). The subject properties are lots 7, 8, and 9 of Tract no. 7553 – Alamo Summit.

- Action requested: accept report, take public comment, discuss.
- Make recommendation to Supervisor Andersen, if applicable.

Project was deferred until a later and time at the request of the applicant.

*Member Barclay provided the MAC with a brief synopsis of the proposed project as follows:
Project is 177 acres, zoned P-1, Planned Unit Development that was adopted in June of 1990.
37 SF lots (1.1 to 14.2 acres: avg. is 4.5 acre/lot)
108 acres designated as a Scenic Easement
Vested rights expired in 2012
Project is subject to current zoning requirements and ordinances, along with 32 COA's.*

DP13-3039 Application:

*Applicant wishes to combine lots 7, 8, & 9 into 1 lot in order to construct a 22,000 square foot residence
Applicant requests to modify COA's #26 & 27 of original conditions.*

Considerations before the MAC:

Conditions of Approval 26, 26 & 27

- *Construct internal road between Castle Crest and Ridgewood BEFORE starting construction on lower Ridgewood*
- *Improve lower section of Ridgewood Rd.*
- *All construction traffic to use Ridgewood and not Castle Crest.*

Design Guidelines to Consider:

- *Protect significant hilltops and ridges (no protrusions above ridgeline)*
- *Protect natural tree cover and vegetation*
- *1 acre building envelope*
- *Offsite vantage points (Ramona way, 680/Livorna, 680/Stone Valley)*
- *Maintain grading by conforming to topography*

The MAC did take public comment from the following residents.

Barbara Blum, neighboring Rossmoor resident.

Joe Bologna, provided County staff, Jen Quallick, a copy of petition noting 104 signatures requesting immediate and full compliance of the County's initial/original Conditions of Approval for the project.

Brenda Cipriano

Amanda Cox

David Frane

Mike Gibson, representing AIA

Ken Haley

Ken Hoffman, President of upper Ridgewood HOA

Ed Moran

B. Development Plan Application #DP15-3043 - The applicant requests approval of a development plan modification to authorize the addition of 3 new antennae and 3 remote radios units (RRU's) to an existing T-Mobile cellular facility. The subject property is located at 3201 Danville Blvd. in Alamo.

- Action requested: accept report, take public comment, discuss.
- Make recommendation to Supervisor Andersen, if applicable.

Public Comment:

Mike Gibson, representing AIA reported that their organization had reviewed the project and requested that T-Mobile come back before them at a later date with a stealth design proposed.

Motion made by Barclay to DENY the application as presented and request that a stealth design be considered by the applicant. Second by McDonald to support the recommendation. Ayes: Struthers, Mick, Best, Barclay, Rock, Winspear and DeFerrari. Nays: None

C. Variance Permit Application #VR15-1046 - The applicant requests two variance recommendations to construct an addition to an existing accessory building creating a total square footage between 700 and 750 square feet (where 600 square feet is the maximum); along with requesting a 6-foot, 2-inch secondary frontage (where 20-feet is required). The subject property is located at 1554 Litina Drive in Alamo.

- Action requested: accept report, take public comment, discuss.
- Make recommendation to Supervisor Andersen, if applicable.

Public Comment:

Mike Gibson, representing AIA reported their support of the project.

Motion made by Mick to approve the application as presented with the revised NTE 600 square foot footprint. Second by Winspear. Ayes: Rock, Struthers, Barclay, DeFerrari, Best, McDonald, Mick and Winspear. Nays: None.

6. OLD BUSINESS

A. None.

7. CONSENT CALENDAR

All matters listed under CONSENT CALENDAR are considered by the Alamo MAC to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Alamo MAC or a member of the public prior to the time the Alamo MAC votes on the motion to adopt.

A. Approve December 1st, 2015 Record of Actions

Motion made by Best to approve Record of Actions as submitted. Second by McDonald. Ayes: Best, McDonald, Mick, Barclay, Rock, DeFerrari, Struthers and Winspear. Nays: none.

8. SUBCOMMITTEE REPORTS - *Updates provided when available*

Alamo AOB Subcommittee for Schools: Best, Mick and Rock
Alamo AOB Subcommittee for Downtown: Rock, Barclay, McDonald, and Winspear
Alamo Police Services Advisory Committee: Struthers
Land Use Planning Working Group: Barclay, Winspear and McDonald
Parks and Recreation Working Group: Barclay, Best, Winspear and Mick

Jen Quallick reported on the current enrollment for the Winter YMCA session:

Yoga – 8

Strength and Balance – 10

Adult Trip – 2 (Trip is scheduled for February 19th)

Basketball – 18 (Basketball begins January 23rd)

Hap Magee Dog Park Subcommittee: Michael McDonald – Dog park is currently closed.

9. CORRESPONDENCE (the following items are listed for informational purposes only and may be considered for discussion during a future meeting).

A. None.

10. COMMENTS BY MEMBERS OF THE ALAMO MAC

A. None.

11. FUTURE AGENDA ITEMS

A. Consideration of Alamo MAC certificate of recognition parameters. Review with Subcommittee for Schools.

12. ADJOURNMENT

A. Meeting adjourned at 7:26 P.M. to the Alamo MAC meeting on **February 2nd** at 6:00 P.M. at the Alamo Women's Club located at 1401 Danville Boulevard, Alamo.

The Alamo Municipal Advisory Council will provide reasonable accommodations for persons with disabilities planning to attend the meeting who contact Supervisor Candace Andersen's office at least 72 hours before the meeting at 925-957-8860.

Materials distributed for the meeting are available for viewing at the District 2 Office at 309 Diablo Road, Danville, CA 94526. To receive a copy of the Alamo MAC agenda via mail or email, please submit your request in writing using a speaker card or by contacting Supervisor Andersen's office at 925-957-8860. Complete name and address must be submitted to be added to the list.
