

# 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, March 1st, 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 6:00 p.m.

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

#### **2. STAFF/AGENCY REPORTS**

A. District II Staff Update - The next Alamo Liaison meeting is scheduled for March 21st, 2016, beginning at 8:30 a.m.  
Location: Supervisor Andersen's Office 309 Diablo Road, Danville.

B. San Ramon Valley Fire Protection District

- Jennifer Quallick, on behalf of the Fire District, reported that on February 2, the SRVFPD received permits for construction of Fire Station No. 32 from Building, Grading, Planning and Central Contra Costa Sanitation District.

Based on the issuance of the permits stated above and the completion of biological and archaeological surveys; the District issued a Notice to Proceed to Pacific Mountain Contractors of California, Inc. on February 10.

Based on the current schedule, grading for the building pad was to be completed on Friday, February 18, and the construction of the foundation begun the following week.

Regarding a question from the audience last month, the living quarters of the downsized station will be 4597 sq. ft. and the apparatus bays will be 3370 sq. ft. for a total of 7967 sq. ft.

- The District has had several EMS saves this last month, including two at health clubs, attesting to the value of the legislation requiring health clubs to have Automatic Electronic Defibrillators (AEDs), that were deployed and used on both saves. Two of the District's off-duty firefighters were working out and were the first EMS personnel to respond and defibrillate the patient on one of the calls.

#### **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.

**Public Comment:**

**Mike Gibson, representing AIA**

**Joe Bologna, resident**

**Ken Hoffman, President, Ridgewood community HOA**

**Tom Graves, resident**

**Kenneth Haley, Rossmoor resident**

**Brant Free, Rossmoor resident**

**Diane Mader, Rossmoor resident**

**Barbara Blum, Rossmoor resident**

**Michael May, resident**

**Matthew Lorence**

**JB Emanuelson, resident**

**Peter Wiebens**

**Member Barclay moved to ‘DENY’ the application for the following reasons:**

**1. Applicant must comply with all conditions of approval, which specifically includes the improvement of lower Ridgewood Road before the start of construction. This entails the construction of an internal road between Castle Crest and Ridgewood Road prior to starting the improvements of lower Ridgewood Road.**

**2. No construction traffic will be allowed on Castle Crest, as stated in the conditions of approval.**

**3. All construction traffic will use Ridgewood Road after the road improvements are completed.**

**4. The house design must comply with the approved Design Guidelines:**

**A. The design needs to protect significant hilltops and ridges by minimizing grading and conforming to the existing topography.**

**B. The house must be sited in a way to maintain the natural appearance of the hillsides and ridges to the greatest extent possible.**

**C. The house must be sited in a way so that there are no protrusions above the Ridgeline.**

**D. The location of the house needs to protect the scenic views from Ramona Way, 680/Livorna, and 680/Stone Valley as specified in the Design Guidelines**

**Second to the above motion made by McDonald. Ayes: Rock, DeFerarri, Struthers, and Barclay, and McDonald.**

**Member Mick abstained.**

B. Variance application #VR15-1039 – Applicant is requesting approval for a 0 ft. secondary front yard setback (15 ft. required) for a driveway structure accessing the garage from Biltmore Drive, a 12 ft. secondary front yard setback (15 ft. required) for a roof overhang for a proposed new 3,457 single-family residence with an 809 s.f. attached garage. The project also includes a request for approval of a tree permit to allow removal of 11 code-protected trees and to work within the drip line of seven additional code-protected trees. Property is located at 2537 Biltmore Drive (aka 10 Inverrary Lane) in Alamo.

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

**Public Comment:**

**Mike Gibson, representing AIA**

**Jerry Holmes, resident**

**Edward Patmont, resident**

**The Alamo MAC recommended ‘APPROVAL’ for County application #VR15-1039 as presented. Ayes: Rock, DeFerarri, Struthers, and Barclay. Nays: None Absent; Mick, Best, Winspear, and McDonald.**

C. Development Plan application #DP16-3001 – Applicant requests approval of a Development Plan to construct a new gable element over existing entry doors to allow for new signage. Project is the Rite Aid located at 130 Alamo Plaza in Alamo.

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

**Public Comment:**

**Mike Gibson, representing AIA**

**The MAC recommended 'APPROVAL' of County file #DP16-3001 as submitted. Ayes: Barclay, Struthers, Rock and DeFerrari. Nays: None. Absent: Best, Mick, Winspear and McDonald.**

D. The applicant requests approval of a development plan for the construction of a 5,296 square-foot single-family residence as per county file #DP01-3061. Applicant also requests approval to work within the drip line of 3 trees. Property is located at 10 Legacy Court in Alamo.

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

**Public Comment:**

**Mike Gibson, representing AIA**

**Marnin Kligfeld, resident**

**The MAC recommended 'APPROVAL' of County file #DP16-3006 subject to the Conditions of Approval as outlined in the Development Plan for the subdivision.**

**Ayes: Barclay, Struthers, Rock and DeFerrari. Nays: None. Absent: Best, Mick, Winspear and McDonald.**

E. The applicant requests approval of a development plan for the construction of a 5,136 square-foot single family residence on Lot 2 of Tract 7744 and per condition of approval 11b of #DP01-3061. The building envelope is encroaching within the drip lines of 5 code-protected trees, none of which are proposed to be removed. Property is located at 20 Legacy Court in Alamo.

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

**Public Comment:**

**Mike Gibson, representing AIA**

**Marnin Kligfeld, resident**

**The MAC recommended 'APPROVAL' of County file #DP16-3007 subject to the Conditions of Approval as outlined in the Development Plan for the subdivision.**

**Ayes: Barclay, Struthers, Rock and DeFerrari. Nays: None. Absent: Best, Mick, Winspear and McDonald.**

**6. OLD BUSINESS**

A. Hemme Station Park Project update provided by Jason Chen and Adele Ho of Special Districts

**Project Manager, Adele Ho reported that the plans are 65% complete, some photo simulations have been prepared and construction is expected to start late this summer.**

**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 February , 2016 Record of Actions

**Item deferred to the April MAC meeting, as there was a lack of a quorum.**

**8. SUBCOMMITTEE REPORTS - \*Updates provided when available\***

Alamo AOB Subcommittee for Schools: Best, Mick and Rock

**Member Rock reported that at Stone Valley Middle School construction has started and kids have been transferred into the portable classrooms on campus.**

Alamo AOB Subcommittee for Downtown: Rock, Barclay, McDonald, and Winspear

Alamo Police Services Advisory Committee: Winspear

Land Use Planning Working Group: Barclay, Winspear and McDonald

Parks and Recreation Working Group: Barclay, Best, Winspear and Mick

Hap Magee Dog Park Subcommittee: Michael McDonald

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.
- B. Consideration of revision to County Tree Ordinance.

12. **ADJOURNMENT**

- A. Meeting adjourned at 8:30 p.m. to the Alamo MAC meeting on **April 5th** 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.