

Alamo Municipal Advisory Council

Anne Struthers, Chair
Susan Rock, Vice-Chair
David Barclay
Sanjiv Bhandari
Aron DeFerrari
Clark Johnson, Alternate
Steve Mick
Kate Salisbury, Youth Member
Jill Winspear



Candace Andersen, Supervisor

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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 7th, 2017 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 6:05 p.m.

Alamo Municipal Advisory Council members present: Chair Anne Struthers, Susan Rock, David Barclay, Steve Mick, Aron DeFerrari, Sanjiv Bhandari and Kate Salisbury Absent: Jill Winspear, Clark Johnson

2. STAFF/AGENCY REPORTS

A. District II Staff Update - The next Alamo Liaison meeting is scheduled for March 20, 2017, beginning at 8:30 a.m.
Location: Supervisor Andersen's Office 309 Diablo Road, Danville.

B. San Ramon Valley Fire Protection District, Chief Paige Meyer offered an update the new fire house. Due to the recent heavy rains, the project has been delayed slightly and the new projected grand opening will be April/May.

The Chief also discussed the event the District would have onsite on March 28th at 10am where they would place a time capsule in the ground with friend and family from the community placing items in the capsule. Invitations to go out soon to the MAC.

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

5. NEW BUSINESS

A. Development Plan application #DP17-3004 - The applicant requests approval of a development plan with a tree permit to work within the drip line of 4 oak trees for the construction of a new single family residence on a vacant lot. Property is located at 2540 Cerro Vista Lane in Alamo.

Public Comment:
Mike Gibson, AIA
Brian Shally
Andrea Scott
Craig Hamm

Applicant offered presentation and answered questions

Motion by Member Barclay to recommend APPROVAL as the project was presented noting that three items were to be reviewed with neighboring properties; (1) construction traffic plan and path to least disruptive as possible, (2) careful consideration of the trees was taken while working within the dripline, and (3) neighboring easement was to be reviewed by neighbors. Second by Member

DeFerrari. Motion passes with ayes: Barclay, DeFerrari, Rock, Bhandari, Mick and Struthers Nays: None Absent: Winspear and Johnson

B. Variance Permit application #VR17-1002 - The applicant requests approval of a variance to allow for the demolition of a portion of an existing garage, which will result in a 718 square-foot (maximum 600 square feet is allowed) accessory building, along with a change from a flat to a pitched roof for an existing garage. Property is located at 2233 Ridgewood Road in Alamo.

Applicant was not present to answer questions.

**Public Comment:
Mike Gibson, AIA**

Motion by Member DeFerrari to recommend APPROVAL as the project was presented. Second by Member Barclay. Motion passes with ayes: Barclay, DeFerrari, Rock, Bhandari, Mick and Struthers Nays: None Absent: Winspear and Johnson

C. Development Plan application #DP15-3039 - The applicant requests approval of a development plan to merge 3 lots and construct a 14,900-square foot single family residence in the Alamo Summit Development and defer the improvements to Ridgewood Road and Alamo Summit Drive amending Conditions of Approval #25, #26, and #27 of #DP90-3030. The project site is located in the approved Alamo Summit Development in Alamo.

**Public Comment:
Joe Bologna
Amanda Cox
Dennis Danzinger
Sandra Fink
David Frane
Brant Free
Michael Gibson, AIA
Jack Handling
Ken Hoffman
Jeff Leny (did not speak)
Ed Moran
Steve Mellena
Jordan Safine**

Applicant was not present to offer presentation or answer any questions.

Motion by Member DeFerrari to DENY the project as it was presented in the application with the following:

1. **Applicant must comply with ALL conditions of approval, which specifically includes the improvement of lower Ridgewood Road before the start of any construction. This entails the construction of an internal road between Castle Crest and Ridgewood 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 approval 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.**
 - e. **The house must be built within the designated building envelopes on the three lots as defined in the conditions of approval or the conditions of approval need to be modified in a way that defines a new building envelope for the combined lots that is in substantial accordance with the design intent of the originally approved building envelopes.**

Second by Member Barclay. Motion passes with ayes: Barclay, DeFerrari, Rock, Bhandari, Mick and Struthers Nays: None Absent: Winspear and Johnson

Subsequent second motion by Member Barclay to refer the project to County Code Enforcement and have them formally investigate the illegal removal of several trees from the projects hillside and enforce whatever mitigating efforts might be possible moving forward. Second by Member Rock. Motion passes with ayes: Barclay, DeFerrari, Rock, Bhandari, Mick and Struthers Nays: None Absent: Winspear and Johnson

6. OLD BUSINESS

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 February 7th, 2017 Record of Actions.

Motion by Member Mick to accept the ROA's as provided by staff. Second by Member Deferrari. Motion passes with ayes: Barclay, DeFerrari, Rock, Bhandari, Mick and Struthers Nays: None Absent: Winspear and Johnson

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

Alamo AOB Subcommittee for Schools:

*SRVUSD continues to look for crossing guard at Rancho Romero Elementary.
Stone Valley Middle School improvement project progressing nicely, however, a bit slowly.*

Alamo AOB Subcommittee for Downtown:

District 2 staff, Jen Quallick provided a brief update provided by PW.

The Contra Costa Transportation Authority (CCTA) approved PW's request for appropriation of Measure J Funds at their February 15th Board Meeting. This will allow the PW team to begin design of this project prior to receiving an Authorization from the State of California as will be required since the project will include Federal Funds.

The Metropolitan Transportation Committee (MTC) approved the Transportation Improvement Program (TIP) amendment for the new Cycle 8 Highway Safety Improvement Program (HSIP) projects on February 22nd.

PW anticipates the Federal Transportation Improvement Program (FTIP) to be amended in April of this year.

These are all necessary steps to move this project forward.

PW Transportation Division sent the Design Request Form (DRF) over to the Design Division at the end of January, 2017. We do not have an update from their team at this point in time.

Alamo Police Services Advisory Committee:

Land Use Planning Subcommittee:

Parks and Recreation subcommittee:

Hap Magee Dog Park Subcommittee:

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

A. None.

10. **COMMENTS BY MEMBERS OF THE ALAMO MAC**

11. **FUTURE AGENDA ITEMS**

12. **ADJOURNMENT**

A. Meeting adjourned at 7:42 P.M. to the Alamo MAC meeting on **April 4th** 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.
