



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

MEETING AGENDA
Alamo Municipal Advisory Council
Tuesday, June 1, 2010
7:00 p.m. - The Cottage at Hap Magee Ranch Park

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 are requested to fill out a speaker card.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **PUBLIC COMMENT (3 Minutes/speaker)**

At this time, those in the audience are encouraged to address the MAC on any item not already included in tonight's agenda.

5. **REVIEW AND APPROVE MEETING SUMMARY FROM MAY 18, 2010**

6. **COMMUNITY ORGANIZATION REPORTS**

7. **STAFF/AGENCY REPORTS**

- A. District III Staff Update
- B. DCD Fire House Update (next review earliest will be August 2010)

8. **PRESENTATIONS**

None.

9. **ITEMS FOR DISCUSSION AND/OR ACTION**

- A. Variance Permit Application #CDVR10-1005 located at 2442 Roundhill Drive, Alamo, for a variance to allow 0' side setback where a 10' setback is required for an existing 128' square foot storage shed.
- B. Development Plan Application #DP09-3024 located at 2256 Granite Court in Alamo. Applicant requests approval to permit existing (2) arbors, a BBQ island, recreational house and a storage shed.
- C. Variance Permit application, VR09-1025 located at 1315 Sugarloaf in Alamo. Applicant requests a variance to exceed maximum allowable height for a detached accessory building. Applicant requests a maximum height of 16' where a 15' height maximum is currently allowed for accessory structures. Applicant also requests a reduced side yard setback of 1.85' where a 3' minimum is required.
- D. Variance Permit Application VR10-1008 for approval of a variance to allow a lot line adjustment on a substandard lot located at 30 Avalon Court, Alamo. In order to accommodate the fencing and related improvements, property neighbors have agreed to adjust the lot lines to match the fence line as shown in documents prepared by the Humann Company, Surveyor and Engineering.
- E. Minor Subdivision Application MS07-0015 for the approval of a tentative map to subdivide a 2.5 acre parcel into two lots at 1251 Laverock Lane, Alamo.
- F. Variance Permit Application VR10-1009 to allow a detached accessory structure with a height of 17' (where a maximum of 15' is allowed) and size of 700 square feet (where a 600 square foot maximum) is allowed. This application also includes the removal of four (4) code protected trees. Property address is 1462 Paseo Nogales, Alamo

The Alamo Municipal Advisory Council will provide reasonable accommodations for persons with disabilities planning to attend the meeting who contact Jennifer Quallick at least 72 hours before the meeting, at (925) 820-8683.

Materials distributed for the meeting are available for viewing at 309 Diablo Road, Danville, CA 94526.



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- G. Minor Subdivision Application #MS06-0036 for approval of a tentative map to subdivide one parcel into two. The applicant also requests a tree permit for the removal of 13 code protected trees. The impact to trees is associated with construction of road and drainage-related improvements. The subject property is located at 141 Dean Road, Alamo. Negative Declaration has been prepared and been provided for review.

10. **COUNCIL MEMBER REPORTS**

11. **CORRESPONDENCE**

A. General Correspondence

B. New Permit Applications Received (*)

1. Variance Permit Application, VR10-1012 located at 1443 Danville Blvd. Applicant is requesting a variance to allow a zero foot front yard setback to replace an existing sign. New sign will be slightly smaller in size and in a different position although in the same location. (**propose to hear 7/6/10**)
2. Variance Permit Application, VR10-1013 located at 2640 Danville Blvd. Applicant is requesting a variance to allow the re-building of an existing shed. The variance is for a 5' 5" secondary front setback, where code calls for 20' setback. (**propose to hear 7/6/10**)
3. Minor Subdivision Application, MS07-00012 located at 62 Crest Estates Drive. An application for a substantial modification to the conditions of approval of the approved minor subdivision. (**propose to hear 7/6/10**)

C. Pending Permit Applications:

1. Variance Permit Application, VR10-0011 located at 1401 Danville Blvd. in Alamo. Applicant requests a variance to construct a new sign structure with a 1' setback where a 25' setback is required. (**propose to hear 7/6/10**)
2. Land Use Permit Application (LUP) #CDLP10-2018 located at 13 Pary Court, Alamo, for the renewal of LUP (LP00-2036) for an existing telecommunications facility. (**propose to hear 7/6/10**)
3. Development Plan Application #DP10-3007 located at Justin Morgan Drive, Alamo, for the Alamo Highlands HOA Entry Gate Improvements.
4. Land Use Permit Application LP10-2026 for the installation of new antennas on cellular tower proposed for 2615 Miranda Avenue (Livorna Park).

12. **FUTURE AGENDA ITEMS**

A. Scheduled:

1. Development of Alamo Parks Strategic Plan (June 15, 2010).
2. JPOC alternate appointment (Action) (June 15, 2010).
3. MVPC appointment (June 15, 2010).
4. Lighting and Landscaping District (Zones 36, 45 & 54) (July 20, 2010).
5. Communication issues by and between the MAC and the community (July 20, 2010).
6. Extend invitation to fire district board to join Alamo MAC to discuss fire house (August 3, 2010 – *tentative*).
7. Chief Administrator Officer (CAO) Update – David Twa (August 17, 2010).
8. AOB and Alamo Road funds clearly laid out as far as what funds are available and what is set out for Alamo (August 17, 2010).

B. Deferred items:

1. CCTA Congestion Management Plan.
2. YMCA community and staff discussion on potential uses for YMCA property; discussion as it relates to the slide area.
3. MAC by-laws.

13. **ADJOURNMENT**

A. NEXT REGULAR MEETING – June 15, 2010

** Item may placed on a future Alamo Municipal Advisory Council agenda for discussion/action.*