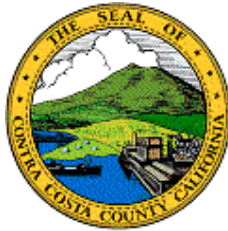


Alamo Municipal Advisory Council



Office of Supervisor
Mary Nejedly Piepho
District III

*Jennifer Quallick, Field Representative
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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.*

Meeting Summary **Tuesday, June 1, 2010**

1. **CALL TO ORDER**
Meeting called to order by Chair Bowlby at 7:01 p.m.
2. **PLEDGE OF ALLEGIANCE**
Led by Member Dommès
3. **ROLL CALL**
Members Present: David Bowlby, Nancy Dommès, Janet Miller Evans, Ed Best, Michael McDonald, Steve Mick
Members absent: David Barclay
4. **PUBLIC COMMENT (3 Minutes/speaker)**
 - A. Jan Conway spoke in opposition to the proposed firehouse.
 - B. Smitty Schmidt spoke on the CRIPP.
5. **ADOPTION OF MEETING SUMMARY FROM May 18, 2010**
Member Best moved to adopt Meeting Summary from 5/18/2010, seconded by Member McDonald, item passed unanimously.
6. **COMMUNITY ORGANIZATION REPORTS**
 - A. None.
7. **STAFF/AGENCY REPORTS**
 - A. District III Staff Update
DCD Fire House Update (next review earliest will be August 2010). A consultant has been retained by the County to conduct the environmental review for the fire house project proposed at 2100 Stone Valley Road in Alamo.

Public comment provided by:
Ed Wolski spoke in opposition to the proposed fire house. Concerned that no responses to questions provided to either DCD or SRVFPD are being responded to and/or addressed. It was explained that questions would be addressed in the environmental review.
8. **PRESENTATIONS**
 - A. None.
9. **ITEMS FOR DISCUSSION AND/OR ACTION**

Request for motion to amend order of planning applications heard as two have been continued; Items 9(A) and 9(G) and one was withdrawn by the applicant 9(F). Motion by Member McDonald, seconded by Member Miller Evans; item passed unanimously.

 - 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.
Applicant Gordon Ball spoke in support of his application/project.
Public comment provided by:
 1. Clark Johnson (Roundhill HOA representative) supports project but does not approve of the 0' setback. Concerned this might set a precedent within the community.
 2. Mike Gibson representing AIA spoke in support of project as recommended by AIA organization.

MAC Recommendation: Member McDonald recommends for approval of variance, seconded by Member Dommes, item passed 6-0. Member Mick was not in attendance..

- 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. **Applicant requested a continuance to be heard at a future MAC meeting.** No action by the MAC was taken.
- 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.
Public comment provided by: Mike Gibson representing AIA noted review and support as provided by AIA.

MAC Recommendation: Would like to see easement issue rectified. Member McDonald moved to approve variance, seconded by Member Miller Evans, one abstention (Member Mick was not in attendance); item passed. Chair Bowlby comments that residents should know not to build without receiving required County permits. A precedent cannot be set that building items prior to the receipt of obtaining necessary permits is permissible.

- 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.
Public comment provided by: Mike Gibson representing AIA.

MAC Recommendation: Member Best moved to approve requested variance, seconded by Member Dommes, item passed unanimously.

- 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.

Chair David Bowlby asked several questions as they relate to the mitigation measures as noted staffing the environmental review. Planning staff agreed to clarify a number of items.

Public comment provided by:
Mike Gibson representing AIA.

MAC Recommendation: Member Best motions for approval of variance, seconded by Member Mick, item passed unanimously.

- 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 **APPLICATION WITHDRAWN BY APPLICANT ON 5/28/2010.** No action by the MAC was taken.
- 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. **Applicant requests a continuance to be heard at a future MAC meeting.** No action by the MAC was taken.
Public Comment provided by: Ken Davison spoke in opposition to the project. Concerned about the removal of several trees neighboring properties and possible future development.

10. COUNCIL MEMBER REPORTS

- A. Chair Bowlby attended DCD staff meeting. Met with Staff planners to review process.

11. CORRESPONDENCE

- A. General Correspondence – None.
- 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. Department of Conservation and Development Pending Applications:
 1. Land Use Permit application #CDLP10-2018 located at 13 Pary Court, Alamo, for the renewal of LUP (LP00-2036) for an existing telecommunications facility.
 2. Development Plan application #DP10-3007 located at Justin Morgan Drive, Alamo, for the Alamo Highlands HOA Entry Gate Improvements.
 3. Land Use Permit application #LP06-2078 Creekside Community Church located at 1206 Danville Blvd. Applicant requests to convert two (2) temporary structures to permanent structures along with installing a play structure.
 4. Land Use Permit application #LP10-2026 for the installation of new antennas on cellular tower proposed for 2615 Miranda Avenue (Livorna Park).
 5. Minor Subdivision application #MS06-0036 for approval of a tentative map to subdivide one parcel into three. *
 6. Notice of Public Review and Intent to Adopt a Proposed Mitigated Negative Declaration on County File #MS06-0036 for the vesting of a tentative parcel for a two-lot minor subdivision. The applicant also requests a tree permit for the removal of 13 code protected trees. The tree effects of the project are associated with construction of road and drainage-related improvements. The subject property is located at 141 Dean Road, Alamo. *
 7. Land Use Permit application #LP09-2026 San Ramon Valley Fire Protection District proposes a new fire house at 2100 Stone Valley Road. Applicant requests approval to construct new 9,255 square foot fire station on 1.1 acre SFR lot. Proposed site is .3 miles west of existing fire station #32.
 8. Land Use Permit application #LP06-2065 located at 1241 Laverock Lane. Applicant requests approval of new telecom installation.
 9. Development Plan application #DP08-3046 located at 200 Guess Court. Applicant requests approval to permit a retaining wall built within a creek restricted development area.
 10. Minor Subdivision #MS07-003 located at 102 Muir Lane. Applicant requests approval to modify COA's for building height on a SFR. Applicant proposes to modify condition #21 to allow for a new residence higher than 25'.
 11. Variance Permit application #VR10-0011 located at the Alamo Woman's Club at 1401 Danville Blvd. Applicant requests approval of a variance to allow for signage to be placed in the County ROW. Asking for a 1' setback where a 25' setback currently exists.
 12. Land Use Permit application #LP09-2026 located at 2100 Stone Valley Road. Applicant (San Ramon Valley Fire Protection District) requests approval to construct new 9,255 square foot fire station in 1.1 acre SFR lot.

12. FUTURE AGENDA ITEMS

- A. Scheduled:
 1. Development of Alamo Parks and Recreation Strategic Plan (June 15, 2010).
 2. MVPC appointment (June 15, 2010).
 3. Lighting and Landscaping District (Zones 36, 45 & 54) (July 20, 2010).
 4. Communication issues by and between the MAC and the community (July 20, 2010). Member Dommes would like to write article for Alamo Today. Items to pass through Supervisors office.
 5. Extend invitation to fire district board to join Alamo MAC to discuss fire house (September, 2010 – tentative).
 6. Chief Administrator Officer (CAO) Update – David Twa (August 17, 2010).
 7. AOB and Alamo Road (August 17, 2010).
 8. Signalization item. Speeding signs installed, etc. (Walnut Blvd.)
- B. Deferred items:
 1. JPOC alternate appointment (Action).
 2. CCTA Congestion Management Plan.
 3. YMCA community and staff discussion on potential uses for YMCA property; discussion as it relates to the slide area.
 4. MAC by-laws.

13. ADJOURNED AT 8:47PM UNTIL NEXT REGULAR MEETING JUNE 15, 2010