

Alamo Municipal Advisory Council

David Barclay, Chair
Anne Struthers, Vice-Chair
Ed Best
Aron DeFerrari, Alternate
Rachel Etherington, Youth Member
Michael McDonald
Steve Mick
Susan Rock
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, June 2, 2015 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, Ed Best, Steve Mick, Susan Rock, Anne Struthers, Jill Winspear, Michael McDonald, Aron Deferrari and Rachel Etherington. Absent: None

First order was to review and accept the Emergency Agenda regarding the Boy Scouts of America participating in the 2015 Summer Concert events at Livorna Park. This discussion will be added as items 5 (D) and 5 (E) under 'New Business'.

2. STAFF/AGENCY REPORTS

A. District II Staff Update

- The next Alamo Liaison meeting is scheduled for June 15th, 2015, beginning at 8:00 a.m.
Location: Supervisor Andersen's Office 309 Diablo Road, Danville.
- Presented Alamo Improvement Associations flyer noting the June 3rd Pipeline Safety training.

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

- San Ramon Valley Fire Protection District's stats are the best in the Country with a 71.4% 'save' rate v. 30% for balance of the country.
- District finances are now back in the black and able to withstand the highs and lows of the ever-changing economy.

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.

Sharon Burke spoke on the grand opening celebration of the Labyrinth at Hap Magee Ranch Park and thanked Members, Mick and Winspear for attending the event on May 31st.

Pamela Abbott, resident of Easy Street, voiced concern over the growth and development of events at Livorna Park.

4. **PRESENTATIONS**

- A. Presentation/Information update from San Ramon Valley Fire Protection District on refined plans to Station #32, presented by Paige Meyer, Fire Chief, San Ramon Valley Fire Protection District.

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

Public Comment by:

Mike Gibson, representing AIA, applauded the District on their communication with neighbors over the Station's developments and asked that the concrete driveway(s) of the project be a darker color so as to better compliment the Station.

Motion by McDonald to accept report as recommended by the Fire District. Second by Best. Ayes: Barclay, Mick, Rock, Winspear, Struthers, Best and McDonald. Naves: none.

- B. Budget review and second quarter financial report for Zone 36, presented by Susan Cohen, Special Districts.

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

Motion by McDonald to accept report as recommended by staff. Second by Best. Ayes: Barclay, Mick, Rock, and Winspear, Best, Struthers and McDonald. Naves: none.

- C. Third quarter financial reports for CSA R-7A, Zones 36, 45 and 54, presented by Susan Cohen, Special Districts.

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

Motion by Mick to accept report as presented by staff. Second by Best. Ayes: Barclay, Mick, Rock, and Winspear, Best, Struthers and McDonald. Naves: none.

5. **NEW BUSINESS**

- A. Minor Subdivision application #MS14-0013. Pacific Union Property Developers requests approval of a tentative map to subdivide a 2.01-acre parcel into three new parcels for the future development of three single-family residences. The resulting parcels include Lot A at 31,841 square feet, Lot B of 22,318 square feet, and Lot C of 33,412 square feet. This application also includes a tree permit to allow the removal of 81 code-protected trees and work within the drip lines of 36 code-protected trees to allow the construction of the proposed single-family residences and related site improvements. The subject property is located at 66 Crest Avenue 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.
William Whitehead of Crest Avenue spoke of retaining trees that may impact his property.**

Motion by Struthers to support project as presented with the following recommendations to be considered by staff:

(1) The MAC would like to have staff consider reasonable road improvements to Crest Avenue where they might be possible. If there can be any consideration of a bike and/or pedestrian lane, they would like that reviewed.

(2) The MAC also would like staff to consider the option of keeping Tree #20. I have attached a letter from a neighbor (you may already have this) who would like to see the tree remain.

(3) The MAC would like to see road maintenance agreements in place for two private roads leading to Crest Avenue.

A second to the motion was made by Mick. Ayes: Mick, Best, Struthers, Barclay, McDonald, Rock and Winspear. Naves: none.

- B. Variance Application #VR15-1021. The applicant is requesting a variance review to allow for an 8' side yard (where 15' is the minimum required) to allow for the construction of a new pool and spa. The subject property is located at 440 Livorna Road 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.

Oscar Wu (representing Alex Wu) noted his concern over other construction elements (a pavilion and kitchen remodel) not under consideration of the MAC this evening.

Ni Heirsinger, representing the owner, was on hand to address questions and concerns.

Motion made by McDonald to support application as presented. Second by Best with request of consideration of enclosing pool equipment to help mitigate noise if at all possible. Ayes: Mick, Best, Barclay, McDonald, Struthers, and Winspear. Nays: Rock.

C. Variance Application #VR15-1019. The applicant requests variance approval for a 10-foot secondary front yard setback (where 15-foot minimum is required) for the construction of a cantilevered second story deck and extended roofline. The subject property is located at 9 Tracy Court, 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 Best to accept application as presented. Second by DeFerrari. Ayes: Rock, Best, Barclay, McDonald, Struthers, DeFerrari and Winspear. Nays: None. Member DeFerrari voted on this item as Member Mick excused himself at 7:00PM.

D. Discussion to allow Boy Scout Troop 216 to coordinate with County Staff on the sale of pre-packaged food at the 2015 Summer Concert events at Livorna Park.

Motion by McDonald to approve Boy Scout Troop 216 to sell pre-packaged food at the 2015 Summer Concert series at Livorna Park in coordination with the Event Coordinator (County Staff). *Second by Best. Ayes: McDonald, Best, Mick, Winspear, Barclay, Rock, and Struthers. Nays: None.*

E. Second order was to allow Boy Scout Troop 216 to open the July 3rd Summer Concert event at Livorna Park with a Flag Ceremony at 6:00 p.m. in coordination with the Event Coordinator (County Staff)

Motion by McDonald to accept Troop 216 coordinating a Flag Ceremony with Special Districts Staff at the July 3rd Summer Concert event. Second by Best. Ayes: McDonald, Best, Mick, Winspear, Barclay, Rock, and Struthers. Nays: None.

6. OLD BUSINESS

A. Hemme Property (1193 Danville Boulevard) park update, by Susan Cohen and David Barclay. Review and recommend approval of site plan.

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

Public Comment:

Mike Gibson representing AIA noted their review and consideration of the park development plan. The AIA recommends other options of turf be considered v. the one sample provided to the MAC by Special Districts. Sharon Burke also commented on the park's development plan and supports the discussion of grass or other living plant v. artificial turf be used at the park and also requested that Pubic Works look at subterranean irrigation.

Discussion of possible memorial for Ashley O'Brien, Alamo resident, who passed away in March 2015 at the age of 17 were considered.

The MAC opted not to pursue the development of a 'Right Turn Lane' from Hemme Avenue onto Danville Blvd.

Motion made by McDonald to support staff beginning the CEQA process with two recommendations:(1) that a physical barrier be reviewed along Hemme Avenue up to Danville Blvd. to allow the informal right turn lane and also to prevent parking along Hemme Avenue and (2) that Special Districts staff review both natural grass/natural product AND artificial turf throughout the EIR/CEQA process. Second by Struthers. Ayes: McDonald, Struthers, DeFerrari, Rock, Barclay, and Best. Nays: None.

B. Review suggested park name alternatives; select and recommend one. Please see attached Exhibit "A".

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

Public Comment:

Chris Rayner of Barbee Lane is pleased with the parks development and appreciates the MAC's outreach to the community on its involvement.

Motion made by McDonald to accept Hemme Station Park as the name of the new park at Hemme Avenue and Danville. Second by Member Best. Ayes: McDonald, Best, Struthers, DeFerrari, Rock, and Barclay. Nays: Winspear.

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 May 5, 2015 Record of Actions

Motion made by McDonald to approve May Record of Actions. Second by Best. Ayes: Best, Barclay, Rock, DeFerrari, McDonald 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
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. I-680 Corridor Improvements, presented by Barbara Laursen of Metropolitan Transportation Commission. (June 2015).
B. BART directors and staff presentation "Building a Better BART" and is an update on the system, current projects and a look at upcoming and potential projects and funding.
C. 2015 Review and consideration of 2016 Alamo Summer Concert Series and Movie Nights.

12. **ADJOURNMENT**

- A. Meeting adjourned at 8:45 P.M. to the Alamo MAC meeting on **July 7th, 2015** at 6:00 P.M. at the Alamo Women's Club located at 1401 Danville Boulevard, Alamo.

EXHIBIT "A" – Agenda Item 5 (D)

(Suggested Park Names for Hemme Location)

- Alamo Station Park
- Hemme Station Park
- Shady Way Park
- Shady Lane Park
- Hemme Park
- Hemme Avenue Park
- Hemme Romero Park
- Joan Buchanan Park
- Acorn Park
- Hemme Parkland
- Tatcan Park
- Poplar Park
- Firefighter Memorial Park
- Boulevard Park
- Alamo Commons

❖ Name suggestions derived from January 2015 survey.

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.
