Alamo Municipal Advisory Council

Office of Supervisor
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District III

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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, July 6, 2010

1. **CALL TO ORDER**
Meeting called to order by Chair Bowlby at 7:00p.m.

2. **PLEDGE OF ALLEGIANCE**
Led by Member Mick

3. **ROLL CALL**
Members Present: David Bowlby, Nancy Dommes, Janet Miller Evans, Ed Best, Steve Mick, David Barclay; Michael McDonald (Absent)

4. **PUBLIC COMMENT (3 Minutes/speaker)**
A. Alicia Watson – commented on the improved weed abatement throughout the community

5. **ADOPTION OF MEETING SUMMARY FROM May 18, 2010**
Member Barclay moved to adopt Meeting Summary from 5/18/2010, seconded by Member Best, item passed unanimously.

6. **COMMUNITY ORGANIZATION REPORTS**
A. None.

7. **STAFF/AGENCY REPORTS**
A. District III Staff Update; 20 new Chinese Pistache trees were planted along Danville Blvd. (Blvd. of Trees); The Kinder-Morgan tree mitigation planting will take place in September; reported that the weeds had been abated by Public Works in Zones 36, 45 & 54; District III staff met the new Alamo Substation Lieutenant, Gwen Brady; the landscaping of the on/off ramps in Alamo will be addressed at the July 20 meeting by Public Works.
B. DCD Fire House #32 update – next presentation in September.
C. Proposed 2nd Unit Ordinance Modifications as outlined by John O'Borne, Sr. Planner.

8. **PRESENTATIONS**
A. None.

9. **ITEMS FOR DISCUSSION AND/OR ACTION**
A. Alamo Logo - Review and consider adoption of a proposed Alamo logo.
Member Miller Evans provided history of the logo. Community resident, Vicki Koc was brainchild behind the logo contest and coordinated the contest. Ballots were cast at two locations; Alamo Safeway and Richards Crafts. 1200 votes decided the winning logo by Alamo resident, Ms. Ginnie Anderson.

MAC Discussion:
Member Barclay – Q: Who will be the keeper of the logo? A: The County.
Member Best – Q: What was history to logo request? A: It was thought up by a community resident to look into a contest. Q: Is there a colored version of the logo? A: Not at this time.
Member Dommes – Noted she prefers logo without the California Poppies added.
Member Miller Evans – Noted that reproduction with the poppies is difficult due to small size.
Member Mick – Concerned about the established in 1852 being too small once reproduced.

Staff Comments: Chief of Staff, Tomi Van de Brooke, will confer with County Counsel as to the legalities of reproduction, design ownership, etc.

Member Miller Evans moves to accept the elements of the Alamo logo as prepared by the artist, Ms. Ginnie Anderson, seconded by Member Dommes; item passed unanimously.

B. "National Night Out" - Review and discuss participation in the event to take place on August 3, 2010.

MAC Discussion:
Member Dommes – If community leaders are to be represented would like to see MAC represented at the event.
Member Mick – Q: Can community organizations participate; i.e. Exchange Club, etc.? A: Yes.
Member Miller Evans – Supports this event for the community and believes the MAC might consider moving the August 3rd MAC meeting to another evening so all could attend the event.
Member Best – Believes the MAC should support the event.
Member Barclay – Believes the MAC should support the event
Member Bowlby – Suggests the MAC move it's 8/3 meeting to another date.

Public comment provided by:
Bill Nelson, Chair, P-2B Committee provided a brief history about National Night Out.

Member Barclay moves to support the National Night Out on 8/3/10, seconded by Member Best; item passed unanimously.

Member Dommes MAC moves to reschedule their 8/3/10 meeting to 8/4/10 in order to attend the National Night Out community event, seconded by Member Best; item passed unanimously.

C. Creekside Community Church, 1206 Danville Blvd. - Review and consider Land Use Permit application #LP06-2078. Applicant requests to convert two (2) temporary structures to permanent structures along with installing a play structure. **(Item will not be heard at request of DCD; will be re-agendized at appropriate time).**

D. 102 Muir Lane - Review and consider Minor Subdivision #MS07-0003. Applicant requests approval to modify Conditions of Approval, condition #21 to allow for a new residence height from 25' to 26'. **(Item will not be heard at request of applicant; will be re-agendized at appropriate time).**

E. 62 Crest Estates Drive - Review and consider Minor Subdivision Application, #MS07-0012. An application for a substantial modification to the conditions of approval of the approved minor subdivision. Proposed modification is to modify the minor subdivision's conditions to only allow the existing driveway to be used by the existing house, and require the unimproved lot to access the private roadway via a new driveway.

MAC Discussion:
Member Mick is concerned over the location of the new driveway. It is not identified on the plans.
Member Bowlby – Q: Is there any flexibility for Public Works (PW) to condition the drainage issue on the new driveway? A: PW is requesting the improvement of the drainage system be within a certain timeframe.
Member Best – Appears there was a concern over the type of drainage to be used.
Member Barclay – Proposes that PW attach the drainage to a revised condition of approval to be attached to the properties title so any future owner would know of the improvement obligation.

Public comment provided by:
Mike Gibson spoke on behalf on AIA.
Matt Harrington – neighbor of applicant.

Member Barclay moved to allow for the 2 independent driveway and encourages the County to delay the requirement to improve the drainage until construction of project, seconded by Member Best. Item passed unanimously.

F. 1401 Danville Blvd. - Review and consider Variance Permit Application, #VR10-0011 Variance is to construct a new sign structure with a 1' setback where a 25' setback is required.

MAC Discussion:
Member Best – Prefers that signs not be placed right up against the street, but fit better into the environment of the subject property.
Member Mick – Q: Why the 25' setback requirement? A: the County has setback requirements. It provides visual relief for the street. According to the
code, nothing can be built within that proposed setback. The County considers the sign a structure, hence the requested variance. Member Mick does not like the posters and advertising of Women's Club events.
Member Bowlby – does feel the size is large and wants the Planning Dept. to ensure the sign falls within the proper county code. Is concerned about eh mass of the sign. Would like to see applicant provide for smaller sign that would be more appropriate for the area.
Member Barclay – concerned at the size of the sign. Would like to see applicant provide revised concept of sign.

Public Comment provided by:
Mike Gibson representing AIA

Member Barclay recommends denying the applicants request for signage as proposed and would like the applicant to come back with a more creative design that better fits within the environment along with moving the proposed location of the sign. Seconded by Member Mick, item passed with 5 yes with Member Dommes voting no; item passes.

G. 1443 Danville Blvd. - Review and consider Variance Permit Application, #VR10-1012. The requested variance is to allow for a zero foot front yard setback to replace an existing sign. New sign will be smaller in size and in a different position although in the same location as former sign.

MAC discussion –
Member Mick – Wants confirmation of signage rotation to 90 degrees. Does not support variance.
Member Bowlby – Q: was there an initial sign variance? A; Yes. Makes sense that the sign be perpendicular to the street for better viewing. This application is a modification to an existing variance as the sign was existing.
Member Best – Sign is in need of repair. Believes the impact of the proposed sign is minimal.
Member Miller Evans – Q: why is variance being requested and why can't sign be brought into compliance? A: the applicant wants the signage closer to the street to garner more business. How many free-standing signs have been approved in the area? Concerned about project.
Member Dommes – wants the project application to reflect that the project is 29 square feet in size not 8 square feet.
Member Barclay – recommends the MAC support the project as the sign will be improved.

Public Comment provided by:
Debbie Verdream and Consultant, Marvin Kinney, from BETA Healthcare Group. Marvin Kinney is civil engineer on project and staked the project/property line. Sign is being reduced in size by 50%. Proposed sign is polished black granite with white in-set lettering noting business name.

Public Comment provided by:
Mike Gibson representing AIA states that signage is not in compliance with County code. Even though new sign is smaller in size, it will be more prominent due to its 90 degree rotation.

Member Best recommends the MAC approve said application as proposed seconded by Member Miller Evans, 5 yes with Member Mick voting no. Item passes.

H. 2640 Danville Blvd. - Review and consider Variance Permit Application, #VR10-1013. The requested variance is to allow for the re-building of an existing shed. The request is for a 5' 5" secondary front setback, where code calls for 20' setback.

MAC Discussion:
Member Mick – The address indicates Danville Blvd. although the shed sits on Silverdale Lane.

Public comment provided by:
Jim McCarthy, general contractor for project. Exisitng shed is 12' back from existing roadway. To bring shed into compliance would require the shed to be located in front of her kitchen window blocking any views.

Public comment provided by:
Mike Gibson representing AIA.

Member Mick moves to approve, seconded by Dommes, item passes.

10. COUNCIL MEMBER REPORTS

A. Member Bowlby reported on meeting held with PW. Discussions included Danville Blvd., no left turn on red at Stone Valley Road, YMCA and slide parcel. Slide will cost approx. 1 million to repair. Talked about the Iron Horse Trail corridor.

B. Member Mick spoke about the placement of trees along the IHC. Also would like name tags for the MAC. Wants answer for the $900 cost for the $1500 check provided to the Alamo Chamber of Commerce for the annual tree lighting event.

C. Member Dommes provided update on last JPOC meeting. Mentioned the proposed Bounty Garden by Alamo mother and daughter team. Noted the correction of meeting minutes and the final version noting JPOC modifications and changes still need to be addressed with the Town of Danville. The committee also discussed the 5th JPOC member term and election. Discussed the proposed Phase III consultation fee. The referral to the MAC will come back before the committee at the appropriate time.

11. CORRESPONDENCE

A. General Correspondence:

1. Final DCD letter to Alamo Applicants regarding County's process for reviewing planning applications.
2. Letter from DCD dated, June 17th, responding to AIA's concern's about the County's road improvement plans
3. E-mail from P-2B Chair, Mr. Bill Nelson, inquiring as to the MAC's interest in participating in the 2010 "National Night Out". National event to take place on August 3rd, 2010.
4. E-mail from Alamo resident J. Tate as it relates to the "No Turn on Red" at the NE corner of Stone Valley Road and Danville Blvd.

B. New Permit Applications Received:

1. 10 Castle Crest Dr. - Development Plan Application #DP10-3025. Applicant requests the approval to convert existing garage into a bedroom.
2. 3157 Danville Blvd. - Development Plan Application #DP10-3024. Applicant, Wells Fargo Bank requests approval of the addition of two (2) new ATM machines.
3. 295 Las Quebradas - Land Use Permit Application #LP10-2041. Applicant requests permit approval for an existing residence on-site which is 1811 square feet.
4. 3201 Danville Blvd. - Land Use Permit Application #LP10-2044. Applicant requests approval for the installation of additional antennas and cabinets at an existing telecom facility.

C. Pending Permit Applications:

1. 1206 Danville Blvd (Creekside Community Church) – Land Use Permit Application #LP06-2078. Applicant requests to convert two (2) temporary structures to permanent structures along with installing a play structure.
2. 2100 Stone Valley Road - Land Use Permit application #LP09-2026. Applicant, San Ramon Valley Fire Protection District requests approval to construct new 9,255 square foot fire station on 1.1 acre SFR lot. Proposed site is .3 miles east of existing fire station #32.
3. 2615 Miranda Avenue (Livorna Park) - Land Use Permit Application #LP10-2026 for the installation of new antennas on cellular tower. Applicant, AT&T hopes to collocate on a tower proposed by Clearwire at same location.
4. Easy Street – Applicant requests approval to modify LUP #LP06-2062 to add 3 additional cabinets in the County Right-of-Way for an existing telecom facility.
5. Justin Morgan Drive - Development Plan Application #DP10-3007. The Alamo Highlands HOA is requesting entry gate improvements.
6. 2256 Granite Court – Development Plan Application #DP09-3024. Applicant is requesting to legalize existing (2) arbors, a BBQ island, a recreational house/game room and a storage shed.

7. 3181 Miranda Avenue - Variance Permit Application, #VR10-1017. Applicant requests a variance for an existing carport and to allow for a 3' side yard setback where 15' is required by County code and a 42' front yard setback where a 65' is required by code.
8. 25 Francesca Way - Variance Permit Application #VR10-1019. Applicant requests approval for a variance to construct a 168 sq. foot addition to a single family residence (SFR) and to allow for a 15' front setback where 25' is required by code. Subject property is a substandard size lot.
9. 137 Dean Road - Minor Subdivision application #MS06-0036. Applicant requests approval of a tentative map to subdivide one parcel into two. .
10. 102 Muir Lane - Minor Subdivision #MS07-0003. 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'. Proposed new height is 26'.
11. 142 Smith Road - Minor Subdivision #MS09-0004. Applicant is requesting Lot 37 at Alamo Oaks development be subdivided into 2.

12. FUTURE AGENDA ITEMS

1. A. Scheduled:
   1. Continue along with Parks and Rec. survey (July 6, 2010).
   2. Discussion/Action of Alamo MAC logo (July 6, 2010).
   3. Lighting and Landscaping District (Zones 36, 45 & 54) (July 20, 2010).
   4. Communication issues by and between the MAC and the community (August 4, 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 (August 3, 2010 – *tentative*).
   6. Chief Administrator Officer (CAO) Update – David Twa (August 17, 2010).
   7. AOB and Alamo Roads Issues (August 17, 2010).
   8. Signalization and traffic management issues (Walnut Blvd.).

   B. Deferred items:
   1. P-2B discussion/action
   2. Subcommittee for planning application review.
   3. CCTA Congestion Management Plan.
   4. YMCA community and staff discussion on potential uses for YMCA property; discussion as it relates to the slide area.
   5. MAC by-laws.

13. ADJOURNED AT 9:29PM UNTIL NEXT REGULAR MEETING JULY 20TH, 2010