

Alamo Municipal Advisory Council



Office of Supervisor
Mary Nejedly Piepho
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 20, 2010**

1. **CALL TO ORDER**
Meeting called to order by Chair Bowlby at 7:00p.m.
2. **PLEDGE OF ALLEGIANCE**
Led by Member Best
3. **ROLL CALL**
Members Present: David Bowlby, Janet Miller Evans, Ed Best, Steve Mick, David Barclay; Michael McDonald
Absent: Nancy Dommes
4. **PUBLIC COMMENT (3 Minutes/speaker)**
A. Smitty Schmidt reported on the bicycle accident that occurred on Danville Blvd. and Camille.
5. **ADOPTION OF MEETING SUMMARY FROM JULY 6, 2010**
Member Best moved to adopt Meeting Summary from 7/6/2010, seconded by Member Barclay, item passed unanimously.
6. **COMMUNITY ORGANIZATION REPORTS**
 - A. Bill Nelson – reported on P-2B budget. P-2B committee will participate the National Night Out event on August 3rd, 2010. Committee voted to approve two radar signs for Alamo community.
 1. Member Barclay inquired about the County writing final employment check to retiring deputy. This figure was factored into the annual budget and it should not have been. This has been corrected and reflected appropriately in the budget. The existing P2-B annual income will cover anticipated yearly expenses.
 - B. Alicia Watson – reported on Delta Nu Psi and the 17,358 lbs. of gourmet junk food sent to troops.
7. **STAFF/AGENCY REPORTS**
A. None.
8. **PRESENTATIONS**
A. None.
9. **ITEMS FOR DISCUSSION AND/OR ACTION**
 - A. Review and comment on Lighting and Landscaping District (Zones 36, 45 & 54) issues.
 1. Brian Balbas, Deputy Director, Public Works (PW) reviewed Lighting and Landscaping Budgets. Adjustment of funds will be made by PW to Zone 36 in the amount of \$40,000 to help true up the budget from past years. PW is also working with internal IT Dept. to make the production and review of annual engineer's report more expeditious.

MAC Discussion:

1. Member McDonald – Q: What was done differently to reduce annual cost of engineer’s report? A: Public Works did not bill all of their time spent on report. Team is working at ways to be more efficient with production of the engineer’s report. Before Alamo can consider getting rid of Zone 36, MAC needs to ask the community about how they feel about increasing said parcel tax. Q: what is the process to see about adjusting the state requirements of the produced engineer’s report? A: County does have an annual RFQ process and review’s proposals as they are provided.
2. Best – Q: It appears that looking at fiscal year 10/11, Zone 36 is losing approx. \$6-7k. Can we get to a balanced budget? How does PW not spend more than they receive? Q: Who has responsibility for oversight? A: General Services for the County does the on-the-ground maintenance. They have had huge staffing issues. PW has now been meeting with the new supervisor to become more efficient with coordinating services for weed abatement, etc. Q: Can Zone 54 be dissolved and captured into another zone? A: The County and MAC would need to review what services are being provided and what might be able to be cut back on. Phase I of the budget needs to be getting it balanced. Phase II ought then to be looking at legal alternatives to providing maintenance services at better costs.
3. Member Bowlby – Q: What might PW be able to do to cut back on costs? A: PW is looking at various ways to be more efficient in the production of the engineer’s. Perhaps Alamo community considers cutting back on some maintenance services.
4. Member Barclay – Q: There are more effective ways to prepare this report. Can County Counsel be asked to provide an exemption from producing such an elaborate report? If Alamo gets rid of \$50k worth of maintenance costs, how then would maintenance take place? Is this a legislative matter than can be discussed at a higher level? Perhaps a subcommittee can begin working with the Supervisor on possible options for correction,
5. Member Mick – Q: Feels Alamo is paying \$50k for about \$10k worth of service. Member Mick read excerpt from Legislative Office, Prop. 218. Would like to consider having Zone 36 dissolved by a vote of the people at some point in the future. Zone 36 is the smallest zone in the District and yet provides the most for this report. The LL Districts throughout the County all appear to be in trouble and believes something bigger has to be done to rectify problem. Would like to have the Supervisor weigh in on the zones budget and the fact that the assessment does not cover the services provided. Zone 36 continues to operate at a deficit.
6. Member Miller Evans – Q: The Alamo citizens at this point do not really see the broken system in preparing the engineer’s report and the balancing of the budget.

Public comment provide by:

1. Vicki Koc does not want to see Zone 36 go away because of budget issues. Some portions of Alamo do not get same maintenance of grounds as they did in prior years. Francisco and Associates prepares the annual engineer’s report. Ms. Koc has done research on various cities and counties and finds that the same type-of report has been done for a lot less money. Noted concern that the 30-page report does not appear to vary from year to year. Applauds the county for bringing \$40k brought back into Zone 36. Believes the Alamo community would prefer to have beautification continued.
2. Alicia Watson has questions on where PW came up with the money to perform weed abatement on various zones when budgets are so overdrawn. Concerned the County spends money they do not have.

Member Best moves to have MAC form subcommittee to review lighting and landscaping districts. Seconded by Member Barclay; motion passes unanimously.

B. Discuss Alamo entry point improvements.

Brian Balbas reported that these types of landscaping items have been done as part of larger community projects. Discussions were held with Town of Danville and City of San Ramon. San Ramon’s on-off ramps, for example, was part of their ramp re-configuration project. All maintenance is done by Caltrans as ramps are located in their right-of-way. Projects are funded by local dollars through those communities. PW is working with CCTA to see if PW can work with Caltrans on smaller scale projects to see about the on-off ramps in Alamo.

MAC discussion:

Member Best – reluctant to spend funds on landscaping that they can not be properly maintained by Caltrans.

Member Barclay – would like to see possibly using R-7A funds to hire landscape architect to properly propose alternatives to on/off ramps.

Public comment provided by:

Smitty Schmidt spoke on landscaping alternative; i.e. rock and concrete.

Vicki Koc spoke on the five entry points to Alamo.

- C. Discuss and consider appointing subcommittee for planning application review.
Motion by Member Best to have three Members of the MAC review planning applications independent of each MAC meeting. Seconded by Member Barclay; motion passes unanimously.

Public comment provide by:

Smitty Schmidt – AIA would like to have proper notification of applications that the MAC would consider.

10. COUNCIL MEMBER REPORTS

- A. Member Bowlby has invited the new Sheriff, David Livingston to introduce himself the MAC.
- B. Member Miller Evans introduced the last Concert Series in the Park. About 400 were in attendance.
- C. Member Mick mentioned the MAC will not meet prior to the National Night Out. Prepare flier on MAC roles and process as it relates to processing applications.
- D. Member Barclay reported on the P-2B meeting held July 12th.

11. CORRESPONDENCE

A. General Correspondence:

- 1. Map of Iron Horse Corridor noting applicable easements

B. New Permit Applications Received:

- 1. None.

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. Justin Morgan Drive - Development Plan Application #DP10-3007. The Alamo Highlands HOA is requesting entry gate improvements.
- 4. 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.
- 5. 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.
- 6. 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.
- 7. 137 Dean Road - Minor Subdivision application #MS06-0036. Applicant requests approval of a tentative map to subdivide one parcel into two.
- 8. 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'.
- 9. 142 Smith Road - Minor Subdivision #MS09-0004. Applicant is requesting Lot 37 at Alamo Oaks development be subdivided into 2.

12. FUTURE AGENDA ITEMS

A. Scheduled:

1. Communication issues by and between the MAC and the community (August 4, 2010).
2. Extend invitation to fire district board to join Alamo MAC to discuss fire house (September 7, 2010 – *tentative*).
3. Chief Administrator Officer (CAO) Update – David Twa (August 17, 2010).
4. AOB and Alamo Roads Issues (August 17, 2010).
5. Signalization and traffic management issues (Danville Blvd.) (August 17, 2010)
6. On/off ramps to Alamo; proposed maintenance agreements with Caltrans

B. Deferred items:

1. Consider sub-committee for Lighting and Landscape Budget review.
2. P-2B discussion/action (set date)
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 AUGUST 4TH, 2010