

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
309 Diablo Road
Danville, CA 94526
925-957-8860
jen.quallick@bos.cccounty.us

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, September 1, 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 6:03 p.m.

Alamo Municipal Advisory Council members present: David Barclay, Steve Mick, Michael McDonald, Susan Rock, Anne Struthers, Jill Winspear, Aron Deferrari and Rachel Etherington. Absent: Ed Best

2. STAFF/AGENCY REPORTS

A. District II Staff Update

- The next Alamo Liaison meeting is scheduled for September 21st, 2015, beginning at 8:00 a.m. Location: Supervisor Andersen's Office 309 Diablo Road, Danville.
- PG&E is in the midst of a program to change out approximately 22,000 standard sodium vapor streetlights in CC County with LED (light-emitting diode) lights which are more energy efficient and shine a more natural, even light.
- Provided response to email received August 31, 2015 RE: Update for Alamo Roads on 2016 Ballot. Supervisor Andersen has stated she does not support a widening of Danville Blvd. To avoid confusion amongst residents, the current "Alamo Intersection Improvements" project title noted in the Area of Benefit (AOB), is being reviewed with the County transportation staff to better describe with greater specificity the proposed intersection improvements, which is the roundabout or signalization of the intersection at Danville Blvd. and Orchard Court, and the driveway into Alamo Plaza.

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

- Reported that financially San Ramon Valley Fire Protection District remains good.
- Station 32 UPDATE: The District has received the first set of construction documents from LCA (architect). District staff is reviewing the plans and has submitted them to a third party for review. This first round of comments is scheduled to be complete by Sept 15. It is the District's intent to have the construction documents 100% complete and ready for building dept. submittal by Oct 1. When the documents are 100% complete they will begin the RFQ/RFP process.

C. Officer John Fransen, California Highway Patrol – Not present.

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.

Smitty Schmidt asked that the wording of proposed projects to be funded by the potential sales tax be renamed for better clarification.

Dr. Anthony Lizano voiced concern over the property being constructed at 94 Royal Ridge Court. Dr. Lizano believes the project approved by the communities HOA is not following their own written rules, policies and procedures (CC&R's). He believes the project owner to be non-compliant with both County and HOA regulations.

Malcolm Winspear, community resident, also believes the home being developed is not in compliance with codes and regulations to both the County and HOA guidelines. Asks the development be looked into for appropriate compliance.

4. **PRESENTATIONS**

A. None.

5. **NEW BUSINESS**

A. Summer Recreational Events, report by Victoria Skerritt on 2015 event(s) and request for bands for 2016 calendar.

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

The MAC appreciated Victoria's report and is pleased with the attendance at the summer park events. The MAC asked Victoria to prepare a proposal/outline/application for vendors who show an interest in participating at an event. Special District's staff will present the proposal and application packet at the October 6, 2015 for MAC recommendation.

Members Rock, Winspear, Mick and Youth Member, Etherington, to meet to review potential bands for 2016 summer concert series. Committee will also consider and provide a recommendation on whether to have 4 or 5 concerts in 2016. The MAC will make a recommendation based on members report at the October 6, 2015 MAC meeting.

Public Comment:

Jim Agrusa, Easy Street resident, would like the MAC to consider NOT having an event at Livorna Park each Friday evening throughout the summer.

Valerie Schooley would like the MAC to consider having the TuneRiders for a night at the summer concert events.

B. YMCA Programming Update, report by Subcommittee and Susan Cohen on Spring/Summer/Fall YMCA Programming in Alamo.

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

Susan Cohen of Special Districts urged the MAC to continue to publicize the YMCA's program as its success is driven by participation.

The subcommittee, which met in July reviewed and approved the YMCA Spring invoice for programming along with reviewing the proposed Fall schedule. Copies of the Fall program were provided to each Member along with copies being made available to the public.

C. Second hearing for Land Use Permit application #LP15-2018 – The applicant requests approval of a land use permit to install a cellular facility proposed as a 25' tall stealth water tank containing antennae. The equipment and diesel generator will be contained within a 25' x 15' fenced area. The subject property is located at 100 Summit Ranch Road in Alamo.

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

Public Comment:

Derek Krause of the San Ramon Valley Fire Protection District would like a condition of approval placed on the project that would allow for either the EBRCS and/or VHF emergency system(s), whichever the District might warrant for better in-fill emergency coverage.

Valerie Schooley representing both AIA and Round Hill Estates North HOA referred to the AIA's letter regarding the proposed site and their recommended COA's. She is concerned about the adequacy of the noise study that was provided and noted that County staff had indicated they might requesting a subsequent report be done.

Steve Miraglia concerned over construction and the problem with rattlesnakes this area has had in years past. Believes this project could exacerbate the snake problem.

Teresa Ridge strongly opposes the project application and is not happy with the selected location of the tower. She is concerned about its proximity to other residents. She is also very concerned about the noise the generator may emit. Additionally, her husband, Mark Ridge (not present at the meeting), wanted his comments factored into the public record. He is challenging the installation on the basis that it will change the neighborhood character and aesthetic affecting wildlife and natural landscaping exposing the natural habitat to potentially hazardous contamination, noise

pollution and pose health consequences. He would like to see local officials enact and enforce proper zoning ordinances to protect peoples property rights which are federally protected.

Alamo MAC again reviewed the project application with the following recommendations;

- *The LUP be reviewed at one years time to ensure its compliance with all COA's. After that one year review, the LUP should be reviewed at least every five years or as required by the County.*
- *That the EBRCS or VHF systems (whichever might be preferred the SRVFPD) be made a part of the project.*
- *That Verizon staff come back to the Alamo MAC in six months time to provide an update as to the sites operation and maintenance. There is concern over the noise (i.e. Diesel generator) that might be emitted from the site.*
- *That an acoustical engineer determines the best means to mitigate noise from the project site. Whether that means having a wall surround the equipment, decorative screening, shrubs and/or flowering plants.*
- *Water Tank should not be constructed in the drip line of the existing Oak trees.*
- *Any plantings to help in screening the project have a drip irrigation system installed to aid in their growth.*
- *Water Tank should be painted in tones matching its surroundings to better screen the site.*

Motion moved by Struthers and a second by DeFerrai 'APPROVE' the recommendations above. Ayes: Struthers, Mick, Barclay, Rock, DeFerrari, and McDonald. Nays: Winspear

C. Variance Permit application #VR15-1032 – The applicant requests approval of a variance and design review to allow a 5-foot setback (where 15 feet is required) for the purpose of constructing a 176 square foot addition to the existing attached garage on a substandard lot. The subject property is located at 1541 Ridgewood Road in Alamo.

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

Public Comment:

Ed Moran, representing AIA reported that at their meeting it was noted the project would be continued to a later date so as the applicant and neighbor(s) could meet to try and come to a mutually desirable design.

Mitchell Jensen, neighbor to the prosed project was not happy with the location of the proposed garage addition and believed it would impact his property. Would like other designs looked into that would be less impacting to his property.

Jamie Clark, neighbor to the property, was also under the impression the project had been continued per AIA's meeting. Did not believe the circumstances were found to grant the variance in its current application. Wants to be a good neighbor and meet with the applicant to try and work out their differences on the project.

Motion made by Mick to 'DENY' the application as presented. Second by DeFerarri. Ayes: Mick, Rock, Struthers, and DeFerrari. Nays: Barclay, McDonald and Winspear.

D. Planning Application #PC13-0006 – The applicant is requesting approval to modify the boundary of a scenic easement restricted development area. This proposal includes exchange of approximately 9,350 square feet of scenic easement area with the development envelope for a proposed residential addition. The subject property is located at 1020 Via Del Gato in Alamo.

Public Comment:

Ed Moran, representing AIA noted their denial of the project as proposed.

Sandra Fink opposes application as preented.

Motion by Mcdonald to 'DENY' the application as submitted. Second by Mick. Ayes: McDonald, Struthers, Mick, Winspear, Barclay, Rock, and DeFerrari. Nays: None.

6. OLD BUSINESS

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

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

MAC continues to express their interest in having the County work efficiently and diligently to get park moved through the CEQA process. County to initiate development plan of park soon.

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 July 7th, 2015 Record of Actions

Motion made by Winspear to approve Record of Actions as submitted. Second by Rocks. Ayes: Winspear, Mick, Barclay, Rock, DeFerrari, Struthers and McDonald. Nays: none.

8. **SUBCOMMITTEE REPORTS** - *Updates provided when available*

Alamo AOB Subcommittee for Schools: Best, Mick and Rock

Member Rock to review with Member Best criteria and parameters of MAC certificate recognition program.

Alamo AOB Subcommittee for Downtown: Rock, Barclay, McDonald, and Winspear

Staff continues to reach out to shopping plaza management, Colliers International for an update on their consultant's review of downtown project.

Alamo Police Services Advisory Committee: Struthers

New Valley Station Lt. Jason Haynes started September 1st.

Land Use Planning Working Group: Barclay, Winspear and McDonald

Parks and Recreation Working Group: Barclay, Best, Winspear and Mick

Members to get together to review potential musician/bands for 2016 concert series at Livorna Park.

Hap Magee Dog Park Subcommittee: Michael McDonald

Member McDonald encourages MAC to be more involved in the happenings at HMRP via Danville Parks & Leisure Commission meetings.

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**

Member Mick promoted the Community Foundation of Alamo's 1st Annual Alamo Community Walk-About. Event to take place Thursday, October 22nd.

Member Mick also promoted AIA's 3rd Annual Autos of Alamo, which will be Saturday, September 12th in the Alamo Plaza Shopping Center.

11. **FUTURE AGENDA ITEMS**

A. Review and consider process for possible ballot measure to increase tax for P2B, P5 & P6.

12. **ADJOURNMENT**

A. Meeting adjourned at 8:29 P.M. to the Alamo MAC meeting on **October 6th, 2015** at 6:00 P.M. at the Alamo Women's Club located at 1401 Danville Boulevard, Alamo.

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.
