

Alamo Municipal Advisory Council

David Barclay, Chair
Anne Struthers, Vice-Chair
Ed Best
Aron DeFerrari, Alternate
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, September 2, 6:00 p.m.

Hap Magee Ranch Park (Swain House)

1025 La Gonda Way, Danville

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 6:00 p.m.

AMAC members present: David Barclay, Anne Struthers, Aron DeFerrari, Ed Best, Michael McDonald, Steve Mick, Susan Rock and Jill Winspear

2. STAFF/AGENCY REPORTS

District II Staff Update

- The next Alamo Liaison meeting is scheduled for October 20, 2014, beginning at 8:00 a.m. Location: Supervisor Andersen's Office 309 Diablo Road, Danville.
- Jerry Fahy, from Public Works, provided an update about the installation of the signal light at Wilson and Livorna Roads. Staff has been coordinating with the School District to obtain the necessary rights needed to begin construction of the project. The School District Board is scheduling Board action on the right-of-way and slope easement needed for the project at their meetings on September 9 and 23. They are currently working with the Developer to finalize the design plans to begin construction on September 15 and will be working with the School District to notify students and parents of the anticipated construction impacts.

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.

None

4. PRESENTATIONS

None

5. NEW BUSINESS

- A. Rezoning Application (RZ14-3227), applicant requests approval of a rezoning of the Stone Valley Center from PNB-Planned District to Retail Business – RB. Note: PNB zoning is obsolete and unique to these parcels in Contra Costa County. The property is located at 3158 – 3168 Danville Boulevard, Alamo.

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

Motion by Michael McDonald to approve as requested, 2nd by Struthers. Ayes: Best, Winspear, Rock, Barclay and Mick Nays: None

- B. Variance Permit Application (VR14-1021), applicant requests approval of a variance for a front yard setback of 3 feet (where 25 feet are required), to construct a new residence with a raised driveway and a raised entry pathway. Included is a request of a tree permit to remove 3 code-protected trees, and work in the drip lines of 3 code-protected trees. The property is located at 200 Sydney Drive, Alamo.

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

Motion by Best to continue to next MAC meeting, 2nd by Struthers. Ayes: Mick and McDonald Nays: Rock, Barclay and Winspear

- ***At the September 2014 Alamo Municipal Advisory Council (MAC) meeting no action was taken to approve or disapprove this project, but it was moved that it be continued to the next MAC meeting with the hope that some of the issues raised could be resolved in the interim. Given the complexity of these issues and the differing expert opinions being rendered on very technical details, Supervisor Andersen felt it would be more appropriate to send the project to the Zoning Administrator so that County Planning staff could begin their review of the project and make the appropriate determinations regarding issues including but not limited to the adequacy of the engineering, architectural drawings, and compliance with zoning and code requirements.***

- C. Land Use Permit Application (LP14-2027), applicant requests approval of a Land Use Permit to open a Panera Bread Bakery Café in a vacant commercial space in the Alamo Plaza Shopping Center. The café would include approximately 71 interior seats and an additional 24 seats under a covered patio area. The property is located at 215 A Alamo Plaza, Alamo.

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

Motion by McDonald to approve as requested, 2nd by Winspear. Ayes: Mick, Rock, Barclay, Best and Struthers

- D. Variance Permit Application (VR14-1030), applicant requests approval of 3 setback variances to allow for construction of a new swimming pool/spa and cabana. The requested variances include an 18-foot setback (where 25 feet is required) and an 8-foot side-yard variance (where 15 feet is required) for the swimming pool. For the cabana, a 5'8" side-yard variance is requested where 15' is required. The property is located at 44 Stonecastle Court, Alamo.

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

Motion by McDonald to approve as requested, 2nd by Mick. Ayes: Winspear, Rock, Barclay, Best and Struthers

- E. Development Plan Application (DP13-3036), applicant requests approval of a Development Plan for a compliance review per Condition of Approval 11B of DP01-3061 and a request to remove one code protected tree and to work within the drip-lines of 3 code protected trees. The property is located at 454 Legacy Drive, Alamo

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

Motion by McDonald to approve with the recommendation for a clay-tile roof and limited work hours to 7:00 a.m. to 5:00 p.m., Monday through Friday, 2nd by Best. Ayes: Mick, Rock, Barclay, Winspear and Struthers

F. Land Use Permit Application (LP14-02001), applicant (Verizon) requests the renewal of Land Use Permit LP01-02051 for 6 existing antennas on an existing monopole that is disguised as a pine tree. The property is located along the Northeastern portion of APN 197-310-056, in the Southwest quadrant of the Stone Valley Road / I-680 Interchange, Alamo.

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

Motion by Mick to approve as recommended by the AIA, 2nd by Rock. Ayes: McDonald, Struthers, Barclay, Best and Winspear. AIA recommendations include:

- Add branches from about 25 feet from the base to the existing branches
- Replace/augment the existing branches that have lost their foliage and to assure that the foliage extends out at least two feet beyond the antennas
- Cover all antennas with socks to minimize visibility
- Paint the entire equipment building brown to match the pole color
- The repairs and additions to the branches are to be done in a way that provides a fuller look and conforms to an envelope that resembles a natural tree
- Trim the dead branches from the landscaping and ensure that the right irrigation is in working order

6. OLD BUSINESS

A. Update on Tree #27, impacting PG&E's High Voltage Energy System, by Tom Guarino, PG&E East Bay Government Relations Team

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

Motion by Rock recommending the county to cooperate with PG&E and that no action will be taken to the tree until the feasibility report comes back from PG&E, 2nd by Mick. Ayes: McDonald, Winspear, Barclay, Best and Struthers

B. Bocce Ball Court update, Jason Chen

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

Motion by Winspear to accept report as presented by staff, 2nd by Mick. Ayes: McDonald, Rock, Barclay, Best and Struthers

C. Hemme Property park update, David Barclay

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

Motion by Barclay to thank Supervisor Andersen and Public Works Staff for making this purchase happen on behalf of the Alamo residents. And that a special (noticed) MAC meeting take place in September to walk Hemme property, 2nd by Rock. Ayes: Mick, Winspear, McDonald, Best and Struthers

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 1, 2014 Record of Actions

Motion by Best to accept report as recommended by staff, second by Winspear. Ayes: Rock, Struthers, Mick, DeFerrari, and McDonald Nays: None Abstain: Barclay (Absent at last meeting)

WORKING GROUP REPORTS

*Updates provided when available.

Alamo AOB Subcommittee for Schools: Best, Mick and Rock

- Crossing Guard now at Alamo Elementary School

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

- Public Works Staff (Fahy) to return to MAC in October with design, feasibility and time-line for proposed roundabout
- Full discussion item about downtown traffic mitigation, trees and curbs to be placed on October agenda

Alamo Police Services Advisory Committee: Struthers

- Committee approved over-time for deputies. Speed feedback signs approved by Sheriff and moving forward

Land Use Planning Working Group: Barclay, Winspear and McDonald

Parks and Recreation Working Group: Barclay, Best and Mick

- Winspear provided details on the YMCA's pilot program
 - Action requested: accept update, take public comment, discuss
 - Make recommendation to Supervisor Andersen, if applicable

Motion by Winspear to approve moving forward with YMCA plan, 2nd by Rock. Ayes: Struthers, Mick, McDonald, Barclay and Best

Hap Magee Dog Park Subcommittee: Michael McDonald

- New grass continuing to grow, fencing seems to be working

A. CORRESPONDENCE (the following items are listed for informational purposes only and may be considered for discussion during a future meeting).

None

B. COMMENTS BY MEMBERS OF THE ALAMO MAC

None

C. FUTURE AGENDA ITEMS

- A. Zones 36 review options for the sidewalk repair project
- B. Livorna Park Bocce Ball Court
- C. Report on last quarter spending for 2013/14 (CSA R-7A; LL-2 Zones 36, 45, & 54)
- D. Recreation report for 2014, direction to staff for future planning for 2015

D. ADJOURNMENT

NOTE VENUE CHANGE FOR FUTURE MEETINGS, UNLESS OTHERWISE NOTIFIED: Adjourned at 8:45 p.m., to the Alamo MAC meeting on **October 7, 2014** at 6:00 P.M. at the **Alamo Women's Club** 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.
