

Alamo Municipal Advisory Council

Anne Struthers, Chair
Susan Rock, Vice-Chair
David Barclay
Ed Best
Aron DeFerrari, Alternate
Rachel Etherington, Youth Member
Michael McDonald
Steve Mick
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 6, 2016 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 6:04 p.m.

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

2. STAFF/AGENCY REPORTS

A. District II Staff Update - The next Alamo Liaison meeting is scheduled for September 19th, 2016, beginning at 8:30 a.m.
Location: Supervisor Andersen's Office 309 Diablo Road, Danville.

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

- Station 32 construction continues with project expected to be complete February 2017.

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.

4. PRESENTATIONS

Chair Struthers recommended Item 6(A) be moved up on the agenda prior to the start of the Land Use matters. Unanimously approved by those members present.

A. Law Enforcement Technologies and Automated License Plate Readers, presented by Lt. Jason Haynes, Contra Costa County Sheriff.

Public Comment:
Scott Sullivan

B. Rancho Romero Traffic Update, presented by Fernando Valdez, Senior Engineering Technician.

Staff offered an update on the road repair work and striping-taking place throughout the community, but most notably at Rancho Romero Elementary and Alamo Elementary Schools. All striping is expected to be complete by Friday, September 9th.

Public Comments:

Cindy Clark
Melissa Rose
Scott Sullivan
Jen Gates

Kristen Therlkeld
Cheryl Iacone
Niki Ludovico

5. **NEW BUSINESS**

A. Minor Subdivision Application #MS16-0002 - The applicant is requesting approval of a 2-lot minor subdivision to create Parcel A consisting of 0.67 acres and Parcel B consisting of 1.34 acres. A single-family residence exists on Parcel B and will remain. Parcel A is not proposing any development at this point in time. The subject property is located at 512 Hemme Avenue, Alamo.

Public Comment:
Mike Gibson, AIA

Motion by Member Barclay to recommend ‘APPROVAL’ of the project as presented with the following two conditions:

1. **Collect and convey the water that’s collected on site as appropriate and;**
2. **Request that the applicant appear back before the MAC at the time a house is designed and developed for review.**

Motion seconded by Member Best. Motion passes with ayes: Barclay, Best, Struthers and Rock, Nays: None Absent: Mick, DeFerri, McDonald, and Winspear

B. Land Use Permit Application #LP12-2008 – The applicant requests approval to modify County File #LP82-2082 to allow an addition to an existing community church. This project will be done in 2 phases. Phase 1: the construction of an approx. 2,500 sq. foot addition, which will expand the main lobby area and provide a permanent patio enclosure. Phase1 will also include the addition of 56-65 parking spaces. Phase 2: includes: the construction of an approx. 7,500 sq. foot addition on the northern side of the facility for children’s during services; and demolition of the residential building on the north side of the property and replace with the construction of a new residential building for a caretaker unit. The project proposes the removal of 9 trees and work within the drip line of 5 additional trees. The applicant also requests approval to modify conditions of the projects to amend church service hours and to allow ancillary uses. Project is located at 2501 Danville Boulevard, Alamo.

Public Comment:
Mike Gibson, AIA

Ernesto & Sofia Tong
Joe Rubay
Jack Handling
Cheryl Iacone

Barbara Hockett
Robert Armand
Catherine Carter
Dan DeRensis
Sandra Fink

Greg Carter
Roger Smith
Rachel Hand
David Holmgren
Smitty Schmidt

Darlene Wiskel
Andrea Scott
John Zanliny
Ben Johnson
William Green

Motion by Member Best to recommend ‘DENIAL’ the application as it was presented. That said, it was denied more on the basis of not having answers to the questions posed by several members of the community. The concerns that do need to be addressed via staff are the following:

1. **Maintain and define the hours of operation and uses as outlined in the original LUP. It was thought that more (events/services) are taking place than what might be permitted and this has the neighbors concerned.**
2. **There is concern over the requested lot line adjustment. Is there an amendment to the GP needed for this?**
3. **The parking on Danville Blvd. I realize this is out of our purview, but if anything can be done/added that restricts parking on Danville Blvd., please consider that.**
4. **Adequate barriers/foliage between the church lot and those residents on Christopher Lane.**

Motion received a second by Member Barclay with Ayes; Best Barclay, and Struthers Nays: Rock Absent: Mick, DeFerrari, McDonald, and Winspear

6. **OLD BUSINESS**

A. Rancho Romero Traffic Update, presented by Fernando Valdez, Senior Engineering Technician. – Please see item was moved under Presentations.

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 5th, 2016 Record of Actions.

Member Best moved to approve the above noted ROA’s. Second by Member Barclay. Ayes: Best, Barclay, Rock and Struthers Nays: None Absent: Mick, DeFerri, McDonald, and Winspear

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

Member Rock reported that Public Works Transportation team is working on a grant to assist in the funding of the project.

Alamo Police Services Advisory Committee: Winspear - *Absent*

Land Use Planning Working Group: Barclay, Winspear and McDonald

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

Member Barclay offered an updates on the Bocce Ball and Hemme Station Park projects.

Hap Magee Dog Park Subcommittee: Michael McDonald - *Absent*

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

11. FUTURE AGENDA ITEMS

A. Consideration of revision to County Tree Ordinance

B. John Coleman, EBMUD update

C. Update to Rancho Romero traffic congestion and utilization of R7 funds.

12. ADJOURNMENT

A. Meeting adjourned at 9:41 P.M. to the Alamo MAC meeting on **October 4th** 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.
