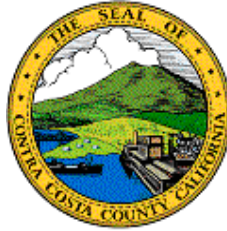


Alamo Municipal Advisory Council



Office of Supervisor
Mary Nejedly Piepho
District III

Jennifer Quallick, Field Representative
309 Diablo Road, Danville, CA 94526
925-820-8683

*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, September 7, 2010**

1. **CALL TO ORDER** Meeting called to order by Chair Bowlby at 7:03 p.m.
2. **PLEDGE OF ALLEGIANCE** Led by Member Miller Evans.
3. **ROLL CALL** Members Present: David Bowlby, Nancy Dommes, Janet Miller Evans, Ed Best, Steve Mick, David Barclay, Michael McDonald
4. **PUBLIC COMMENT (3 Minutes/speaker)**
 - A. Vicki Koc spoke about lighting the downtown area of Alamo utilizing R-7A funds. Project could be phased in many different ways; i.e. size of area to be done, costs not to exceed, etc. Project could be phased over time.
 - B. Alicia Watson concerned about weeds along Danville Blvd and now Stone Valley Road.
 - C. Representing Preservation of Danville Blvd., Mike Gibson spoke regarding the weeds along Danville Blvd.
 - D. Mike Gibson representing AIA about funding programs for ultimate configuration. Would like the MAC to take a stance and request that the project formerly be removed from all documents.
5. **ADOPTION OF MEETING SUMMARY FROM AUGUST 17, 2010**

Member McDonald moved to adopt Meeting Summary from August 17, 2010, seconded by Member Barclay. Item passed unanimously.
6. **COMMUNITY ORGANIZATION REPORTS**
 - A. Alamo Rotary Club – Dick Olsen reported on beautification efforts with CalTrans.
7. **STAFF/AGENCY REPORTS**
 - A. District III staff update. Staff provided update on Alamo on/off ramp beautification. MAC to also explore possible partnership with Alamo Rotary on ramp beautification. Item to be further discussed at the MAC meeting on September 21, 2010. Staff also provided a brief update on the proposed Alamo Fire House, Station #32.
8. **PRESENTATIONS**
 - A. None.
9. **ITEMS FOR DISCUSSION AND/OR ACTION**
 - A. 1206 Danville Blvd (Creekside Community Church) – Review and consider Land Use Permit Application #LP06-2078. Applicant requests to convert two (2) temporary structures to permanent structures along with re-establishing the residential use for two of the existing on-site homes. Due to financial constraints, the application to make the buildings permanent sat idle until now.

MAC Comments:

Member Barclay – Q: why not request extension to keep buildings temporary v. permanent? A: The cost to keep the Application going was too expensive. The church currently is in compliance with aspects of the current LUP.

Member Best – Q: If the tent structure were to be made permanent, what could happen down the road as far as not replacing to look nicer than is? A: MAC can place conditions on application. Q: is there a compromise that the church can be given comfort knowing the County will not ask them to remove tent/temp. Structure and have the

MAC make a recommendation to better the building down the road.

Member Mick – Can MAC provide comments and recommendations on application in pieces or just as a whole? A: recommendations to parts of the application are fine.

Member McDonald – Does not take issue with the residential use of the houses on site. Would like to see MAC extend the existing permit another 3 years as-is.

Public Comment Provided By:

Mike Gibson representing AIA. Concerned about the structure along Danville Blvd. Does not wish to set precedent for that type of structure in community. AIA requested the church make a financial plan to see when the better looking structures could be built. AIA recommended denial of said application.

Alicia Watson also does not support the application as-is. Would like to see the piles of dirt in front of said structure removed.

Richard Ponder supports application.

Member Best recommends to approve said application with the following conditions; approve the re-establishment of extension and have discussions with the church and staff that church might request longer time frame.

Seconded by Member Miller Evans, motion carries with six yes, Member Mick opposed.

- B. 1401 Danville Blvd. - Alamo Women's Club. 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. Claudia Waldron representing the Alamo Women's Club spoke in support of said application. Ms. Waldron will request that surveyor provide a clear picture of where proposed sign is to be placed.

MAC Comments:

Member Dommes – Q: Sign is to be what size? A: Nine square feet.

Member Barclay – Q: What is color of requested sign? A: It will be brown in color and pre-fabricated material has a 20+ year warranty.

Member Best – Q: It currently appears that the sign straddles the existing chain link fence? A: No. The sign will be 3 feet to either side. Member Best concerned about the notification of upcoming events. Does not want signage to become sloppy and messy for neighborhood. Would like to ensure that the proposed sign is on the property v. County ROW.

Member Dommes – Can a condition be placed on the application that keeps signage from being posted to the on-site trees? A: Yes, that condition could be requested.

Public Comment Provided By:

Mike Gibson representing AIA noted that the new location of the sign is better than the initial location requested. The AIA has not had a chance to meet and provide a formal recommendation on the revised application. Would like to see an absolute plan of where said sign is to be placed.

Member Dommes moves to approve said application with the assurance that proposed signage fall on the existing property along with requesting confirmation from a comprehensive survey noting the appropriate setback on the site be done to ensure appropriate setback from existing chain link fence. Second by Member Mick. Item passed unanimously.

- C. 137 Dean Road - Review and consider Minor Subdivision application #MS06-0036. Applicant requests approval of a tentative map to subdivide one parcel into two.

Applicant was represented by Martin Lysons of Gagen and McCoy. Several changes to the initial plan have been made. The applicant did make alterations to the proposed drainage on-site And AIA initially did recommend approval of application proposed back in 2000.

MAC Discussion:

Member Barclay – Q: On the proposed map, it is difficult to discern between the existing Dean Rd. and the proposed extension and exactly where that is in the field. A Google Map aerial with an overlay would be helpful. What is the current formal or informal arrangement between the adjacent property owners with regard to the maintenance of Dean Rd.? Will the extension of Dean Rd. into the subject parcel be subject to the same arrangement? Is the subject parcel subject to any deed restrictions or HOA covenants? A: No. there is no established HOA for Alamo Oaks. How will the drainage be contained to the subject property and what provisions or easements are necessary for any off-site drainage discharge? How will the County protect the integrity of Dean Rd. while the subject parcel

is under construction? Maintenance bond, etc.? What ingress and egress easements exist within the subject property?

Member Bowlby – Recommends a meeting of the MAC on-site to review proposed driveway and application.

Member McDonald – Would like to see amended plans to show property overlay. Applicant agreed to provide.

Member Domes – would like to see an analysis prepared to possibly avoid all 13 trees having been removed. Also concurs a separate meeting might be warranted to review application.

Member Miller Evans – Q: How does the MAC address all requests from the public? A: Comments are provided to staff and recommendation is then made.

Member Mick – Supports special meeting to review application on-site.

Public Comment Provided By:

Mike Gibson representing AIA will reserve their comments for the MAC's October 5th meeting.

Carol Salstrom spoke in support of said application.

Jim Riccio spoke against said application. He and his immediate neighbors all front Dean Road and believe they will be adversely affected by the proposed subdivision. Believes the drawings supplied by the applicant are incorrect and do not represent the property appropriately.

Karen Davison spoke against said application. Is concerned about the proposed driveways of parcels A and B of application. Is concerned about an additional lot split in the future.

Maureen Yandell spoke against proposed application. Would like applicants to relocate proposed driveways.

Barbie Ross spoke against said application. Would like to see all damage to the road be repaired and paid for by applicant.

Sandra Ladd spoke against said application.

Ross Butler spoke in support of proposed application. Improvement of the property is needed and this application will do just that.

Ken Davison spoke against said application. Concerned about the condition of Dean Road. Dean Road is currently substandard.

M. Christensen spoke about condition of Dean Road. She and her family built the road initially.

Item was continued to Tuesday, October 5th meeting:

- D. 102 Muir Lane - Review and consider Minor Subdivision #MS07-0003. Applicant requests approval to modify Conditions Of Approval 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 28' 6".

MAC Comments:

Member Best – Q: If code is 35' why is application set at 25'? A: This was initial condition from original application. Member McDonald believes proposed modification to residence height fits within the community aesthetically.

Public Comment Provided By:

Mike Gibson representing AIA noted they support approval of said application.

Member Barclay recommends approval of application as presented. Seconded by Member McDonald with the notes that the new COA be noted as 28' 6".

- E. Discuss and provide recommendation on MAC Communication Plan. This item to be re-agendized October 5th, 2010 MAC meeting.

Member Domes would like to see the MAC write a monthly article in the Alamo Today about the MAC, its meetings, community events, etc. Proposed costs are approximately \$315.00. Perhaps Member Bowlby could request that Sharon Burke attend a MAC meeting to see about her interest in writing an article on the MAC.

Member Best – Q: where will the funds come from to pay for this type of communication? Would like to see a MAC website be discussed as part of a communication effort for the community. Also does not necessarily believe a monthly publication is needed.

Member Barclay – Q: Can we pay for this type of venture with R-7A funds.

Member Mick – If MAC were to reference recreation activities of the MAC, could R-7A funds be utilized? Perhaps students could represent the MAC similar to cities hosting a "Mayor for the day", etc. Is a monthly article necessary? Perhaps as events occur. Member Miller Evans would like to see a communication strategy, not necessarily just an article in monthly publications.

Member Bowlby – Concur that a formal plan needs to be put in place. Does agree with Member Miller Evans that paying for such publication is not necessarily the best tactic, however it might be a good place to start.

Member McDonald recommends a subcommittee to review such a communication plan. Believes the group is talented and could provide some insight.

Member McDonald moves that the MAC create a subcommittee for a communication plan. Seconded by Member Bowlby, item passes unanimously. Members Best, Miller Evans and Dommies to be the subcommittee to review communication efforts.

10. COUNCIL MEMBER REPORTS

- A. Member Dommies promoted the Alamo Music Festival to take place on September 11, 2010 at Alamo Plaza from 1:00 – 11:00 p.m. MAC would like to sell their aprons to the public at a price of \$15.00 each. Is there an applicable tax to apply as well?
- B. Member Mick promoted the 9-11 remembrance at Oak Hill Park the morning of September 11th at 9:50 a.m.
- C. Member Mick requested explanation for cost for PW to process \$1500 check for the Alamo Tree Lighting.
- D. Member Mick also would like resolution to the term limit explanation of the 5th Member to the JPOC.

11. CORRESPONDENCE

- A. General Correspondence:
 1. TBD.
- B. New Permit Applications Received: None.
- C. Pending Permit Applications:
 1. 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.
 2. 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.
 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. Justin Morgan Drive - Development Plan Application #DP10-3007. The Alamo Highlands HOA is requesting entry gate improvements.
 5. 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.
 6. 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. P-2B discussion/action (September 21, 2010).
 2. AOB update – Continued discussion/action (September 21, 2010).
 3. On/off ramps to Alamo; proposed maintenance agreements with CalTrans (September 21, 2010).
 4. Parks and Recreation survey update (September 21, 2010).
 5. Alamo downtown tree lighting options (September 21, 2010).
 6. Extend invitation to fire district board to join Alamo MAC to discuss fire house (November, 2010 – *tentative*).
 7. LL Zones 36, 45 & 54 review of budget for 2010/2011 year (October 19, 2010).
 8. CSA R-7A review of budget for 2010/2011 year (November 16, 2010).
 9. LL Zones 36, 45 & 54 review of proposed budget for 2011/2012 (February 2011).
 10. CSA R-7A review of proposed budget for 2011/2012 year (March 2011).
- B. Future Agenda Items:
 1. Introduction of new County Sheriff, D. Livingston.
 2. CCTA Congestion Management Plan/CRIPP.
 3. YMCA community and staff discussion on potential uses for YMCA property; discussion as it relates to the slide area.
 4. MAC by-laws.

13. ADJOURNED AT 9:21 P.M. UNTIL NEXT REGULAR MEETING SEPTEMBER 21ST, 2010