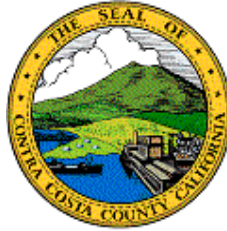


Alamo Municipal Advisory Council



Office of Supervisor
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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, October 5, 2010**

1. **CALL TO ORDER** Meeting called to order by Chair Bowlby at 7:00 p.m.
2. **PLEDGE OF ALLEGIANCE** Led by Member Best.
3. **ROLL CALL** Members Present: Nancy Dommes, Ed Best, Steve Mick, David Barclay, David Bowlby and Janet Miller Evans; absent this evening Michael McDonald.
4. **PUBLIC COMMENT (3 Minutes/speaker)**
 - A. None.
5. **ADOPTION OF MEETING SUMMARY FROM SEPTEMBER 7, 2010**
Member Best moved to adopt Meeting Summary from September 21, 2010, second by Member Barclay; item passed.
6. **COMMUNITY ORGANIZATION REPORTS**
 - A. Delta Nu Psi has sent over 9 tons of gourmet junk food to troops overseas.
 - B. Nancy Dommes spoke in support if the Alamo Women's Club annual garage sale to be held, Sunday, October 10th from 1 – 4PM at the Alamo Women's Club located at 1401 Danville Blvd, Alamo.
7. **STAFF/AGENCY REPORTS**
 - A. District III staff update.
8. **PRESENTATIONS**
 - A. None.
9. **ITEMS FOR DISCUSSION AND/OR ACTION**
 - A. 137 Dean Road - Review and consider Minor Subdivision application #MS06-0036. Applicant requests approval of a tentative map to subdivide one parcel into two. Also requests approval to remove 13 code protected trees.

MAC Comments:

Member Dommes – Q: Is the subject site an acre? A: Yes, the property does meet the square footage denoting a little over one acre.

Member Bowlby – Q: Is there property set aside or a right-of-way established to permit the widening of Dean Road? A: Currently there is 40 additional feet of ROW (20' on each side of Dean Road) that the County owns to allow for possible expansion. The County has requested that any portions of Dean Road less than 20' be widened to ensure that width.

Member Barclay – Q: Does the existing wall/curve on Dean Road impede the proposed widening? A: No, it does not.

Member Mick – Appreciative on the onsite visit with applicant and engineer.

Public Comment provided by:

Martin Lysons representing applicant, D. Christensen. Mike Gibson representing AIA.

Member Barclay moves for approval of said project pursuant to the application with two conditions; 1) coordinate with county counsel on a fair Dean Road Maintenance Agreement along with any proposed widening of Dean Road being reviewed by appropriate County staff and 2) if and when the time comes to build homes on the respective parcels, those plans come back before the MAC for review as is allowable by the County's process. Seconded by Member Mick, item passed.

- B. 2615 Miranda Avenue (Livorna Park) - Land Use Permit Application #LP10-2026 for the installation of new antennas on cellular tower. Applicant, AT&T will be primary carrier and have Clearwire collocate on the proposed monopine formerly approved by the County.

MAC Comments:

Member Mick – Q: Does staff know monthly rental fee? A: Not for this specific site at this time. Q: Where is construction access to the proposed site?

Member Barclay – Q: Proposes that the initial foundation be constructed as such so that if additional carriers were to collocate at this same site, the foundation would handle the increased weight of antennae and other equipment.

Member Best – Q: Would there be an increase in project site if additional carriers were to also locate at this same site?

Member Dommies - proposes that any revenue generated from this monopine come to R-7A's budget.

Public Comment provided by:

Mike Gibson representing AIA. Smitty Schmidt representing AIA.

Member Dommies recommends approval of said application with AT&T as submitted with the recommendation that revenue generated from the proposed monopine be deposited to R-7A/Parks and Recreation account. The MAC also requests adequate and appropriate screening of proposed shelter and equipment. The MAC additionally requests that the project's site foundation be designed to accommodate for any future additional carriers. Member Mick seconded; item passed.

- C. 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 13' 4 1/2" front setback where 25' is required by code. Subject property is a substandard size lot.

MAC Comments:

Member Dommies – Q: Has there been any opposition from neighbors? A: to date, no opposition.

Member Best – Q: Why would the MAC approval such a variance? Concern is with the proposed bathroom. Finds it difficult to support requested variance as circumstances surrounding the application are not out of the ordinary. Concerned this could happen with other neighbors.

Member Barclay – Drove the neighborhood and with neighbors not objecting the site, does not believe the proposed project has a negative impact on the area.

Member Mick – is concerned with the setback requested. The MAC needs to strive for real consistency as it relates to requested variances and proposed setbacks. Would like to see the MAC conform to County code.

Member Miller Evans – Does not wish to see the MAC establishing a precedence approving such variances because the property sits on a private road.

Public Comment provided by:

Mike Gibson representing AIA.

Member Barclay recommends approval of said variance requests. The MAC does so noting that this property sits on a private road and does not alter the character of the neighborhood and noting there has been no opposition from the neighbors. Seconded by Member Bowlby; Member Mick opposes and Member Miller Evans abstains. Item passed.

- D. Finalize and approve Alamo Parks resident survey.
 - 1. Member Bowlby recommends that the MAC provide all questions and/or comments to staff. The item will be re-agendized at a later date for further review and discussion.

10. COUNCIL MEMBER REPORTS

- A. Member Mick requests clarification on proposed budgets reviewed by the MAC v. the approval of expenditures. Member Best made note that the approved budgets do not note proposed approved expenditures. Member Miller Evans also noted that the approved budgets note proposed expenditures. Member Barclay would like to see that capital improvement expenditures come before the MAC for appropriate review.
- B. Member Dommès requested that the MAC review the memorandum provided as it relates to the Hap Magee Ranch Park survey and proposed Phase III capital improvements.
- C. MAC proposed and approved that the meeting on October 19th commence at 6:00PM due to the Special District budget material that will be reviewed.

11. CORRESPONDENCE

- A. General Correspondence: None.
- 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. 295 Las Quebradas - Land Use Permit Application #LP10-2041. Applicant requests permit approval for an existing residence on-site which is 1811 square feet.
 - 3. Justin Morgan Drive - Development Plan Application #DP10-3007. The Alamo Highlands HOA is requesting entry gate improvements.
 - 4. 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. LL Zones 36, 45 & 54 review of budget for 2010/2011 year (October 19, 2010).
 - 2. Proposed Parks and Recreation Calendar of events for 2011. (October 19, 2010)
 - 3. CSA R-7A review of budget for 2010/2011 year. (October 19, 2010)
 - 4. Review of the HMRP Phase III. (October 19, 2010)
 - 5. MAC Chair rotation (November 2, 2010)
 - 6. Retreat/reflection of first year. (November 2, 2010)
 - 7. Review Phase 3 capital improvements at HMRP requested by MAC Members appointed to the JPOC. (November 16, 2010)
 - 8. LL Zones 36, 45 & 54 review of proposed budget for 2011/2012 (March, 2011)
 - 9. CSA R-7A review of proposed budget for 2011/2012 year (March, 2011)
 - 10. Extend invitation to fire district board to join Alamo MAC to discuss fire house (TBD)
- 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 8:20P.M. UNTIL NEXT REGULAR MEETING OCTOBER 19, 2010 AT 6:00PM.