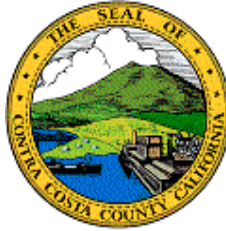


Alamo Municipal Advisory Council



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, November 2, 2010**

1. **CALL TO ORDER** Meeting called to order by Chair Bowlby at 7:00 p.m.
2. **PLEDGE OF ALLEGIANCE** Led by Member McDonald.
3. **ROLL CALL** Members Present: Nancy Dommès, Ed Best, Steve Mick, David Barclay, David Bowlby, Janet Miller Evans and Michael McDonald.
4. **PUBLIC COMMENT (3 Minutes/speaker)**
A. None.
5. **ADOPTION OF MEETING SUMMARY FROM OCTOBER 5, 2010**
Member Best moved to adopt Meeting Summary from October 19, 2010, seconded by Member Mick; item passed.
6. **COMMUNITY ORGANIZATION REPORTS**
A. None.
7. **STAFF/AGENCY REPORTS**
A. District III staff update.

MAC opted not to hold December 21st MAC meeting and will reconvene MAC sessions January 4th, 2011.
8. **PRESENTATIONS**
A. None.
9. **ITEMS FOR DISCUSSION AND/OR ACTION**
A. Consider election of MAC Chair and Vice-Chair for 2011.

Member Dommès would like to see the existing Chair remain in place for one additional year. MAC has made great strides under Chair Bolwby's leadership. Also recommends that the Vice-Chair be more involved in Chair activities moving forward.

Member Barclay also supports keeping Chair Bowlby in current position for one additional year.

Member Bowlby thanks the MAC and appreciates all sentiments and is happy to continue serving in current capacity for the 2011 year.

Member Mick asked when new positions would take place. New officers would assume their position January 2011.

Member Miller Evans supports Member Dommès recommendation of having the current Chair serve one additional year

Member McDonald also concurs with Chair Bowlby remaining in current position.

Member Dommès recommends that Chair Bowlby remain in position for one additional year, seconded by Member Best; item passes.

Member Dommès vacated her position as Vice-Chair. Member Miller-Evans recommends Member McDonald, seconded by Member Barclay, item passes.

Chief of Staff Van de Brooke did note that Supervisor Mary Nejedly Piepho will support the MAC's recommendation of Chair Bowlby remaining on as Chair for 2011 calendar year as an exception to the rule because it was the first year of the MAC. In the future will rotate annually.

B. Review and consider the proposed Bounty Garden at Hap Magee Ranch Park as part of the Phase III capital improvements.

Presentation by Heidi and Amelia Abramson. They spoke on the various facets of the Bounty Garden's program from the growing of organic seedlings to composting. Program is volunteer driven with all grown food going to the Contra Costa County Food Bank.

Member Dommès commented on the current process of the JPOC and how a community garden is on the discussion list of proposed Phase III capital improvements. This discussion will be back before the JPOC at their December, 2010 meeting. Member Dommès proposes the MAC hear the presentation and provide a recommendation to the JPOC.

MAC Comments:

Member McDonald: Who will pay for the renovation of the barn at Hap Magee Ranch Park? A: Through fundraisers the funds would be raised to retrofit the barn. It could take 6-9 months to raise all necessary funding. No capital funding is being requested at this time. Member McDonald feels the Bounty garden is ambitious and would be a welcome addition to the park and supports the idea.

Member Miller Evans: Is very impressed with the forethought and material provided. Is the Bounty Garden an established non-profit organization/501C3? A: Not at this time. Q: What is the plan for future sustainability? Member Miller Evans offered the thought of electing a Board of Directors to allow the project to continue down the road.

Member Best: Is also impressed with the plan that has been outlined. After looking at the finances does not see if the program would be sustainable over time. Does not want to incur a financial obligation by either Alamo or the Town of Danville until formal finances could be secured and are deemed viable. A: the start-up costs are hoped to be secured through both private and grant funds.

Member Barclay: Is concerned about the future sustainability. Would like to see the MAC offer some support for a limited amount of time to see the Bounty Garden get off the ground.

Member Dommès: Q: Does the proposed garden impact the "back yards" of the existing buildings? Also would like it noted that there could be some minimal costs associated either administratively and/or legally getting the Bounty Garden established.

Member Mick: Would like to see financial numbers to better assess the financial obligations of the garden. Q: Are fees assumed between both the Town of Danville and Alamo the same and consistent? A: Yes, the Bounty Garden established the fees, not the Town of Danville. Q: Is the entire area fenced in? A: The fence is existing now and is open to the public. Q: Is the Bounty Garden ADA compliant and accessible? A: Yes, the barn would have a ramp made ADA compliant to allow necessary handicap access. Member Mick requested more detail on the public survey that was prepared in conjunction with the Bounty Garden. The goal of the survey was to determine the impact of the proposed garden and if the gardening program would conflict with any other uses of HMRP. The survey noted that the Bounty Garden would be a welcome asset to the park and to the public.

Member Bowlby: Supports the idea of the Bounty Garden. There are a lot of details to work out, financially and otherwise, but is impressed with the program as outlined.

Member Miller Evans recommends the MAC support the concept of the Bounty Garden pending the consideration of a 501C3 organization along with a formal finance plan coupled with having the JPOC Members place the garden on a priority list that would allow the applicant to proceed forward with any necessary planning work. Seconded by Member McDonald, item passed unanimously.

C. 1241 Laverock Lane – Review and consider Land Use permit Application #LP10-2073. Applicant requests approval to remove two existing monopoles for an existing telecommunications facility and replace with one new monopole adding six new antennae's.

Public Comment Provided By:
Mike Gibson representing AIA.

MAC Comments:

Member Bowlby would like to see existing permits Condition of Approval's be adhered to as outlined in their current permit.

Member Barclay: Recommends that existing projects conditions be followed as outlined by DCD.

Member Barclay recommends approval of proposed application subject to staff's review of prior facilities COA's before offering support of further approval. Member McDonald seconded, item passes unanimously.

- D. 3201 Danville Blvd. – Review and consider Development Plan Application #DP10-3033. The applicant is requesting approval to modify an existing cellular facility to add two new antennae along with one new equipment cabinet. This is a roof-mounted application.

Public Comment Provided By:
Mike Gibson representing AIA.

MAC Comments:

Member Mick: Would have liked to have seen the applicant present the proposed design in more detail. Phot sims do not necessarily depict the actual result of the install.

Member Barclay would like to see the applicant spend some time offering other ideas/solutions on the proposed antennas and how to better camouflage the antennas into the building. Would like to see how other small communities handle this type of installation.

Member Miller Evans would like to see what the “master plan/network design” of the carriers shows as it relates to antenna design.

Member Bowlby: What are the implications of opening up an existing Development Plan, if allowed? Can action be taken retroactively?

Member Domes recommends continuing proposed application to a later date so applicant can present presentation and provide alternate install designs/recommendations for consideration. Seconded by Member Barclay. Item passes.

- E. 11 Gary Way – Review and consider Development Plan Application #DP10-1037. Applicant is requesting approval to construct an attached game room to the rear of an existing single family residence.

Bruce Mastic, designer of the project spoke on behalf of the applicant. Owners, Mr. and Mrs. Poirier also spoke on their pending project.

Public Comment Provided By:
Jane Pontius, neighbor at 15 Gary Way spoke in opposition of proposed project.
Mike Gibson spoke on behalf of AIA.

MAC Comments:

Member Domes: Q: Is there an existing landscape plan to assist the neighbor with her concern? A: Applicant has tried working as best as they can with the neighbor. Member Domes also reconfirmed what the MAC limitations are as they relate to reviewing planning applications.

Member Bowlby: Q: Ms. Pontius, did you have any recommendations to help in mitigating your yards visual impact?

Member Barclay: Walked around property to better assess neighborhood and immediate neighbors impacts. The project does meet all County codes and ordinances. Member Barclay recommends to support the application subject to planting a broadleaf tree to assist in hiding addition.

Member Best also viewed property from the Iron Horse Trail. After review, does concur that the proposed addition could not be located on another portion of their lot.

Member Mick is concerned about the size and impact of new structure.

Member Barclay recommends MAC support application subject to mitigating the neighbors side yard impacts by way of an evergreen landscape plan to better camouflage the new addition. Recommends a formal landscape plan be included in application to DCD. Seconded by Member Best, item passes unanimously.

10. **COUNCIL MEMBER REPORTS**

- A. Steve Mick reported on an article printed in Info. Magazine about the Alamo MAC.
- B. Steve Mick also commented on the proposed solar panels being installed at the local high schools and their possible impact on parking, etc..
- C. Member Domes would like to have an agendaized discussion as it relates to the Monte Vista Pool Committee and the MAC's and Alamo's continued participation.
- D. Member Miller Evans reported on the last P-2B meeting held November 1, 2010. An Alamo Neighborhood Watch

Program is to be reinstated into the community. The P-2B committee would also like to see the Alamo MAC support the annual National Night Out Program on an annual and continued basis

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. (TBD)
 - 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. Review Phase 3 capital improvements at HMRP requested by MAC Members appointed to the JPOC. (November 16, 2010)
 - 2. Alamo Roads Update (both historical and new data). (November 16, 2010)
 - 3. Recommend action for Alamo Parks and Recreation Survey (November 16, 2010)
 - 4. Review Quarterly LL Zone budget reports (December 7, 2010)
 - 5. Retreat/reflection Holiday Dinner. (January 2011)
 - 6. Review of the Monte Vista Pool Committee and Alamo's continued involvement. (January 2011)
 - 7. LL Zones 36, 45 & 54 review of proposed budget for 2011/2012 (March, 2011)
 - 8. CSA R-7A review of proposed budget for 2011/2012 year (March, 2011)
 - 9. 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. Economic viability of Alamo Plaza Shopping Center. Invite Alamo Chamber to discuss the mtg. with plaza owner. Dec. 2.
 - 3. CCTA Congestion Management Plan/CRIPP.
 - 4. YMCA community and staff discussion on potential uses for YMCA property; discussion as it relates to the slide area.
 - 5. MAC by-laws.

13. ADJOURNED AT 9:20P.M. UNTIL NEXT REGULAR MEETING NOVEMBER 16, 2010 AT 7:00PM.