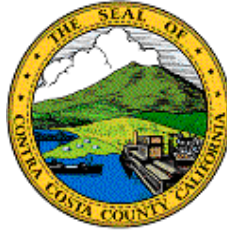


Alamo MAC

David Bowlby, Chair
Nancy Dommes, Vice-Chair
David Barclay
Ed Best
Janet Miller Evans
Michael McDonald
Steve Mick



Office of Supervisor
Mary Nejedly Piepho
District III

Jennifer Quallick, Field Representative
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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, November 16, 2010

1. **CALL TO ORDER** Meeting called to order by Vice-Chair Dommes at 7:00 p.m.
2. **PLEDGE OF ALLEGIANCE** Led by Member McDonald.
3. **ROLL CALL** Members Present: Nancy Dommes, Ed Best, Steve Mick, David Barclay, Janet Miller Evans and Michael McDonald.; absent was Member David Bowlby.
4. **PUBLIC COMMENT (3 Minutes/speaker)**
 - A. Vicki Koc spoke in support of Danville Blvd. tree lighting effort.
 - B. David Cardiff spoke about the 2010 Fire Code Compliance Report as produced by ATI Architects and Engineers.
 - C. Mike Gibson representing AIA commented that he believes the MAC is seeing permit items too soon.
5. **ADOPTION OF MEETING SUMMARY FROM NOVEMBER 2ND, 2010**

Member Mick moved to adopt meeting summary from November 2nd, 2010 with noted changes (see below), seconded by Member Miller Evans; item passed.

Member Mick stated, for the record, that he has requested the BOS approved R-7A budget on three different occasions and is currently still pending its receipt.
6. **COMMUNITY ORGANIZATION REPORTS**
 - A. John Jones representing P-5 provided update on P-5 activities.
7. **STAFF/AGENCY REPORTS**
 - A. District III staff update.
 1. Reported on downtown Alamo tree lighting effort; both short and long-term efforts.
 2. Oak Tree at Andrew H. Young Park is in state of decline. Public Works has requested arborist report to identify issues and possible remedies for tree. Funding for arborist report to be borne by R-7A.
 3. District III staff met with Public Works on bark placement at on/off ramps in Alamo.
 4. Notified MAC that Chief of Staff, Ms. Tomi Van de Brooke would be leaving District III staff on December 31, 2010.
8. **PRESENTATIONS**
 - A. None.
9. **ITEMS FOR DISCUSSION AND/OR ACTION**
 - A. Receive and comment on Danville Blvd. transportation issues from Public Works Dept. Mike Carlson from the Public Works Department provided historical synopsis of Alamo Downtown roads issues. He Suggested that the consultant, W-Trans, who prepared the Danville Boulevard Traffic Improvements Report come to future MAC meeting and provide overview/update on their initial findings.

MAC Comments:

Member McDonald: Would like consultant to come to the MAC to review their study. What real problems are there to Solve? Can PW improve the street-scape and ambience of the general downtown area? What is within MAC's control?

Member Best: Does not wish to see the MAC jump to conclusions as to what the solutions might be for the downtown area without fully understanding the real problems. No real issue(s) have been identified.

Member Barclay: Also supports the consultant coming before the MAC to review report. Is there funding available for improvements if issues are raised and they need to be addressed?

Member Miller Evans: Would like to see PW provide an updated traffic analysis study as the report provided is nearly 7 years old. Also inquired about the finality of modifications made to the downtown area and if they could be over-ruled by other agencies/authorities.

Member Mick: Noted that the report by W-Trans cost of \$150,000.00. He does have concerns about the report. Believes portions of the report are greatly (what?). Mentioned the special election regarding Zone 36 and applicable taxes. Member Mick also commented on the 'No Right Turn on Red' and inquired about re-programming the computer to allow for traffic gaps at various times during the day. i.e. commute hours.

Member Dommes: Requests that a Public Works ask with W-Trans about the fee they might charge R-7A to come before the MAC to discuss their initial traffic study. If W-Trans could provide an update to the early 2005 report what would be the associated costs? Would also like to see new traffic travel time analysis provided by Public Works staff. Suggested the MAC be provided copies of the traffic "warrants"/guidelines that PW staff uses as it relates to proposed traffic modifications.

Public Comment Provided By:

John Lineweaver representing the Alamo Chamber of Commerce commented that he believes the 'No Right Turn on Red' is necessary for pedestrian safety.

Smitty Schmidt said he supports the 'No Right Turn on Red' signal and its benefit to both traffic and pedestrian safety.

Kim Laos also spoke in support of the 'No Right Turn on Red' signal.

Vicki Koc spoke on traffic congestion and proposed options to aid congestion. Closing some driveways along Danville Blvd. would alleviate some of the traffic congestion.

B. Review and approve the Alamo Parks Survey.

MAC Comments:

Member Dommes: Requested MAC be provided costs to mail out Parks and Recreation Survey and option of advertising the survey in the Alamo Today.

Member Miller Evans: Encourages the MAC to reach out to the community by mailing the individual surveys to each household along with the consideration of placing in the Alamo Today.

Member McDonald: Commented that R-7A has the funds available to mail the survey and believes the community member input to be valuable.

C. Review and comment on Phase III capital improvements at Hap Magee Ranch Park.

MAC Comments:

Member Mick: Reiterated hierarchy of how the JPOC and respective sub-committees operate. Noted the JPOC will meet December 9, 2010.

Member Dommes: JPOC Members will inquire as to whether or not the proposed Bounty Garden fits the description of a community garden.

Member McDonald: Would like the MAC's comments on preferred areas of improvement to be noted at the next JPOC meeting. Would also like to see the maintenance of the Dog Park improved upon. Grass area becomes unusable after a rain event.

Member Best: Also would like the MAC's advisory comments to be noted to the JPOC. Would also support the three buildings' interior to be improved upon to allow for better meeting locations.

Member Barclay: Would also like to see the maintenance of the dog park improved. Proposes the use of artificial turf as an option for easy maintenance. Also would like to see the MAC support the Bounty Garden in concept.

10. COUNCIL MEMBER REPORTS

A. Member Mick reported on the development of the Danville/Alamo Patch.com website. Editorial writer, Natasha Chilingirian was present and introduced herself to the MAC.

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.
5. 3038 Oakraider Drive – Variance Permit Application #VR10-1034. Applicant requests approval of a side yard variance of 5’ 3” where 15’ is required for an existing addition that was constructed without building permits. The lot is considered a “small lot” and therefore is subject to small lot review findings of neighborhood compatibility.
6. 3169 Round Hill Road – Land Use Permit Application #LP10-2079. The applicant, Round Hill Country Club, requests approval to allow for the installation of outdoor lighting for the lower tennis courts at Round Hill Road and Stone Valley Road at a height of 24’, where 7’ is allowed.
7. 1282 Danville Blvd. – Land Use Permit Application #LP10-2080. Applicant, Creekside Community Church, requests approval to establish a telecommunications facility (co-location with Metro PCS) for T-Mobile. Site to include 6 antennae and 2 equipment cabinets.

12. FUTURE AGENDA ITEMS

A. Scheduled:

1. Retreat/reflection dinner. (January 4, 2011)
2. Park & Recreation update (January 18, 2011)
3. Review of the Monte Vista Pool Committee and Alamo’s continued involvement. (January 18, 2011)
4. Downtown Danville Blvd. tree lighting long-term effort. (January 18, 2011)
5. LL Zones 36, 45 & 54 review of proposed budget for 2011/2012 (March 15, 2011)
6. CSA R-7A semi-annual budget review. (March 15, 2011)
** MAC to receive quarterly information under ‘Correspondence’ portion of the agenda.*
7. Extend invitation to San Ramon Valley Fire District Board Chair or representative to join Alamo MAC to discuss Fire House Station #32. (TBD)

B. Future Agenda Items:

1. Introduction of new County Sheriff, Dave 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 9:40 P.M. UNTIL NEXT REGULAR MEETING DECEMBER 7, 2010 AT 7:00PM.