

Alamo Municipal Advisory Council

David Barclay, Chair
Anne Struthers, Vice-Chair
Ed Best
Aron DeFerrari, Alternate
Rachel Etherington, Youth Member
Michael McDonald
Steve Mick
Susan Rock
Jill Winspear



Candace Andersen, Supervisor

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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, December 1st, 2015 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 6:03 p.m.

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

2. STAFF/AGENCY REPORTS

A. District II Staff Update

- The next Alamo Liaison meeting is scheduled for Monday, January 18 beginning at 8:30 a.m.
Location: Supervisor Andersen's Office 309 Diablo Road, Danville.

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

- Station 32 UPDATE: The District has received responses to their RFP/RFQ. The District hopes to secure a contractor by the end of the year.
- Summit Ranch Cellular/Radio Tower Project UPDATE: The District continues to work with Verizon on the proposed equipment to be installed for emergency services.

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

A. None.

5. NEW BUSINESS

- A. Subdivision Application #SD13-9338 - The applicant proposes to subdivide a 60-acre property into 35 residential lots; Parcels A, B, C, and D. The lower 21-acres of the property would be divided into 35 residential lots, ranging in size from 20,000 square feet to 52,600 square feet in area. The upper 38-acres are proposed Parcels A, B, C, and D. Parcel A, approximately 1.4-acres will be designated with a Scenic Easement and will be maintained by the property owners of HOA. Parcel B is approximately 34.7-acres and would be designated as open space and will be maintained by the property owners or HOA, or dedicated to the East Bay Regional Park District, or an open space organization or trust. Parcel C consists of approximately 3.9-acres that will provide as a buffer between the 35 residential lots and the open space area (Parcel B) and will be maintained by the HOA. Parcel D is approximately 0.52-acres that will serve as a staging area for parking and access to the existing Madrone Trail, which leads southwest to the Las Trampas Regional Trail. The staging area will consist of 19 parking spaces and a shared restroom. Vehicular access to the staging area will be through the project.

The existing residence on proposed Lot 35 will remain. The existing ancillary buildings are proposed for removal. There is an existing office building on the property that is also proposed for removal.

The applicant also proposes to remove 230 trees. The applicant proposes an emergency vehicle access (EVA) located at the western portion of the property. The applicant also requests a variance for a 7-foot, 9-inch tall wall located on a portion of the western property line to support the EVA gate. The subject property is located at 333 Camille Avenue in Alamo.

- Action requested: accept report, take public comment, discuss.
- Make recommendation to Supervisor Andersen, if applicable.

PUBLIC COMMENT: (only comments noted on the speaker card are captured below)

Chuck Bauman

Robert Dominici – spoke on Emergency Vehicle Access (EVA) and private vs. public roads.

G. Patrick Galloway

Mike Gibson – representing AIA

Mike Iverson – safety

Brooke Kessler

Terry McDaniel – traffic along Irongate and Ironwood should be reviewed and access to EBRP.

Frank Napolitano

Jim roper

Roger Smith – Interested in EVA/evacuation access to those outside of public safety personnel in the event of a disaster.

John Wetten – EVA

Rosita Wraith – traffic concerns and drainage

MAC recommendation:

Member Barclay moves the following motion for the project to continue with the approval process including the completion of the EIR with the following comments and suggestions.

1. Investigate the traffic in the EIR
2. No connection of Ironwood Place accessing Hemme – EVA only
3. Consider public streets throughout, at least to the trail-head access
4. Consider elimination of entry gates to address concerns with access to the trail-head
5. Parcel B should be owned and maintained by a public agency, preferably EBRPD
6. Bring the project back before the MAC once the EIR is complete
7. Consideration of flashing light at trail crossing at Iron Horse Trail

Motion made by Barclay to approve the above recommendation regarding #SD13-9338. Second by Mick. Ayes: Winspear, Barclay, Rock, Struther, Mick, Best and McDonald. Nays: None

- B. Development Plan Application #DP15-3036 - The applicant requests approval of a design review to construct an open-air BBQ kitchen and trellis in the rear yard of existing residence. The subject property is located at 390 David Drive in Alamo.

- Action requested: accept report, take public comment, discuss.
- Make recommendation to Supervisor Andersen, if applicable.

PUBLIC COMMENT: (only comments noted on the speaker card are captured below)

Mike Gibson – representing AIA. Recommend landscape screening. Also would like to see the pitch of the roof reduced to match that of the existing house. AIA also recommends that lighting be oriented downward for less glare.

Motion by Struthers to approve the application as presented. Second by DeFerrari. Ayes: Winspear, Barclay, Rock, Struther, Mick, Best and McDonald. Nays: None

- C. Budgets for CSA R-7A, Zones 36, 45 and 54: 2015/16 1st qtr. financial presented by Susan Cohen, Special Districts.

- Action requested: accept report, take public comment, discuss.
- Make recommendation to Supervisor Andersen, if applicable.

Motion by McDonald to accept budget reports as presented. Second by Rock. Ayes: Winspear, Barclay, Rock, Struther, Mick, Best and McDonald. Nays: None

- D. Appointment of MAC Chair and Vice-Chair for the 2016 year.

- Action requested: accept report, take public comment, discuss.
- Make recommendation to Supervisor Andersen, if applicable.

Motion by McDonald to nominate Member Struthers as Chair with Member Rock as Vice-Chair for a two-year term beginning January 1, 2016. Second by Mick. Ayes: Winspear, Barclay, Rock, Struther, Mick, Best and McDonald. Nays: None

6. **OLD BUSINESS**

A. None.

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 November 3rd, 2015 Record of Actions

Motion made by McDonald to approve Record of Actions as submitted. Second by Struthers. Ayes: Winspear, Barclay, Rock, DeFerrari, Struther, Mick, Best and McDonald.

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

Alamo Police Services Advisory Committee:

Land Use Planning Working Group: Barclay, Winspear and McDonald

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

Hap Magee Dog Park Subcommittee: Michael McDonald - *Member McDonald reported that the grass has been removed at HMRP. It was noted that there might not be grass planted this next year.*

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**

A. Member Barclay reviewed his prepared Annual Report for 2015 for submission to the Clerk of the Board on behalf of the MAC.

11. **FUTURE AGENDA ITEMS**

A. Review and consider process for possible ballot measure to increase tax for P2B, P5 & P6.

12. **ADJOURNMENT**

Meeting adjourned at 8:45 P.M. to the Alamo MAC meeting on **January 5th, 2015** 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.