

Alamo Municipal Advisory Council

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



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, August 6, 2013, 6:00 p.m.

**The Alamo Chamber of Commerce office
120-B Alamo Plaza**

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.

AMAC members present: Barclay, Best, Mick, Struthers

AMAC members absent: Chair McDonald, Bowlby

2. STAFF/AGENCY REPORTS

3. District II Staff Update

- The next Alamo Area of Benefit (AOB) meeting is scheduled for Wednesday, August 21st at 6:00 p.m. Location: Alamo Elementary School, 100 Wilson Road

- The next Alamo Liaison meeting is scheduled for August 26th beginning promptly at 8:00 a.m. Note venue change: Safeway, Alamo. Location: conference room

4. 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.

Vice Chair Barclay recognized Janet Miller Evans in attendance and announced that she has resigned her position on the Alamo MAC as she has moved to Danville. He thanked her for her service to Alamo. She thanked Supervisor Andersen for the privilege to serve.

Alicia Watson spoke about the need for an Alamo Recreation Program and encouraged the MAC to hire someone.

Mike Gibson gave an update on the Alamo Summit project. Stated that the County is taking the position that non-construction activity is allowed. However, the County has determined that the property is now subject to the tree preservation ordinance and the developer cannot cut down any more trees.

5. PRESENTATIONS

- A. San Ramon Valley Fire Protection District will be discussing fencing possibilities for Station 32 site, now considered since last MAC meeting.

Chief Meyer announced that the SRVFPD is concerned with how the property looks and wants to be a good neighbor. Contacted adjacent neighbors for feedback but none have responded. The Chief passed out fencing options to those in attendance. Stated a \$10,000 budget. Had previously attended the AIA meeting – the AIA preferred options A & C which both have some transparency to see the vacant property inside. Ace Hardware has offered to provide free installation labor and landscaping maintenance of the fence. MAC members and audience weighed in on their design preferences.

- B. Branagh Development is in the process determining the feasibility of developing the current Westminster site into a 7 lot housing development. Bob Pickett will be presenting their initial layout of the proposed subdivision, in search of feedback from the MAC and community members.

Bob Pickett presented conceptual drawings of the proposed development. Branagh is seeking community feedback before filing plans with the County. Plan to preserve the existing creek and stay out of the creek channel. Have an arborist doing a tree study and would like to preserve the trees. Going to contour between lots and keep pad sites natural. Homes to be 4-5,000 square feet. Spec homes to start, and then maybe some custom. Including landscaping to get neighborhood looking finished as soon as possible. Looking to start in 18 months. Evaluating the feasibility of preserving the existing Westminster Lodge House. Did outreach to neighbors, seven showed up to the meeting. Going to AIA next.

Public Comments:

Joel Goldman – lives on Hemme, too much traffic already due to school. Road not very wide and emergency vehicles already have trouble navigating.

Mike Gibson for AIA – What will be the impact with the trail head? No street parking, needs to be consideration for parking.

Tom Schlessinger – Ironwood Place – Asked about the timeframe and impact of heavy equipment on traffic.

Lee Semerick – lives below the retreat – Concerned about drainage from the field above the existing driveway.

Janice Dooler – Hemme Ave. – Concerned about traffic, already speeders the whole length of Hemme

John Griffin – The Ball Estate plans will change everything, traffic will loop around Ironwood

Schmitt Schmidt – Streets are very narrow

Alicia Watson – Concerned about losing historical buildings in Alamo, it should be a park

MAC Comments:

Mick – School traffic will impede construction vehicles

Struthers – The house is an exquisite example of craftsman architecture and should remain.

Density too high for area.

Best – House is unique – if there is any way to preserve it we should

Barclay – Same comments as already expressed. The MAC looked at the site for a possible park – cost was too high, but if a park can be incorporated it would be well received.

6. NEW BUSINESS

- A. Modification to Development Plan Application (DP13-3025/CV13-00043), requesting approval for a modification to condition #1 of Development Plan Permit #DP12-2010 for amendments to the size and design of the approved single-family residence on Lot 3 of Subdivision 7744. The property is located at 406 Legacy Drive, Alamo.
- Action requested: receive application, take public comment, discuss
 - Make recommendation to Supervisor Andersen
- Motion to continue for one month so AIA can look at the plan – Passed 4/0**
- B. Variance Application (VR13-1018), requesting approval of a variance application to construct a 633-square-foot loggia addition (10-foot side yard setback proposed, 15-feet required, and a 20-foot 1-inch total side yard aggregate, where 35-feet is required). The application also includes a tree permit request to remove three oak trees and to work within the drip line of a fourth oak tree for the construction of a proposed 483-square-foot theater and 360-square-foot pool house on the subject substandard sized lot. The property is located at 144 Woodlyn Road, Alamo.
- Action requested: receive application, take public comment, discuss
 - Make recommendation to Supervisor Andersen
- Motion for approval – Passed 4/0**
- C. Land Use Permit (LP13-2072), requesting approval of a land use permit to allow the modification of an existing T-Mobile cell site originally approved under County File #LP06-2062. The project consists of replacing existing utility boxes with a new equipment cabinet. The property is located at near 97 Easy Street, Alamo.
- Action requested: receive application, take public comment, discuss
 - Make recommendation to Supervisor Andersen
- Motion for approval with the condition of adequate screening, landscaping or faux rock – passed 4/0**

D. Planning Consideration (PC11-00007), requesting approval of a residential solar system installation in scenic easement area. The site is located at 1980 Las Trampas Road, Alamo.

- Action requested: receive application, take public comment, discuss

- Make recommendation to Supervisor Andersen

Motion for approval – Passed 4/0

7. **OLD BUSINESS**

A. Discussion about radar feedback signs and pricing, by Monish Sen.

- Action requested: receive updated information, take public comment, discuss

- Make recommendation to Supervisor Andersen

Motion to recommend that APSAC purchase two radar speed signs – Passed 4/0

8. **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 July 2, 2013 Record of Actions

Motion to continue to next month – Passed 4/0

9. **WORKING GROUP REPORTS**

*Updates provided when available.

Alamo Police Services Advisory Committee: Anne Struthers

Parks and Recreation Working Group: David Barclay, Ed Best and Steve Mick

Will have recommendation for MAC at next month's meeting

Land Use Planning Working Group: David Barclay, David Bowlby and Michael McDonald

10. **CORRESPONDENCE (the following items are listed for informational purposes only and may be considered for discussion during a future meeting).**

11. **COMMENTS BY MEMBERS OF THE ALAMO MAC**

Last concert of the season this Friday at Livorna Park

Car Show September 5th in Alamo Plaza

12. **FUTURE AGENDA ITEMS**

A. Zones 36 review options for the sidewalk repair project

13. **ADJOURNMENT**

A. ***Adjourned at 7:52 p.m.*** to the Alamo MAC meeting on **September 3, 2013** at 6:00 P.M. at The Alamo Chamber of Commerce office located at 120-B, Alamo Plaza, Alamo, CA 94507

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.
