

Alamo Municipal Advisory Council

Anne Struthers, Chair
Susan Rock, Vice-Chair
David Barclay
Ed Best
Aron DeFerrari, Alternate
Rachel Etherington, Youth Member
Michael McDonald
Steve Mick
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, July 5th, 2016 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 6:02 p.m.

Alamo Municipal Advisory Council members present: Ed Best, Anne Struthers, Davis Barclay, Aron DeFerrari, Rachel Etherington, Michael McDonald and Steve Mick Absent: Susan Rock

2. STAFF/AGENCY REPORTS

A. District II Staff Update - The next Alamo Liaison meeting is scheduled for July 18th, 2016, beginning at 8:30 a.m.
Location: Supervisor Andersen's Office 309 Diablo Road, Danville.

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

- Station 32 construction continues with little disruption to the community. Project is expected to be completed February 2017.

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. Update on the Rancho Romero traffic improvements, presented by Senior Civil Engineer Monish Sen.

Prior to school starting in August, the County will implement the following improvements at the Iron Horse Trail and Hemme:

1. An additional sign, larger and more conspicuously placed on the existing signal pole, directing pedestrians to manually activate the crosswalk warning lights before they cross the street at Hemme. An "active" push button style of warning beacons are better for awareness since they make the pedestrian/bicyclist take their own safety into consideration. It should also be noted that the warning light(s) do not require drivers to stop but only enhance the crosswalk warning signs.

2. The County will paint a "Keep Clear" zone on the east approach to the crosswalk (for westbound drivers) to further enhance sight-lines so drivers can see pedestrians entering the crosswalk from the north side of the street which seems to be the biggest potential conflict area.

3. After the start of the 2016/2017 school year, the County will conduct a traffic/student count in cooperation with the School District to determine if this piece of roadway meets the criteria for a crossing guard. This is by far the best direction the school/community can take to ensure the safety of the students/pedestrians. If the crosswalk meets the necessary threshold, the County and School District would enter into an MOU for a crossing guard at this location.

Public Comment:

Cheryl Iacone

Chris Rayner

Melissa Rose

The MAC supported the County's direction with the safety enhancements as reported by staff and has also asked staff to review the possibility of utilizing R7A funds at the trail for a passive lighting system. Staff will report back on the availability of using those funds at the September 2016 meeting.

B. Variance permit application #VR16-1019 - The applicant is requesting approval of a variance to allow a 1-foot front setback, where a 25-foot minimum is required (a 4-foot tall driveway retaining wall is at 1-foot; the front of house is at 20-feet), and to allow an overall height of 38-feet, where the height limit is 35-feet, to build a new 4,611-square-foot residence on a vacant lot. The subject property is located at 536 Oakshire Place, in the Alamo area.

Public Comment:

Mike Gibson, representing AIA

The Alamo MAC unanimously recommended approval for the above referenced project with the following conditions of approval requested:

- 1. Reduce the visibility of any extra height of balcony railings by screening as best as possible.***
- 2. Plant shrubs to help screen the wall around the perimeter of the home as best as possible.***

C. Variance permit application #VR16-1020 - The applicant requests approval of a variance for the construction of a 576 square foot accessory building that is 26 feet in height, where the height limit is 15 feet. Work shall take place within the drip line of 4 trees. The subject property is located at 2205 Las Trampas Road in Alamo.

Public Comment:

Mike Gibson, representing AIA

The MAC unanimously recommended support of the above noted project with the following conditions requested:

- 1. The arborist report from Traverso Tree Service be adopted as prepared and followed throughout the building/construction process.***

D. Variance permit application #VR16-1021 - The applicant requests approval of a variance for a 16 foot secondary front setback, where 20 feet is required to build an addition. The subject property is located at 41 Gran Via in Alamo.

Public Comment:

Mike Gibson, representing AIA

The MAC unanimously recommended support of the above referred project as it was presented

E. Development plan application #DP16-3021 - The applicant requests approval of a development plan to construct a new 5,193 square foot single-family residence on a currently vacant lot. The subject property is located at 401 Legacy Drive in Alamo.

Public Comment:

Mike Gibson, representing AIA

The MAC unanimously recommended support of the above noted project with the following conditions requested:

- 1. The MAC recommends landscaping in front of the retaining wall adjacent to the scenic easement to continue and enhance the existing landscaping.***

F. Development plan application #DP16-3022 - The applicant is requesting approval of a development plan to construct a new 5,578 square foot single-family residence on currently vacant lot. The subject property is located at 1020 Serafix Road, in the Alamo area.

Public Comment:

Mike Gibson, representing AIA

The MAC unanimously supported the above referenced project as it was presented.

2. **OLD BUSINESS** – None.

3. **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.

Approve June 7th, 2016 Record of Actions

Member Mick moved to approve the above noted ROA's. Second by Member Best. Ayes: Best, McDonald, DeFerrari, Mick and Winspear and Barclay.

4. **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: Winspear

Member Winspear reported the next APSAC meeting will be on Monday, July 11th at 5:00PM.

Lt. Jason Haynes, of the Alamo Sheriff's substation, reported on his stakeholder meeting he held June 27th at Hap Magee Ranch Park regarding Automated License Plate Reader camera technology he is proposing throughout District 2. He will report to the MAC at the appropriate time to review his proposal.

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

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

a. None.

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

The MAC will not convene in August for summer break.

7. **FUTURE AGENDA ITEMS**

a. Consideration of revision to County Tree Ordinance

b. John Coleman, EBMUD update

c. Update to Rancho Romero traffic congestion and utilization of R7 funds.

8. **ADJOURNMENT**

*I. Meeting adjourned at 7:27 p.m. to the Alamo MAC meeting on **September 6th** 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.