

Alamo Municipal Advisory Council

Anne Struthers, Chair
Susan Rock, Vice-Chair
David Barclay
Sanjiv Bhandari
Aron DeFerrari
Clark Johnson, Alternate
Steve Mick
Kate Salisbury, Youth Member
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, June 6th, 2017 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 6:00 p.m.

Alamo Municipal Advisory Council members present: Vice-chair, Susan Rock, David Barclay, Steve Mick, Clark Johnson and Kate Salisbury; Members absent: Aron DeFerrari, Anne Struthers, Sanjiv Bhandari, Jill Winspear

2. STAFF/AGENCY REPORTS

A. District II Staff Update - The next Alamo Liaison meeting is scheduled for June 19th, 2017, beginning at 8:30 a.m.
Location: Supervisor Andersen's Office 309 Diablo Road, Danville.

B. San Ramon Valley Fire Protection District, Chief Paige Meyer offered an update on Station 32. Projected new open date for fire house is July 2017. Open house will be June 14, 2017 at 5:00 P.M. Invitations to MAC to be sent out by District Clerk.

Fire Chief also offered full disclosure on Hemme Station Park and reported that their District was not aware of the former gas station onsite. He thanked the MAC for always be a supportive and good neighbor to the Fire District.

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. Donahue Schriber to offer update on Alamo Plaza, as presented by Henry Avila, Senior V.P., Asset Management and Cindy Johnson, Director of Construction.

Cindy Johnson offered an update on the construction of the W Salon along with an update on the proposed parking plan for the Alamo Shopping Plaza. The plan proposes approximately 38 new spaces.

Public Comment:

Mike Gibson

Sharon Burke

Steve Mick made mention of his website Alamore.org for those members of the public looking for information as it pertains to Alamo.

B. ****Hemme Station Park Update was moved from 'Old Business' to 'Presentation' to accommodate Adele Ho, Project Manager and those members of the Community present to hear the update****

Adele Ho, PM, reported on the current status of Hemme Station Park. To date, construction completed material includes: general site grading, installation of underground utilities and drainage system, walking paths, seat wells, concrete flatwork, installation of restroom building, many of the site furnishings, southern fence, connector trail, most of the irrigation system, and footings for the shade pavilion. Construction at the eastern end of the site is currently on hold pending completion of a Soil Remediation Plan.

5. **NEW BUSINESS**

- A. 3rd Quarter financial reports for CSA R-7A, LL-2 Zones 36, 45 and 54 and a spending update for the Hemme Station Park project and the Livorna Park Bocce Ball project, as presented by Victoria Skerritt of Special Districts.

Member Mick moved to approve the budgets as presented, with a second by Member Johnson. Ayes: Barclay, Rock, Mick, and Johnson Naves: None. Absent: DeFerri, Struthers, Bhandari, and Winspear MOTION PASSES.

- B. Development Plan #DP17-3005. The applicant requests approval of a development plan to allow for the renovation of the façade and 600 square foot addition to an existing retail building, installation of two new signs to read “Diablo Fine Jewelers”, and alterations to the parking plan. Site address is 3202 Danville Blvd. in Alamo.

Public Comment:
Mike Gibson, AIA
Sharon Schuyler

Member Barclay moved to recommend ‘Approval’ of the application as it was presented, with a second by Member Rock. Ayes: Barclay, Rock, Mick, and Johnson Naves: None. Absent: DeFerri, Struthers, Bhandari, and Winspear MOTION PASSES.

- C. Development Plan #DP17-3011. The applicant requests approval of a development plan permit to replace and expand an existing deck with variances to the rear yard (0’ where 20’ is required) and to the side yard (0’ where 20’ is required), and to the side aggregate (0’ where 40’ is required). The project also requires a small lot design review. This is Lot 19 of Tract 4480 of Alamo Bridge. Site address is 336 Alamo Square in Alamo.

Public Comment:
Mike Gibson, AIA

Member Mick moved to recommend ‘Approval’ of the application as it was presented, with a second by Member Barclay. Ayes: Barclay, Rock, Mick, and Johnson Naves: None. Absent: DeFerri, Struthers, Bhandari, and Winspear MOTION PASSES.

- D. Development Plan application #DP17-3013. The applicant requests approval of a development plan/design review for an 884 square-foot addition to the front of an existing 1,819 square-foot single-family residence on a lot of substandard width. Site address is 20 Sandra Court in Alamo.

Public Comment:
Mike Gibson, AIA
DebbieSmith

Member Barclay moved to recommend to ‘CONTINUE’ the application to another meeting as the applicant was not present to answer questions, with a second by MemberRock. Ayes: Barclay, Rock, Mick, and Johnson Naves: None. Absent: DeFerri, Struthers, Bhandari, and Winspear MOTION PASSES.

- E. Variance permit application #VR17-1017. The applicant is requesting a variance permit for the purpose of executing a lot line adjustment (LL16-0015) on a lot of substandard area, which results in no net change in the lot’s area. The variances yard (where 3 feet is the minimum required) for existing pool and deck structures behind the existing residence. Lastly, a request for a small lot design review to determine the neighborhood compatibility of an existing gazebo, constructed along the southwest property line, is included with this application. Property is located at 2310 Royal Oaks Drive in Alamo.

Member Barclay moved to recommend ‘Approval’ of the application as it was presented, with a second by Member Johnson. Ayes: Barclay, Rock, Mick, and Johnson Naves: None. Absent: DeFerri, Struthers, Bhandari, and Winspear MOTION PASSES.

6. **OLD BUSINESS**

- A. Hemme Station Park – Please see ‘PRESENTATION’ portion of the Agenda.
- B. Downtown Alamo Roundabout – On Thursday, May 25th, Public Works had their first field review with Local Assistance - a much needed project milestone. No surprises came out of this meeting. The Design group made some notes on some potential issues with the existing drainage and some potential impact to trees. No decision has been made on whether or not design will be done in-house or not. Steve Weinberger from W-Trans said he is available to assist if needed.

PW’s Maintenance Division has been tasked to re-evaluate the existing trees onsite and to get an update estimate on any necessary repairs. They may be getting an updated arborist report as well. PW was unable to get in contact with the Project Engineer on the project.

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 May 2nd, 2017 Record of Actions.

Motion by Member Mick to accept the ROA's as provided by staff. Second by Member Rock. Ayes: Barclay, Rock, Mick, and Johnson Naves: None. Absent: DeFerri, Struthers, Bhandari, and Winspear MOTION PASSES.

8. **SUBCOMMITTEE REPORTS** - *Updates provided when available*

Alamo AOB Subcommittee for Schools: *Member Mick attended the ground breaking for the new construction at San Ramon Valley High School. Member Rock offered a brief report on Stone Valley Middle School. Construction is delayed slightly.*

Alamo AOB Subcommittee for Downtown: *Please see report offered above under 'Old Business', Item B.*

Alamo Police Services Advisory Committee: *At P2 meeting, Deputy Topete reminded residents to lock up when leaving the house and not to leave belongings in cars, etc. ALPR camera item to be on BOS agenda on June 20th for formal approval.*

Land Use Planning Subcommittee:

Parks and Recreation subcommittee: *Subcommittee will meet to review ideas on Bocce Court reservation rules.*

Hap Magee Dog Park Subcommittee:

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

A. None.

10. **COMMENTS BY MEMBERS OF THE ALAMO MAC** – None.

11. **FUTURE AGENDA ITEMS**

12. **ADJOURNMENT**

A. Meeting adjourned at 7:50 P.M. to the Alamo MAC meeting on **July 11th** at 6:00 P.M. at the Swain House located at Hap Magee Ranch Park at 1025 La Gonda Way, in Danville.