

# Alamo MAC

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

## Record of Actions

Tuesday, February 1, 2011

1. **CALL TO ORDER** Meeting called to order by Chair Bowlby at 7:01 P.M.
2. **PLEDGE OF ALLEGIANCE** Led by Member Mick
3. **ROLL CALL** Members Present: David Bowlby, Nancy Dommes, Ed Best, Steve Mick, David Barclay, Janet Miller Evans, and Michael McDonald.
4. **PUBLIC COMMENT (3 Minutes/speaker)**
  - A. Resident Vicki Koc spoke on the downtown Danville Blvd. tree lighting efforts and proposes both the MAC approve Public Works moving forward with initial design and funding options to keep project moving forward. End of the year will be here before we know it and this is an exciting project that all the community could enjoy.
5. **ADOPTION OF MEETING SUMMARIES FROM JANUARY 18, 2011**

Member McDonald moved to approve Meeting Summary, seconded by Member Barclay, item passed. Member Dommes abstained from approving last record of actions as she was not part of full meeting on January 18<sup>th</sup>.
6. **COMMUNITY ORGANIZATION REPORTS**
  - A. None.
7. **STAFF/AGENCY REPORTS**
  - A. District III staffs update.
    1. Introduction of new Chief of Staff, Karen Basting.
    2. HWY 680 Road Rehabilitation Project has been awarded to contractor. Construction continues.
    3. Reminder of annual advisory body training, February 28<sup>th</sup>, 2011 in the Board Chambers located 651 Pine Street, Martinez; time is 4:30 P.M. – 6:00 P.M.
8. **PRESENTATIONS**
  - A. None.
9. **ITEMS FOR DISCUSSION AND/OR ACTION**

Chair Bowlby noted that Item 9 (B) would not be presented by applicant and will be re-agendized for future meeting.

- A. 2100 Stone Valley Road - Accept public comment regarding proposed Mitigated Negative Declaration prepared for proposed Fire Station #32 in Alamo.

Consensus of the MAC is that there is not enough information available to them as Members to adequately recommend approval and/or denial of proposed project. The mitigated negative declaration as proposed by County DCD staff does not address several of the communities environmental concerns. i.e. noise, set-back clearance(s), traffic impacts and adherence to fire codes. They would like to see these questions addressed prior to providing a formal recommendation to staff. The MAC will review application #LP09-2026 at its March 15<sup>th</sup> meeting. This meeting will be held at the Alamo Women's Club located at 1401 Danville Blvd., Alamo.

Public Comment By:

1. Darren Muzzio is concerned with the overall aesthetics of the proposed project. i.e. tower height, flagpole height, size of the project, noise and traffic.
2. David Cardiff spoke in opposition of the proposed project. Concerned about placement of propane/diesel fuel tanks in relation to the building(s).

3. Jan Conway spoke in opposition of the proposed project. Believes project to be fiscally irresponsible. Would like to see answers to those questions posed by the public.
4. Diann Tilley Christensen spoke in opposition of the proposed project. Concerned about the traffic congestion the project would pose to Stone Valley and Miranda Avenue.
5. Debbie Wiley spoke in opposition of the proposed project. Believes the project is a “bundle of variances” and is concerned about noise and the inability to adequately mitigate it.
6. Dan Haller spoke in opposition of the proposed project. Concerned about properly mitigating noise of the site. Concerned with utility interruption and the possibility of nesting birds. Would like to see a full traffic study prepared.
8. Dave Ard spoke about the concern and lack of sidewalks and walk-able shoulders along Miranda Avenue. These are heavily traveled by pedestrians before and after school.
9. Hans Christensen spoke in opposition of the proposed project.
10. Mike Gibson representing AIA is concerned about the aesthetics of the proposed project. The utilities are a visual issue on site. Is disappointed in the mitigated negative declaration and would like to see the County consult with state agencies on the project for more thorough review.

**B.** 3169 Round Hill Road – Review and consider Land Use Permit Application #LP10-2079. Round Hill Country Club requests approval to install outdoor lighting for tennis courts. Height of the lights to be set at 24’ where 7’ is permitted. ***Application not heard as requested by applicant and will be re-agendized for a future meeting.***

**C.** 3201 Danville Blvd. – Review and consider Development Plan Application #DP10-3033. The application is for approval to modify an existing cellular roof-mounted facility.

Public Comment By:

Mike Gibson representing AIA noted their recommendation for approval with conditions.

Member Best moved to approve project as presented, seconded by Member McDonald, item passed unanimously.

**D.** 1350 Danville Blvd. – Review and consider Land Use Permit Application #LP10-2080. The application is a request to establish a telecom facility for T-Mobile. Project includes 6 antennas and 2 equipment cabinets.

Public Comment By:

Mike Gibson representing AIA noted their recommendation for approval with conditions.

Member Best moved to approve project as presented with the conditions that the proposed equipment cabinet be adequately screened with matching foliage. Member Miller Evans seconded, items passes.

**E.** 292 Smith Road – Review and consider Land Use Permit Application #LP10-2085. Applicant requests to establish home office for consulting firm business specializing in documents/reports and software programming.

Public Comment By:

Mike Gibson representing AIA noted their recommendation for approval with conditions.

Member Miller Evans moved to approve project as presented with the conditions that no signage be added to the proposed resident/business location. Seconded by Member Mick, items passes.

## **10. COUNCIL MEMBER REPORTS**

- A. Member McDonald reported he had a meeting with the Town of Danville as it related to the condition of the dog park at Hap Magee Ranch Park. Options are being considered for better alternative maintenance of this area of the park.
- B. Member Domm reported on the Alamo Women’s Club Crab Feed on Saturday, February 12<sup>th</sup> at the Women’s Club located at 1401 Danville Blvd. A few tickets remain.

## **11. CORRESPONDENCE**

A. General Correspondence:

1. January 21, 2011 Contra Costa Ties article regarding the Monte Vista Pool Program.

B. New Permit Applications Received: None.

C. Pending Permit Applications:

1. 2100 Stone Valley Road - Land Use Permit Application #LP09-2026. San Ramon Valley Fire Protection District requests approval to construct new 9,255 square foot fire station. ***To be heard March 15, 2011 at Alamo Women’s Club located at 1401 Danville Blvd. at 6:00 P.M.***
2. 295 Las Quebradas - Land Use Permit Application #LP10-2041. Applicant requests approval for an existing residence on-site built without permits.
3. Justin Morgan Drive - Development Plan Application #DP10-3007. The Alamo Highlands HOA requests entry gate improvements.
4. 142 Smith Road - Minor Subdivision #MS09-0004. Request for one lot at Alamo Oaks be subdivided into two parcels.
5. 3169 Round Hill Road – Land Use Permit Application #LP10-2079. Round Hill Country Club, requests approval for the installation of outdoor lighting for the lower tennis courts at Round Hill Road and Stone Valley.

**12. FUTURE AGENDA ITEMS**

A. Scheduled:

1. Presentation by Alamo Rotary on the beautification efforts at Stone Valley Road on/off ramps (February 15, 2011)
2. Review and consider proposed new signage as presented by Round Hill Country Club HOA Board Member (March 1, 2011)
3. Review and consideration of MAC subcommittee Work Plans (April 5, 2011)
4. LL Zones 36, 45 & 54 review of proposed budget for 2011/2012 (April 19, 2011)
5. CSA R-7A semi-annual budget review. (April 19, 2011)

\* *MAC to receive quarterly information under 'Correspondence' portion of the agenda.*

B. Future Agenda Items:

1. Introduction of new County Sheriff, Dave Livingston.
2. CCTA Congestion Management Plan/CRIPP.
3. YMCA community and staff discussion as it relates to the slide area.

**13. ADJOURNED AT 9:03 P.M. - NEXT MEETING FEBRUARY 15th AT 7:00P.M.**