

Alamo Municipal Advisory Council



Office of Supervisor
Mary Nejedly Piepho
District III

Jennifer Quallick, Field Representative
309 Diablo Road, Danville, CA 94526
925-820-8683

*The Alamo Municipal Advisory Council serves as an advisory body to the
Contra Costa County Board of Supervisors and the County Planning Agency.*

MEETING AGENDA **Alamo Municipal Advisory Council** **Tuesday, July 6 at 7:00 p.m.** **The Cottage at Hap Magee Ranch Park**

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 are requested to fill out a speaker card.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **PUBLIC COMMENT (3 Minutes/speaker)**

At this time, those in the audience are encouraged to address the MAC on any item not already included in tonight's agenda. Please complete a speaker card and provide to staff.

5. **REVIEW AND APPROVE MEETING SUMMARY FROM JUNE 15th, 2010**

6. **COMMUNITY ORGANIZATION REPORTS**

7. **STAFF/AGENCY REPORTS**

- A. District III Staff Update.
- B. DCD Fire House Update (next planning review will be Fall 2010).
- C. DCD update on the modification to the County's 2nd Unit Ordinance.

8. **PRESENTATIONS**

- A. None.

9. **ITEMS FOR DISCUSSION AND/OR ACTION**

- A. Alamo Logo - Review and consider adoption of a proposed Alamo logo.
- B. "National Night Out" - Review and discuss participation in the event to take place on August 3, 2010.
- C. Creekside Community Church, 1206 Danville Blvd. - Review and consider Land Use Permit application #LP06-2078. Applicant requests to convert two (2) temporary structures to permanent structures along with installing a play structure. **(Item will not be heard at request of DCD; will be re-agendized at appropriate time).**
- D. 102 Muir Lane - Review and consider Minor Subdivision #MS07-0003. Applicant requests approval to modify Conditions of Approval, condition #21 to allow for a new residence height from 25' to 26'. **(Item will not be heard at request of applicant; will be re-agendized at appropriate time).**
- E. 62 Crest Estates Drive - Review and consider Minor Subdivision Application, #MS07-0012. An application for a substantial modification to the conditions of approval of the approved minor subdivision. Proposed modification is to modify the minor subdivision's conditions to only allow the existing driveway to be used by the existing house, and require the unimproved lot to access the private roadway via a new driveway.
- F. 1401 Danville Blvd. - Review and consider Variance Permit Application, #VR10-0011 Variance is to construct a new sign structure with a 1' setback where a 25' setback is required.

The Alamo Municipal Advisory Council will provide reasonable accommodations for persons with disabilities planning to attend the meeting who contact Jennifer Quallick at least 72 hours before the meeting, at (925) 820-8683.

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- G. 1443 Danville Blvd. - Review and consider Variance Permit Application, #VR10-1012. The requested variance is to allow for a zero foot front yard setback to replace an existing sign. New sign will be smaller in size and in a different position although in the same location as former sign.
- H. 2640 Danville Blvd. - Review and consider Variance Permit Application, #VR10-1013. The requested variance is to allow for the re-building of an existing shed. The request is for a 5' 5" secondary front setback, where code calls for 20' setback.

10. COUNCIL MEMBER REPORTS

11. CORRESPONDENCE

A. General Correspondence:

- 1. Final DCD letter to Alamo Applicants regarding County's process for reviewing planning applications.
- 2. Letter from DCD dated, June 17th, responding to AIA's concern's about the County's "ultimate configuration".
- 3. E-mail from P-2B Chair, Mr. Bill Nelson, inquiring as to the MAC's interest in participating in the 2010 "National Night Out". National event to take place on August 3rd, 2010.
- 4. E-mail from Alamo resident J. Tate as it relates to the "No Turn on Red" at the NE corner of Stone Valley Road and Danville Blvd.

B. New Permit Applications Received:

- 1. 10 Castle Crest Dr. - Development Plan Application #DP10-3025. Applicant requests the approval to convert existing garage into a bedroom.
- 2. 3157 Danville Blvd. - Development Plan Application #DP10-3024. Applicant, Wells Fargo Bank requests approval of the addition of two (2) new ATM machines.
- 3. 295 Las Quebradas - Land Use Permit Application #LP10-2041. Applicant requests permit approval for an existing residence on-site which is 1811 square feet.
- 4. 3201 Danville Blvd. - Land Use Permit Application #LP10-2044. Applicant requests approval for the installation of additional antennas and cabinets at an existing telecom facility.

C. Pending Permit Applications:

- 1. 13 Pary Ct. - Land Use Permit Application (LUP) #CDLP10-2018 for the renewal of LUP (LP00-2036) for an existing telecommunications facility.
- 2. Justin Morgan Drive - Development Plan Application #DP10-3007 for the Alamo Highlands HOA Entry Gate improvements.
- 3. 2615 Miranda Ave. (Livorna Park) - Land Use Permit Application #LP10-2026 for the installation of new antennas on cellular tower.
- 4. 114 Dean Road - Notice of Public Review and Intent to Adopt a Proposed Mitigated Negative Declaration on County File #MS06-0036 for vesting of a tentative parcel for a two-lot minor subdivision. The applicant also requests a tree permit to remove 13 code protected trees. The tree effects of the project are associated with construction of road and drainage-related improvements.
- 5. 2100 Stone Valley Road - Land Use Permit application #LP09-2026 San Ramon Valley Fire Protection District proposes a new fire house. Applicant requests approval to construct new 9,255 square foot fire station on 1.1 acre SFR lot. Proposed site is 3 miles west of existing fire station #32.
- 6. 1241 Lavrock Lane - Land Use Permit application #LP06-2065. Applicant requests approval of new telecom installation.
- 7. 200 Guess Ct. - Development Plan application #DP08-3046. Applicant requests approval to permit a retaining wall built within a creek restricted development area.

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8. 3181 Miranda Ave. - Variance Permit Application, #VR10-1017. Applicant requests a variance for an existing carport and to allow for a 3' side yard setback where 15' is required by County code and a 42' front yard setback where a 65' is required by code.
9. 25 Francesca Way - Variance Permit Application, #VR10-1019. Applicant requests approval for a variance to construct a 168 sq. foot addition to a single family residence (SFR) and to allow for a 15' front setback where 25' is required by code. Subject property is a substandard size lot.

12. FUTURE AGENDA ITEMS

A. Scheduled:

1. Lighting and Landscaping District (Zones 36, 45 & 54) (July 20, 2010).
2. Communication issues by and between the MAC and the community (July 20, 2010).
3. Landscaping at entry/exit points to freeway in Alamo (July 20, 2010).
3. Chief Administrator Officer (CAO) Update – David Twa (August 17, 2010).
4. AOB and Alamo Road funds clearly laid out as far as what funds are available and what is set out for Alamo (August 17, 2010).
5. Extend invitation to Fire District Board to join MAC to discuss proposed fire house. (TBD)
6. CCTA Congestion Management Plan. (TBD)
7. YMCA community and staff discussion on potential uses for YMCA property; discussion as it relates to the slide area. (TBD)
8. MAC by-laws. (TBD)

13. ADJOURNMENT

A. NEXT REGULAR MEETING – July 20th, 2010, 7:00pm, Hap Magee Ranch Park

** Item may placed on a future Alamo Municipal Advisory Council agenda for discussion/action.*