

Alamo Municipal Advisory Council

David Barclay, Chair
Anne Struthers, Vice-Chair
Ed Best
Aron DeFerrari, Alternate
Rachel Etherington, Youth Member
Michael McDonald
Steve Mick
Susan Rock
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 7, 2015 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 6:03 p.m.

Alamo Municipal Advisory Council members present: David Barclay,, Steve Mick, Susan Rock, Anne Struthers, Jill Winspear, Aron Deferrari and Rachel Etherington. Absent: Ed Best and Michael McDonald

2. STAFF/AGENCY REPORTS

A. District II Staff Update

- The next Alamo Liaison meeting is scheduled for July 20th, 2015, beginning at 8:00 a.m.
Location: Supervisor Andersen's Office 309 Diablo Road, Danville.
- Presented Alamo Improvement Associations flyer noting the June 3rd Pipeline Safety training.

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

- Reported on the brush fire in Camino Tassajara. No injuries reported.

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.

Noelle Stimely is opposed to the decomposed granite being suggested by the Town of Danville's Park and Leisure Commission. Would support artificial turf or other form of grass be used in the dog parks at Hap Magee.

Alicia Watson also does not support the decomposed granite alternative to grass at Hap Magee dog parks. Would prefer to see artificial turf be used. Also was concerned that the MAC was not part of earlier conversations with the Town as it relates to the Park and Leisure Commissions discussions over the park.

Nancy Dommies also opposed the Towns consideration of decomposed granite at the dog parks at Hap Magee.

Mike Gibson of AIA reported on their organizations Pipeline Forums and that they were very well attended. A report from the consultant, Pipeline Safety Trust, would be forthcoming in the next couple months. Additionally, Mr. Gibson reported that the AIA supported real grass or other real landscape option as opposed to artificial turf.

4. **PRESENTATIONS**

- A. Update on the I-680 Corridor Improvements, presented by Susan Miller, representing Contra Costa Transportation Authority and Chris Lillie and Barbara Laurenson, representing Metropolitan Transportation Commission.
- Action requested: accept report, take public comment, discuss.
 - Make recommendation to Supervisor Andersen, if applicable.

MAC appreciated MTC's presentation and looked forward to the project moving forward.

Construction is due to start end of July and last 15 months. Anyone interested in more details of the project can go to bayareaexpresslanes.org.

5. **NEW BUSINESS**

- A. Review and consider the MAC resuming their meetings September 1st and having August be a summer break.
- Action requested: accept report, take public comment, discuss.
 - Make recommendation to Supervisor Andersen, if applicable.

Motion made by Mick to not have an August 2015 MAC meeting and regroup in September. Ayes: Mick, Barclay, Struthers, Winspear. DeFerrari Nays: None.

- B. Land Use Permit application #LP15-2018 – The applicant requests approval of a land use permit to install a cellular facility proposed as a 25' tall stealth water tank containing antennae. The equipment and diesel generator will be contained within a 25' x 15' fenced area. The subject property is located at 100 Summit Ranch Road in Alamo.
- Action requested: accept report, take public comment, discuss.
 - Make recommendation to Supervisor Andersen, if applicable.

Public Comment:

Mike Gibson, representing AIA reported the design needed to be carefully reviewed. The AIA also feel the timeline and the shot-clock established for consideration of cellular facilities should be reviewed to ensure adequate community and neighbor participation in the process is considered.

Valerie Schooley representing both AIA and Round Hill Estates North HOA requested the community meet prior to making any decision by the MAC and/or Supervisor regarding the application.

Steve Miraglia was concerned he was not made aware of the installation of the projects sound meter placed along his and his neighbor's property line and feels this project has been fast-tracked. Also concerned over construction and the problem with rattlesnakes this area has had in years past. Believes this project could exacerbate the snake problem.

*Mike Goldstein is concerned with the aesthetics of the proposed cell tower and the noise of the equipment. He stated that he feels noise carries through the valley and could become an issue for neighbors. He was not happy he did not get a notification of the proposed project. (*all properties located within 300' of the project were notified as required by law).*

Teresa and Mark Ridge are strongly opposed to the project application stating their property value will decrease significantly. They requested more research on the impacts of radio/cell towers on humans be explored. If the proposed application moves forward, they will fight the project in federal court.

Alamo MAC reviewed the project application with the following recommendations;

1. The first request was to have Verizon consider tabling their application until they had more interaction with the neighbors regarding the project as a whole. I do understand that planning staff met with Bryan Lincoln, the applicant for Verizon, and Bob Marx (owner) at the horse stables this morning to review the project. The team also met with a couple neighbors who showed the view from their deck. The neighbors indicated that they did not object to the water tower, but to the location on the hillside facing them. Staff asked Bryan to consider other locations on Bob Marx's property for the antennas and to document the location selection process.

2. The MAC also wishes to ensure that the site be a part of the East Bay Regional Communications System (EBRCS) and be available to our first responders. Derek Krause with San Ramon Regional Fire District did indicate that their coverage was spotty and if this site were to fill a gap in coverage, the District would support the installation. He did ask me for a copy and I have supplied one to him for his teams review.

3. The MAC asked the Radio Frequency Engineer to offer support as to why the location selected was the best possible option. They had indicated terrain and area of coverage played a factor.

4. The MAC wants to ensure all efforts be taken to minimize any noise coming from the A/C and/or equipment housed in the leased area.

Motion moved by Struthers and a second by Mick to support the recommendations above and await further information should it become available. Ayes: Struthers, Mick, Barclay, Rock, Winspear and DeFerrari. Nays: None

C. Variance Permit application #VR15-01025 – The applicant requests approval of a variance to legalize an existing +/- 90’ long retaining wall constructed without permits. The wall has a height exceeding 3’ and a 0’ side yard. The applicant also wishes to construct a fence along the same side property line for privacy. The highest elevation of the fence from the applicants property will be +/-11’, while the highest elevation from the adjacent property will be 6’ due to higher elevation of the adjacent lot. The subject property is located at 280 Bolla Avenue in Alamo.

- Action requested: accept report, take public comment, discuss.
- Make recommendation to Supervisor Andersen, if applicable.

Public Comment:

Mike Gibson, representing AIA reported their support of the project.

Motion made by Struthers to approve the application as presented. Second by Rock. Ayes: Rock, Struthers, Barclay, DeFerrari and Winspear. Nays: None.

D. Variance Application #VR15-01022 – The applicant requests approval of a variance to allow three stories (where 2.5 is the maximum) for a small addition located under the existing two-story portion of the residence on the down slope of a hill. The applicant also requests approval for a small lot design review for additions to the existing residence, repair of the existing deck, and to work within the drip line of seven code-protected trees on a substandard lot for the purposes of determining neighborhood compatibility. The subject property is located at 2050 Ridgewood Road in Alamo.

Public Comment:

Mike Gibson, representing AIA reported their support of the project.

Motion by Struthers to approve application as submitted. Second by Mick. Ayes: Struthers, Mick, Winspear, Barclay, Rock, and DeFerrari. Nays: None.

E. Variance Application #VR15-1024 – The applicant requests approval of a small lot design review and variances which include; a 17’ front yard setback where 25’ is required, a 10’ side yard where 15’ is required, and a 22’ total side yard aggregate where 35’ is required for the purpose of constructing a dining room and garage expansion. Subject property is located at 50 Corwin Drive in Alamo.

Public Comment:

Mike Gibson, representing AIA stated their committee took no position on the application.

Motion by Struthers to approve application as submitted. Second by DeFerrari. Ayes: Struthers, Mick, Winspear, Barclay, Rock, and DeFerrari. Nays: None.

6. OLD BUSINESS

A. Hemme Station Park (1193 Danville Boulevard) park update, by David Barclay.
Review and recommend approval of site plan.

- Action requested: accept report, take public comment, discuss.
- Make recommendation to Supervisor Andersen, if applicable.

MAC wishes to continue to express their interest in having the County work efficiently and diligently to get park moved through the CEQA process.

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 June 2nd, 2015 Record of Actions

Motion made by Mick to approve Record of Actions as submitted. Second by Struthers. Ayes: Mick, Barclay, Rock, DeFerrari, Struthers and Winspear. Nays: none.

8. SUBCOMMITTEE REPORTS - *Updates provided when available*

Alamo AOB Subcommittee for Schools: Best, Mick and Rock

Member Rock noted the Miranda sidewalk improvement project had commenced in front of Stone Valley Middle School was starting.

Alamo AOB Subcommittee for Downtown: Rock, Barclay, McDonald, and Winspear
Staff noted that County's Traffic Engineering team was working through questions posed by Alamo Plaza lessee, Wells Fargo.

Alamo Police Services Advisory Committee: Struthers
National Night Out to be August 4th, 2015.

Land Use Planning Working Group: Barclay, Winspear and McDonald

Parks and Recreation Working Group: Barclay, Best, Winspear and Mick
Member Rock noted the recent Concert in the Park events had gone well. Nearly 400-500 attendees.

Hap Magee Dog Park Subcommittee: Michael McDonald
Town of Danville's Park and Leisure Commission to meet Wednesday, July 8th at 7:00pm to discuss decomposed granite at Hap Magee Ranch dog parks.

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

A. None.

10. COMMENTS BY MEMBERS OF THE ALAMO MAC

Member Mick promoted the Danville Chamber of Commerce golf event at Diablo Country Club on July 27th.

11. FUTURE AGENDA ITEMS

- A. BART directors and staff presentation "Building a Better BART" and is an update on the system, current projects and a look at upcoming and potential projects and funding.
- B. Consideration of next Tri-Valley Commissioner's Dinner event.
- C. 2015 Review and consideration of 2016 Alamo Summer Concert Series and Movie Nights.

12. ADJOURNMENT

- A. Meeting adjourned at 8:55 P.M. to the Alamo MAC meeting on **September 1st, 2015** 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.
