

# 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 Summary** **Wednesday, August 4, 2010**

1. **CALL TO ORDER**  
Meeting called to order by Chair Bowlby at 7:00p.m.
2. **PLEDGE OF ALLEGIANCE**  
Led by Member Best.
3. **ROLL CALL**  
Members Present: David Bowlby, Janet Miller Evans, Ed Best, Steve Mick, David Barclay; Michael McDonald, Nancy Dommes
4. **PUBLIC COMMENT (3 Minutes/speaker)**  
A. Alicia Watson noted significant improvement on weed abatement along Danville Blvd.
5. **ADOPTION OF MEETING SUMMARY FROM JULY 20, 2010**  
Member Barclay moved to adopt Meeting Summary from 7/20/2010, seconded by Member Best, item passed unanimously.
6. **COMMUNITY ORGANIZATION REPORTS**  
A. Delta Nu Psi – 17,303 lbs. of gourmet junk food has been sent to troops overseas.
7. **STAFF/AGENCY REPORTS**  
A. District III staff update.
  1. MAC moved to allow staff to incur expenses not to exceed \$500.00 for the purchase of 20-30 aprons noting Alamo logo for the 2010 Parks Commissioners' Dinner hosted by Alamo Parks and Recreation. Motion by Member Best, seconded by Member Barclay, item passed unanimously.
- B. LAFCO M-30/R-7 MSR Review concerning M-30 (Alamo Springs) and R-7A – Lou Ann Texeira  
MAC Comments:  
Member Best – Q: It appears to be more effort than it's worth to go through the exercise of consolidating M-30 into R-7AA. Q: In regards to Round Hill County Club; would property owners lose anything by consolidating with R-7AA? A: No, Round Hill residents already can use the Alamo R-7A services but must pay non-resident fees for R-7AA sponsored fee-based events. RHCC resident property taxes would be reallocated, not increased, to include a portion of the 1% they already pay being re-routed to R-7A.  
Member McDonald – Believes the M-30 SOI should be left as-is.  
Member Mick – Concerned that M-30 pays into two (2) different service areas. Would like to see the combining of M-30 into R-7A. Q: Can just the revenue from R-7A be placed into the appropriate district? A: To do just that, LAFCO would have to de-activate the parks and recreation portion of the M-30 district and de-activate that power. Member Mick would like to see a uniform Alamo that contains all of Alamo.  
Member Dommes - One benefit on annexing Round Hill would benefit The Town of Danville Park and their Parks Recreation programs as there would be no audit of which area of Alamo a resident resides in.  
Member McDonald – Q: What is process to annexing Round Hill? A: An agency, i.e. registered voter or County would have to apply to annex this piece of Alamo.  
Member Barclay – It does make sense to have Round Hill annexed into R-7A for recreation purposes.

Public Comment Provided By:  
Mike Gibson – would like to see Round Hill annexed into R-7A; makes fiscal sense.

Member Best recommends that M-30 remain as is, seconded by Member McDonald; item passes unanimously.

Member Barclay motions to re-affirm that GRPD not be consolidated into R-7A, seconded by Member McDonald, item passes unanimously.

Discussion of Round Hill and R-7A possible annexation to be continued to the September 7, 2010 MAC mtg.

8. **PRESENTATIONS**

A. None.

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

A. 2256 Granite Court – Development Plan Application #DP09-3024. Applicant requested to legalize existing (2) arbors, a BBQ island, a recreational house/game room and a storage shed. Applicant was present, provided a brief presentation and notes that one arbor will be moved due to close proximity to the property line.

MAC Comments:

Member Best – Q: This is only a Development Plan, not a variance request? A: Yes.

Member Barclay commented on the application as it was reviewed by the sub-committee; himself, Member McDonald and Member Bowlby and did note the current project is compatible within the existing neighborhood. Although MAC provides a recommendation, however the process continues through appropriate building and code enforcement process.

Member Dommes – Q: Based on the small lot design review process; does it meet all four code criteria of height, size, design and neighborhood compatibility? A: Yes

Public comment provided by:  
Mike Gibson representing AIA.

MAC Recommendation: Member Dommes recommended approval of application as presented, seconded by Member Barclay, item passed unanimously.

B. 10 Castle Crest Drive – Development Plan #DP10-3025. Applicant requested approval to convert existing garage into a bedroom.

MAC Comments:

Member Best – Q: Is all work going on going to be contained within the garage and will not affect neighbors? A: Per applicant, yes. This was a difficult review for the MAC and does empathize with the neighbors, however, those concerns are not a part of the current application being reviewed.

Member Dommes – Q: The parking seems to be a large area of the parking area that is not developed; might this be done down the road? Can deliveries to the proposed property be restricted during busy day hours to lessen possible traffic concerns? Can there be request to have visitors back into the property for better traffic visibility? Have you explored filling in drainage ditches along the front of the property to makes some additional on-street parking? Applicant: This business/property has been in business since 1978. Groceries are delivered twice each month.

Member Barclay – Q: Can bathroom plumbing be ties into a sewer lateral? A: Yes, and it has been approved through environmental health. Is empathetic to the safety concerns of the neighbors, however, the application as it's presented does conform to the neighborhood. Would like to see the traffic addressed through Transportation Engineering Division of Public Works.

Member Mick – Q: Initial plans submitted to the County had expired; why? A: Applicant was working on other projects and initial application expired. Would like to see that concrete drive way v. gravel be made part of the recommendation for approval.

Member McDonald – Q: Are there any trees to be removed? A: Per applicant, no. The MAC subcommittee did review subject application and did visit the project on-site. Sub-committee was not able to identify anything that was not conforming into the existing community.

Member Bowlby – Would also like to see the traffic issues addressed by Public Works and made part of proposed recommendation. Public Works needs to be asked about the front property ditch and see about filling those in for possible future parking.

Public Comment Provided By:

Christina Singer spoke against project as presented. Concerned about busy traffic on this corner.

Michael May spoke against project as presented. Also concerned about traffic safety.

Joe Buerril spoke against project as presented. Concerned about traffic safety.

Ken Gunardi spoke against project as presented. Concerned about redeveloped size of this SFR in the future.

Mike Gibson – representing AIA. Application was reviewed in June 2010 and approved noting requested requirements for that approval to DCD planning staff.

MAC Recommendation: Member Domes moved that MAC recommend approval of project as presented due to its meeting the four criteria of a small lot review with the following conditions and/or ideas as it relates to this project to help mitigate potential concerns. PW review traffic concerns, exploration of front property ditches be covered or filled to provide for extra parking and to maintain the current design of existing garage and also an overlay of gravel. Member Barclay seconded, 5 yes, 1 no.

- C. 3181 Miranda Avenue – Variance Permit Application #VR10-1017. Applicant requested a variance for an existing carport and to allow for a 3’ side yard setback where 15’ is required by County code along with a 42’ front yard setback where a 65’ setback is required by code.

MAC Comments:

Member Bowlby – Q: Did you build the carport? A: Yes. Q: Was the cabana discussed there prior to your purchasing of the property? A: Yes.

Member Domes – Q: The property of the resident who sent the letter in opposition to your application is on the right or left? A: It sits across the street.

Member McDonald: These planning applications are difficult to review, however, the MAC’s purpose is to review the project as proposed. Does feel that providing this variance

Public comment provided by:

Mike Gibson representing AIA and noted its denial.

MAC Recommendation: Member Best moves to deny application as presented, seconded by Member Mick, item passed unanimously.

- D. Communication issues by and between the MAC and the Community Member Domes provided an article to the *Alamo Today* and said article was published in the August issue. Member Domes will work with editor and inquire about future articles and their costs. Can R-7A funds be used for writing articles for the Alamo Today. Member Domes will follow-up with the Alamo Chamber of Commerce to include Alamo MAC information in its upcoming community directory.

Member Domes would have liked to have seen more MAC participation at this years “National Night Out”.

Member Mick commented on the Alamo Music and Wine Festival and R-7A’s past participation. Staff to review with Public Works Staff on expenditures from the past events.

Public Comment Provided By: None.

## 10. COUNCIL MEMBER REPORTS

- A. Member Barclay commented on his and Member Domes participation at this month’s P-2B meeting.

## 11. CORRESPONDENCE

A. General Correspondence:

1. Letter from the Alamo Women’s Club regarding their pending planning application at 1401 Danville Blvd.

B. New Permit Applications Received:

1. None.

C. Pending Permit Applications:

1. 1206 Danville Blvd (Creekside Community Church) – Land Use Permit Application #LP06-2078. Applicant requests to convert two (2) temporary structures to permanent structures along with installing a play structure.

2. 2100 Stone Valley Road - Land Use Permit application #LP09-2026. Applicant, San Ramon Valley Fire Protection District requests approval to construct new 9,255 square foot fire station on 1.1 acre SFR lot. Proposed site is .3 miles east of existing fire station #32.
3. Justin Morgan Drive - Development Plan Application #DP10-3007. The Alamo Highlands HOA is requesting entry gate improvements.
4. 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.
7. 137 Dean Road - Minor Subdivision application #MS06-0036. Applicant requests approval of a tentative map to subdivide one parcel into two.
8. 102 Muir Lane - Minor Subdivision #MS07-0003. Applicant requests approval to modify COA's for building height on a SFR. Applicant proposes to modify condition #21 to allow for a new residence higher than 25'. Proposed new height is 26'.
9. 142 Smith Road - Minor Subdivision #MS09-0004. Applicant is requesting Lot 37 at Alamo Oaks development be subdivided into 2.

**12. FUTURE AGENDA ITEMS**

A. Scheduled:

1. Communication by and between the MAC and the community (August 17, 2010).
2. Chief Administrator Officer (CAO) Update – David Twa (August 17, 2010).
3. AOB and Alamo Roads Issues (August 17, 2010).
4. Signalization and traffic management issues (Danville Blvd.). (August 17, 2010)
5. On/off ramps to Alamo; proposed maintenance agreements with Caltrans (TBD)
6. Annexation of Round Hill into R-7 discussion. (September 7, 2010)
7. Extend invitation to fire district board to join Alamo MAC to discuss fire house (September 7, 2010 – *tentative*).

B. Deferred items:

1. Consider sub-committee for Lighting and Landscape Budget review.
2. P-2B discussion/action
3. CCTA Congestion Management Plan.
4. YMCA community and staff discussion on potential uses for YMCA property; discussion as it relates to the slide area.
5. MAC by-laws.

**13. ADJOURNED AT 9:12 PM UNTIL NEXT REGULAR MEETING AUGUST 17TH, 2010**