

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



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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, September 5th, 2017 6:00 p.m.

The Alamo Women's Club – 1401 Danville Blvd., 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: Chair, Anne Struthers, Vice-chair, Susan Rock, David Barclay, Steve Mick, Clark Johnson, Aron DeFerrari, Sanjiv Bhandari and Kate Salisbury

Absent: Member Winspear

2. STAFF/AGENCY REPORTS

A. District II Staff Update - The next Alamo Liaison meeting is scheduled for September 18th, 2017, beginning at 8:30 a.m. at Supervisor Andersen's office located at 309 Diablo Road, Danville.

District 2 staff offered a brief update on Hap Magee Ranch Park Capital Improvement Project #B-400 as noted in memorandum dated September 5th, 2017 – the play area improvements were completed approximately 11 years ago. It is time again to revisit updating the play equipment. NUVIS Landscape Architecture developed two concept designs for the play area that was presented to the Danville Parks and Leisure Commission (PLSC) at a later meeting at their August 9th meeting. Two concept designs were reviewed and had been seen by both the Alamo MAC and the PLSC.

Further information was requested by staff of the consultant which will be brought back to the PLSC at a later time. The MAC will also be kept apprised of the proposed design and modifications.

B. San Ramon Valley Fire Protection District – offered an update on the exterior lights to new Station #32 that have caused some concern to the neighbor's due to their brightness and hours they are illuminated. DCD staff is working with the SRVFPD to resolve the issue.

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. An update of the I-680 Contra Costa Express Lanes, as presented by Barbara Laurenson of MTC and Susan Miller of CCTA.

I-680 Express Lanes to open Fall of 2017. They will be operated by MTC and are a part of the Bay Area Express Lanes. FasTrak/FasTrak Flex is required for all vehicles using express lanes. Operating hours will be 5AM – 8PM Monday through Friday. You can learn more at Expresslanes.511.org.

5. NEW BUSINESS

A. Wireless access application #WA17-0001. The applicant is requesting a Wireless Access Permit for the purpose of modifying an existing T-Mobile cellular telecommunications facility within the public right-of-way. Modifications include replacing two faux-rock utility boxes with a new consolidated equipment cabinet, installing a new GPS antenna and tower mounted amplifiers

to the existing utility pole, as well as installing new coax cable runs (+/- 60 feet in length). Property is located at 2615 Miranda Avenue.

Public Comment:
Mike Gibson, AIA
S. Baker via email

The Alamo MAC recommended support of the above noted application with a motion by Member DeFerrari and a second by Member Mick. Ayes: Barclay, Mick, Struthers, DeFerrari, Bhandari and Johnson. Neighs: Rock Absent : Winspear

MOTION PASSES.

- B. Variance permit application #VR17-1028. The applicant requests approval of a variance for the front trash enclosure to be relocated into the front setback. Property is located at 2100 Stone Valley Road in Alamo.

Public Comment:
Mike Gibson, AIA

Member DeFerrari moved to recommend 'Approval' of the application with the following recommended conditions:

- 1. The applicant's enclosed planting plan shows 22 Tuscan Blue Rosemary shrubs as the primary screen for the trash enclosure, generator and fuel tank. These will eventually grow to 6-7' feet high to screen effectively, but are spaced too widely. Additional plantings will help to shield the equipment as requested.***
- 2. Applicant has agreed to paint the generator to match the color of the adjacent concrete wall.***
- 3. To help mitigate the nighttime appearance of the numerous large, very bright wall-light fixtures mounted on the exterior of the station, the applicant has agreed to install dimming switches for these outside fixtures. Once installed, applicant will meet with MAC & AIA to see that acceptable illumination standards are met by all parties.***

A second to the above motion was offered by Member Barclay. Ayes: Barclay, Rock, Mick, Struthers, DeFerrari, Bhandari and Johnson. Neighs: 0 Absent : Winspear

MOTION PASSES

- C. Land Use Permit Application #LP17-2016 for your review. The applicant requests approval of a LUP to modify #LP86-21650 to allow a preschool to lease three existing classrooms in the existing church to run a preschool onsite. Property is located at 1350 Danville Blvd. in Alamo.

Public Comment:
Mike Gibson, AIA

Member DeFerrari moved to support the application as proposed, with a second by Member Bhandari. Ayes: Barclay, Rock, Mick, Struthers, DeFerrari, Bhandari and Johnson. Neighs: 0 Absent : Winspear

MOTION PASSES

- D. Condition Compliance Review Application #CV17-0042. The applicant is requesting a compliance review for the purpose of allowing proposed signage upon a multi-use building, previously approved under county file #LP12-2110. Property is located at 902 Danville Boulevard in Alamo.

Public Comment:
Mike Gibson, AIA

Member Barclay moved to support the application with the following recommendations:

- 1. Applicant agrees to reduce size of the 9' sign to 6'.***
- 2. The MAC encourages the Church to comply with the County signage regulations to see about replacing the current multiple signs on the frontage of their property.***

A second was offered by Member Bhandari. Ayes: Barclay, Rock, Mick, Struthers, DeFerrari, Bhandari and Johnson. Neighs: 0 Absent : Winspear

MOTION PASSES

- E. Development Plan Application #DP17-3026. The applicant requests approval of a development plan to allow for the construction of three townhomes. The project also includes a Tree Permit to allow for the removal of one tree and to work within the dripline of three additional trees. Property is located at 10 Casa Maria Court in Alamo.

Public Comment:
Mike Gibson, AIA
Anthony Chiosso

Member Barclay moved to support the application with the following recommendations:

- 1. Consider additional windows on west façade (2nd floor) for additional lighting.***
- 2. Site description to be revised to indicate three code-protected trees have been removed.***

3. *Tree permit to be revised to reflect the above removals and to include the permission to remove a fourth tree that has been recommended for removal by the arborist.*
4. *Applicant is to prepare and submit landscape plan that includes twelve, 15-gallon trees to be planted on the property, including along the Danville Blvd. side, the back of the building and in spaces adjacent to the garages.*

*Member Mick offered the second. Ayes: Barclay, Rock, Mick, Struthers, DeFerrari, Bhandari and Johnson. Neighs: 0
Absent : Winspear*

6. OLD BUSINESS

- A. Hemme Station Park – Grand opening of Hemme Station Park will be Saturday, September 23rd from 10:00AM to 12:00PM.
- B. Downtown Alamo Roundabout – Some progress has been made. PW’s design team has gathered utility information from the various utilities onsite. Environmental studies have also been initiated. Next up is to have survey crews go out to gather data and topography.

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 July 11th, 2017 Record of Actions.

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

8. SUBCOMMITTEE REPORTS - *Updates provided when available*

Alamo AOB Subcommittee for Schools: *Member Rock report on recent accident at Stone Valley Middle School. County and school are looking at solutions to help with traffic flow. School is discussing with SRVUSD the possibility of a parent funded crossing guard.*

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

Alamo Police Services Advisory Committee: *No meeting due to the Labor Day holiday.*

Land Use Planning Subcommittee: *None.*
Parks and Recreation subcommittee: *None.*
Hap Magee Dog Park Subcommittee: *None.*

9. CORRESPONDENCE (the following items are listed for informational purposes only and may be considered for discussion at a future meeting). – None.

- A. Copy of response to Grand Jury Report No. 1711, entitled “Alamo Parks Planning and Development”.

10. COMMENTS BY MEMBERS OF THE ALAMO MAC – Member Mick requested copies of Tree Permits as they affect the downtown Alamo area.

- A. AIA Car Show Thursday, September 14th at Alamo Shopping Plaza at 4PM
- B. Alamo Today should resume publication in the future for Alamo and Danville.

11. FUTURE AGENDA ITEMS

12. ADJOURNMENT

- A. Meeting adjourned at 8:00 P.M. to the Alamo MAC meeting on **October 3rd** at 6:00 P.M. at the Alamo Women’s Club located at 1401 Danville Blvd., Alamo.