

# Alamo Municipal Advisory Council



Office of Supervisor  
Mary Nejedly Piepho  
District III

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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.*

## Meeting Summary

Tuesday, September 21, 2010

1. **CALL TO ORDER** Meeting called to order by Vice-Chair Dommes at 7:00 p.m.
2. **PLEDGE OF ALLEGIANCE** Led by Member Barclay.
3. **ROLL CALL** Members Present: Nancy Dommes, Ed Best, Steve Mick, David Barclay, and Michael McDonald; absent were Members Bowlby and Miller Evans.
4. **PUBLIC COMMENT (3 Minutes/speaker)**
  - A. None.
5. **ADOPTION OF MEETING SUMMARY FROM SEPTEMBER 7, 2010**

Member Best moved to adopt Meeting Summary from September 7, 2010, with change to item 9.A. (last paragraph) "...and staff that church might request *longer* time frame.". Item passed.
6. **COMMUNITY ORGANIZATION REPORTS**
  - A. Vicki Koc spoke on behalf on the Alamo Women's Club. Their Juniorette high school group is sponsoring the second annual donation day on October 10th this year.
7. **STAFF/AGENCY REPORTS**
  - A. District III staff update. Staff provided update on the HWY 680 road rehabilitation project. Currently on HOLD pending resolution of state budget. Also reported on Alamo on/off ramp weed abatement and improvements are on-going. MAC continues to explore a possible partnership with Alamo Rotary on ramp beautification at Stone Valley Road.
8. **PRESENTATIONS**
  - A. None.
9. **ITEMS FOR DISCUSSION AND/OR ACTION**
  - A. Review and consider recommending P-2B restructuring options;
    - Option #1 – No change; P-2B to continue with current structure.
    - Option #2 – Modified structure; P-2B to include some MAC Members.
    - Option #3 – Revised structure; P-2B Advisory responsibilities assumed by MAC.
    - Option #4 – Other.

### MAC Comments:

*Member McDonald* – Q: How long are the current terms of the members? A: Terms are typically staggered for a 2-year period. Q: How long have current members served on the committee? A: All members have been on the committee for over 10 years. One member has been on the committee since its inception. Q: Of the 9 members, are all seats up for re-appointment? A: Yes. Member McDonald indicated that the MAC should not assume the role of P-2B at the present time, but would like to see the MAC and P-2B work together with more MAC involvement. Supports the MAC having 2- 3 members serve on P-2B and revisit the committee in one years' time.

*Member Best* – Q: What does the Supervisor feel should happen with the committee? A: She is looking to the MAC to assess structure. Q: The intended goal should be made clear. Would like to see the current terms extended an additional one year with some MAC members regularly attending the P-2B meetings.

*Member Dommes* – is the MAC interested in having P-2B rolled into the MAC. The MAC is being asked to recommend what “our” thoughts are. There are 9 positions on the committee. Would like to see an infusion of MAC members to the P-2B committee. Retain some of the current people and add a couple MAC members for one year.

*Member Barclay* – Q: Who would be the right person to review the P-2B budget? Would like a detailed understanding and review of the current budget. Agrees that the MAC should appoint 3 members to the P-2B board. Also feels extending the existing 9 terms one year to allow the MAC to get more up to speed on P2 items and concerns.

*Member Mick* – There is a structure that the County has provided for MAC’s to operate within. Read portion of the Board Order that he believes does not allow the MAC members without an additional Board Order to participate in the P2-B committee.

Public Comment Provided By:

Vicki Koc – This topic was reviewed extensively during the incorporation effort. Believes there is a disconnect between what is noted in the budget v. services on the ground. Patrols are now down to two 2-person patrols. Would like to see the P2-B committee have MAC members appointed. Believes the MAC input would be warranted and a good thing for the community.

Bill Nelson spoke on behalf of P-2B and did note that the committee only has jurisdiction over one deputy. Would like to see the link remain close between the committee, community and the Sheriff’s office.

Member McDonald recommends that Supervisor Piepho approve Option #2, with no more than 3 MAC members appointed to the P-2B committee. Also recommends that six of the existing committee members’ terms be re-appointed for a period of one year. Seconded by Member Best. 4 members voted and approved. Member Mick abstained.

B. Review and consider Parks and Recreation events for the Multi-Cultural Faire.

Member Dommes requests that staff combine Items 9B and 9G together in the essence of time.

Member Best – Q: Can other community organizations participate in the event? A: The initial event was only County participation.

Member Mick – The existing budget is excessive.

Member McDonald – Values the multicultural idea, but doesn’t believe community is getting the “bang for their buck”.

Member McDonald moved to recommend elimination of the multi-cultural event due to high costs. Seconded by Member Mick, item passed.

Public Comment Provided By:

Alicia Watson – does not wish to see the MAC approve the multi-cultural event for 2011. Was not well attended by Alamo community.

C. Consider a “Shop Local – Buy Alamo” type effort.

Yellow Wood will be closing its doors on September 23<sup>rd</sup> which has raised concern in the community. Issues include about the general vacancies in the Alamo Plaza Shopping Center and how community can support..

MAC Member Comments:

*Member Dommes* - noted that roughly a year ago, the Alamo Chamber of Commerce also encouraged the idea for shopping locally in Alamo. The Alamo community is concerned at the current number of merchant vacancies. Can the Chamber and the MAC work together to support Alamo merchants? Would like to see David Bowlby meet with the property owner. Would like to see the downtown maintain its viability.

*Member Best* – Would feel much more comfortable in a supportive role in some of the ideas being presented this evening. Does not wish to see the MAC cross any lines as far as the community is concerned. Current Landlord is in Texas with an office in SF. Does not wish to see the MAC to get inappropriately involved. Suggests the MAC find out the zoning for property.

*Member Mick* – Does not wish for the MAC to get involved in any communication with the Landlord and others as it relates to the merchants in the plaza.

*Member Barclay* – would like to see the County express concern about the current situation in the Plaza. Did note that downtown WC was a redevelopment area.

*Member McDonald* – does not oppose asking David Bowlby, as MAC Chair, meet with local representatives to express concerns of the vacancies. Believes the situation needs to be addressed.

Public Comment Provided By:

Ms. Lauren Duensing, owner of Yellow Wood in Alamo spoke about the concern of merchant shops closing in the Alamo Plaza Shopping Center. Yellow Wood had a 5 year lease agreement. Has come to an impasse with the current Landlord, Invesco. She believes that the shopping Plaza is owned by the Hang-Sang Trust. Questions if the property owner wants the Plaza to go belly-up. Ms. Duensing heard that there was a proposal supported by Donna Gerber that was voted down 7 years ago. Is there an intentional dormancy for re-development.

D. Review and discuss AOB update as provided by Public Works.

Revised list provided to MAC for review. Public Works to bring a list of transportation concerns identified before the MAC for review. Will provide the history and background information and formerly proposed solutions for the downtown area.

MAC Comments:

*Member Best* – Q: Is there a way that once a problem has been identified that the MAC can get a firm commitment of when the project might be done? Focus should currently be on short term projects. Believes both the MAC and the community would appreciate this effort. A: Staff member Van de Brooke committed to creating a spreadsheet with requests and resolutions.

E. Review and discuss on/off ramps in Alamo; proposed maintenance agreements with Caltrans; joint project with Alamo Rotary. Staff provided updates on the proposed beautification efforts and the continued efforts with both County Public Works and Caltrans.

F. Review and Discuss the Alamo downtown tree lighting options during daylight savings time (holiday décor).

MAC Comments:

*Member Barclay* – Q: Could this be from R-7A capital improvements? A: It was noted through public comment that it could be used along with funds from Zone 36. Member Barclay supports the idea.

*Member McDonald* – Q: What types of lights are being suggested? A: A netting-type light would be attached to the lower trunk portion of the trees. Q: Can R-7A funds be used for such a venture?

*Member Best* – would like to see what the scene would look like. Was referred to a couple cities that have such a program along with a website; [downtowndecorationsinc.com](http://downtowndecorationsinc.com)

Public Comment Provided By:

Vicki Koc spoke in support of the holiday tree lighting. Noted that R-7A had supported such an effort before its dissolution. Proposes a capital outlay, including maintenance for such an effort. This would include about 27 trees on the west side of Danville Blvd. A few less on the other side of the street.

Member Dommies recommends that PW research the viable options for trees, electrical availability, etc. and host a Walk-through to establish viable locations. Seconded by Member McDonald. Item passed unanimously.

Member Best to attend meeting along with Alamo resident Vicki Koc, a representative from PG&E and Public Works.

G. Review and discuss Parks and Recreation survey update.

Staff passed out revised copies of proposed survey for continued discussion.

10. COUNCIL MEMBER REPORTS

A. None provided.

11. CORRESPONDENCE

A. General Correspondence: None.

B. New Permit Applications Received: None.

C. Pending Permit Applications:

1. 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.

2. 2615 Miranda Avenue (Livorna Park) - Land Use Permit Application #LP10-2026 for the installation of new antennas on cellular tower. Applicant, AT&T hopes to collocate on a tower proposed by Clearwire at same location.
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. Justin Morgan Drive - Development Plan Application #DP10-3007. The Alamo Highlands HOA is requesting entry gate improvements.
5. 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.
6. 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. LL Zones 36, 45 & 54 review of budget for 2010/2011 year (October 19, 2010).
2. Proposed Parks and Recreation Calendar of events for 2011. (October 19, 2010).
3. CSA R-7A review of budget for 2010/2011 year. (October 19, 2010).
4. MAC Chair rotation (November 9, 2010).
5. Retreat/reflection of first year. (November 9, 2010).
6. Review Phase 3 capital improvements at HMRP requested by MAC Members appointed to the JPOC. (November 16, 2010).
6. LL Zones 36, 45 & 54 review of proposed budget for 2011/2012 (March, 2011).
7. CSA R-7A review of proposed budget for 2011/2012 year (March, 2011).
8. Extend invitation to fire district board to join Alamo MAC to discuss fire house (TBD).

B. Future Agenda Items:

1. Introduction of new County Sheriff, D. Livingston.
2. CCTA Congestion Management Plan/CRIPP.
3. YMCA community and staff discussion on potential uses for YMCA property; discussion as it relates to the slide area.
4. MAC by-laws.

13. **ADJOURNED AT 9:06 P.M. UNTIL NEXT REGULAR MEETING OCTOBER 5, 2010**