

Alamo Municipal Advisory Council

David Barclay, Chair
Anne Struthers, Vice-Chair
Ed Best
Aron DeFerrari, Alternate
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, October 7, 6:00 p.m.** **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.

AMAC members present: David Barclay, Aron DeFerrari, Ed Best, Michael McDonald, Steve Mick, Susan Rock and Jill Winspear AMAC member absent: Anne Struthers

2. STAFF/AGENCY REPORTS

A. District II Staff Update

- The next Alamo Liaison meeting is scheduled for October 20, 2014, beginning at 8:00 a.m. Location: Supervisor Andersen's Office 309 Diablo Road, Danville.

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.

Alamo Rotarian Dick Olsen thanked the MAC members again for their \$21,000 contribution (from R-7A funds) toward the landscaping improvements at the on/off ramps at Stone Valley Road and I680. He provided an update that included the replacement of damaged trees and plans to plant approximately 300 daffodils in the future.

Sharon Burke made an inquiry about CSA R-7 Park and Recreation expenses, compared to other park and recreational districts throughout the county. She also asked about the CSA R7 funds contributed to Hap Magee Ranch Park in relationship to the JEPA and Alamo patron usage.

4. PRESENTATIONS

None

5. **NEW BUSINESS**

- A. Variance Permit Application (VR14-1031) has been submitted requesting approval of an 8.9 foot side yard variance (where 15 feet is required) and a 13.9 foot aggregate side yard variance (where 35 feet is required) to construct an entryway addition and to permit an addition that has already been constructed along the western portion of the residence on a substandard lot. The property is located at 1496 Finley Lane, Alamo.

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

Motion by Barclay to approve as requested, noting that the applicant will get all of the necessary permits and pay the applicable fees, second by Best. Ayes: DeFerrari, Winspear, Rock and McDonald Nays: Mick Absent: Struthers

- B. Variance Permit Application (VR 14-1032) has been submitted requesting approval of a 3-foot side yard setback (where a minimum of 15-feet is required) for an 8-foot tall retaining wall. This project includes a small lot design review for neighborhood compatibility. The property is located at 263 Las Quebradas; Parcel B of Minor Subdivision #MS87-87-39.

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

Motion by Best to approve as requested, second by McDonald. Ayes: DeFerrari, Winspear, Rock, Barclay Nays: None Abstention: Mick Absent: Struthers

- C. Variance Permit Application (VR14-1033) has been submitted requesting approval of a variance to allow the construction of a 700 square-foot detached garage (where 600 square-feet is the maximum), and to allow a 7-foot side yard setback (where 20 feet is the required minimum) to convert an existing garage, attached to the residence, into a new living space. The request also includes work within the drip lines of 3 code-protected trees for the proposed detached garage and the additions to the residence. The property is located at 1681 Las Trampas Road, Alamo.

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

Motion by McDonald to approve as requested, second by Best. Ayes: DeFerrari, Winspear, Rock, Barclay Nays: Mick Absent: Struthers

- D. Variance Permit Application (VR14-1037) has been submitted requesting approval of a 9-foot side yard variance (where 15 feet is required) and a 19 foot aggregate side yard variance (where 35 feet is required) to construct a 228 square foot addition to an existing home, on a substandard lot. The property is located at 133 Via Serena, Alamo.

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

Motion by McDonald to approve, subject to the following conditions suggested by the AIA:

1. ***The revised plans show a 32.5' cumulative side yard setback with a setback of 9' with the new addition. Site measurements taken by the AIA planning members determined that the actual setbacks would be 7.5' minimum and 31' cumulative with the new addition. In this case, AIA finds the latter somewhat reduced setbacks still acceptable.***
2. ***The existing bamboo planting along the side fence line on the neighboring property should be augmented on the applicant's property to eliminate the gap in the existing bamboo screen to shield the neighbor from the visibility of the addition.***
3. ***The pool equipment that will have to be relocated because of the proposed addition should be enclosed in a sound attenuating enclosure at its new location, which will likely be closer to the neighboring property than the current location.***

Second by Mick. Ayes: DeFerrari, Winspear, Rock, Barclay and Best Nays: None Absent: Struthers

6. **OLD BUSINESS**

- A. Review and discuss the installation of a pathway to the small dog park at Hap Magee Ranch Park, by Dave Casteel (Town of Danville)

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

Motion by McDonald to accept and approve the report as presented by Casteel, second by Best. Ayes: DeFerrari, Winspear, Rock, Barclay and Mick Nays: None Absent: Struthers

- B. Update on Tree #27, impacting PG&E's High Voltage Energy System, by Tom Guarino, PG&E East Bay Government Relations Team

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

Update only; PG&E considering redesign of lid to high voltage box. Planning a site visit soon, will advise of date and time once confirmed.

- C. Hemme Property (1193 Danville Boulevard) park update, David Barclay

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

Update only; considering 6 months of public comment period, a year for design/planning with construction starting in late 2016, early 2017.

- D. Report on last quarter spending for 2013/14 (CSA R-7A; LL-2 Zones 36, 45, & 54), by Susan Cohen

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

Motion by McDonald to accept reports, second by Best. Ayes: DeFerrari, Winspear, Rock, Barclay and Mick Nays: None Absent: Struthers

- E. Recreation report for 2014, direction to staff for future planning for 2015, by Victoria Skerritt

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

Motion by McDonald to accept report, second by Best. Ayes: DeFerrari, Winspear, Rock, Barclay and Mick Nays: None Absent: Struthers

Note: Mick, Winspear and Rock to review bands list and report back to MAC with a prioritized list at the next MAC meeting. Note: Winspear and Rock to review movie list and report back to MAC.

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 September 2, 2014 Record of Actions
- B. Approve September 23, 2014 Record of Actions

Motion by Mick to approve both ROA's, second by McDonald. Ayes: Rock, Best, Barclay, DeFerrari, and Winspear. Nays: None Absent: Struthers

8. **SUBCOMMITTEE REPORTS**

*Updates provided when available.

Alamo AOB Subcommittee for Schools: Best, Mick and Rock

- Per Rock, parents circling down to lower lot of Alamo Elementary School during the construction phase of Wilson/Livorna Roads, seems to be effective. Fiber Optics discovered by contractors prompting a temporary delay of the project.

Alamo AOB Subcommittee for Downtown: Barclay, McDonald, Rock and Struthers

- Jerry Fahy to provide a Roundabout update at the November MAC meeting.

Alamo Police Services Advisory Committee: Struthers

Land Use Planning Working Group: Barclay, Winspear and McDonald

Parks and Recreation Working Group: Barclay, Best, Winspear and Mick

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

Motion by Rock to approve and move forward with YMCA contract, second by Winspear. Ayes: Best, Barclay, DeFerrari, McDonald and Mick. Absent: Struthers

Hap Magee Dog Park Subcommittee: Michael McDonald

Maintenance Supervisor Dave Casteel from the Town of Danville was still present and told the MAC that decomposed granite plans are in the works, should it later be decided that the grass isn't working. Should this occur, he will bring this to the attention of the MAC for feedback, prior to any surface type changes.

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

None

- B. **COMMENTS BY MEMBERS OF THE ALAMO MAC**

Mick: The Community Foundation of Alamo will be hosting this year's Alamo Tree Lighting Festival on November 23rd at Andrew H. Young Park. Stone Valley Middle School new design is in review.

- C. **FUTURE AGENDA ITEMS**

- A. Zones 36 review options for the sidewalk repair project
- B. Livorna Park Bocce Ball Court

- D. **ADJOURNMENT**

Adjourned at 8:10 p.m., to the Alamo MAC meeting on **November 4, 2014** at 6:00 P.M. at the **Alamo Women's Club** 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.
