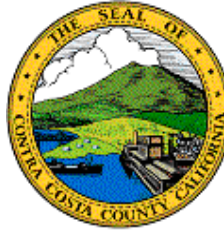


# Alamo MAC

David Bowlby, Chair  
Nancy Dommes, Vice-Chair  
David Barclay  
Ed Best  
Janet Miller Evans  
Michael McDonald  
Steve Mick



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

**Tuesday, December 7, 2010**

1. **CALL TO ORDER** Meeting called to order by -Chair Bowlby at 7:05 P.M.
2. **PLEDGE OF ALLEGIANCE** Led by Member Mick.
3. **ROLL CALL** Members Present: David Bowlby, Nancy Dommes, Ed Best, Steve Mick, David Barclay, and Janet Miller Evans; absent was Member Michael McDonald.
4. **PUBLIC COMMENT (3 Minutes/speaker)**
5. **ADOPTION OF MEETING SUMMARY FROM NOVEMBER 16TH, 2010**  
Member Mick moved to approve Meeting Summary with noted edit to Item 9(a), seconded by Member Bowlby, item passed.
6. **COMMUNITY ORGANIZATION REPORTS**
7. **STAFF/AGENCY REPORTS**
  - A. District III staff update.
    1. HWY 680 Road Rehabilitation Project has been awarded to contractor. Expect spring construction start.
    2. Update on Alamo on/off ramps and beautification project. Bark to be in place by end of the year.
    3. P-2B update. Supervisor preparing to make appointments for upcoming 2011 year. Any MAC Members interested, please submit application to District III office.
    4. LAFCO R-7 discussion with Round Hill regarding option for annexation into R-7 Zone A.
    5. MAC to consider monthly meeting v. bi-monthly.
    6. Reminder of MAC Reflection Dinner, Tuesday, January 4<sup>th</sup> at 7:00pm at Forli Ristorante in Alamo.
8. **PRESENTATIONS**
  - A. None.
9. **ITEMS FOR DISCUSSION AND/OR ACTION**
  - A. 430 Crest Avenue – Review and provide recommendation on Variance permit Application #VR10-1030. Applicant is requesting approval of an existing 26'x12' accessory structure previously built without necessary permits. Structure does sit within the front setback of the residence.

### MAC Member Comments:

Member Barclay: Is not able to support application as variance does not note any special circumstance warranting recommendation of approval.

Member Miller Evans: Why was shed not constructed in the backyard? Applicant wanted the access to the shed close to the street. The other sides of the property are landlocked, thereby limiting access.

### Public Comment Provided By:

Tom Jupille, applicant provided overview of project application.

Roger Smith representing AIA provided their comments on project application.

Member Barclay recommended not approving variance as requested as special circumstances of subject property were not found. Seconded by Member Best, item passed unanimously.

- B. 1625 Campresino - Review and provide recommendation on Variance Permit Application #VR10-1036. Applicant requests approval of variances to allow for a 0-foot side yard setback and 12.56' side yard setback where 15' and 20' are required for an aggregate side yard setback of 35' for an existing retaining wall. This request also includes the removal of 5 code protected trees and relocation of an existing scenic easement boundary. *The construction of a new retaining wall and removal of trees were approved by the County in October of 2009 due to an emergency related failure of the prior retaining wall. Exhibit will be included when application is formally reviewed.*

MAC Member Comments:

Member Best: Requested clarification as to why the MAC was to review this application if already approved for safety purposes. Chief of Staff, Tomi Van de Brooke noted there could be a distinction between a project built without proper permits and one that required an emergency approval and clean-up of scenic easements. There is always an abatement process to force removal of items not permitted.

Member Best recommended supporting approval of requested variance as provided by DCD staff. Seconded by Member Barclay, item passed unanimously.

Member Barclay requested update on past reviewed applications and their current status. Staff to request update from DCD.

- C. Review and comment on continuation of Monte Vista Pool Agreement.

MAC directed staff to place on the January 18<sup>th</sup> Agenda an action to recommend to District 3 Supervisor the termination of the Monte Vista Pool Agreement along with providing the required 90 day notice of termination to the Town of Danville.

- D. Review and comment on proposed revisions to the Joint Powers Operating Committee Agreement.

MAC Member Comments:

Member Mick would like to see document reformatted with newest requested revisions noted.

District 3 staff will reformat document and enumerate both MAC and staff concerns about what is and/or is not being followed in accordance to said Agreement and call a final subcommittee meeting to review and make recommendation to the full MAC.

## **10. COUNCIL MEMBER REPORTS**

### **11. CORRESPONDENCE**

A. General Correspondence:

1. Letter from AIA regarding Variance Permit Application #VR10-1034.
2. Letter from AIA regarding Development Plan Application #DP10-3037.

B. New Permit Applications Received: None.

C. Pending Permit Applications:

1. 2100 Stone Valley Road - Land Use Permit Application #LP09-2026. San Ramon Valley Fire Protection District requests approval to construct new 9,255 square foot fire station.
2. 295 Las Quebradas - Land Use Permit Application #LP10-2041. Applicant requests approval for an existing residence on-site built without permits.
3. Justin Morgan Drive - Development Plan Application #DP10-3007. The Alamo Highlands HOA requests entry gate improvements.
4. 142 Smith Road - Minor Subdivision #MS09-0004. Request for one lot at Alamo Oaks be subdivided into two parcels.
5. 3038 Oakraider Drive - Variance Permit Application #VR10-1034. Request approval of a side yard variance of 5' 3" where 15' is required for an existing addition constructed without permits.
6. 3169 Round Hill Road - Land Use Permit Application #LP10-2079. Round Hill Country Club, requests approval for the installation of outdoor lighting for the lower tennis courts at Round Hill Road and Stone Valley.
7. 1282 Danville Blvd. - Land Use Permit Application #LP10-2080. Creekside Community Church, requests approval of a telecommunications facility (co-location with Metro PCS) for T-Mobile.

### **12. FUTURE AGENDA ITEMS**

A. Scheduled:

1. Retreat/reflection dinner. (January 4, 2011)

2. Park & Recreation updates (January 18, 2011)
3. Review of the Monte Vista Pool Committee and Alamo's continued involvement. (January 18, 2011)
4. Downtown Danville Blvd. tree lighting long-term effort. (January 18, 2011)
5. LL Zones 36, 45 & 54 review of proposed budget for 2011/2012 (March 15, 2011)
6. CSA R-7A semi-annual budget review. (March 15, 2011)  
\* *MAC to receive quarterly information under 'Correspondence' portion of the agenda.*
7. Extend invitation to San Ramon Valley Fire District Board Chair or representative to join Alamo MAC to discuss Fire House Station #32. (TBD)

B. Future Agenda Items:

1. Introduction of new County Sheriff, Dave 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 8:55 P.M. UNTIL NEXT REGULAR MEETING JANUARY 4, 2010 AT 7:00P.M.**

- A. January 4<sup>th</sup> meeting to be held at Forli Ristorante at 3160 Danville Blvd., Alamo, 7:00 P.M.
- B. Next regularly scheduled meeting January 18<sup>th</sup> at The Cottage at Hap Magee Ranch Park, 7:00 P.M.