

**Alamo Municipal Advisory Council
Land Use Subcommittee**

Cecily Barclay, Chair
Robert Brannan
Robert Mowat



Candace Andersen, Supervisor

Contra Costa County, District 2
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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.*

ALAMO MAC LAND USE SUBCOMMITTEE

RECORD OF ACTIONS

Thursday, February 23, 2022

4:00pm

Meeting ID: 945 7274 9834

Or Telephone Dial:

USA 214 765 0478 or USA 888 278 0254 (US Toll Free)

Conference code: 689647

VIRTUAL MEETING pursuant to Government Code Section 54953(e)

1. CALL TO ORDER – ROLL CALL

Chair Barclay and Member Mowat present. Member Brannan absent.

2. PUBLIC COMMENT (3 minutes/speaker)

3. NEW BUSINESS

- a. CDMS22-00013** - The application requests approval of a Minor Subdivision application to allow for a subdivision to result in 3 SFR lots. The address is 10 Kemp Court. (Planner: Joseph Lawlor)

Public Comment:

Ekta and Sanjay Sethi, Project Applicant

Richard Kopf, Tracy Court

Carolyn Carpenter, Tracy Court

Dave Pearson

Tyker Fagg, Kemp Court

Motion by Member Mowat to recommend denial of the application based on the following concerns:

- 1) The Land Use proposal does not work with the site constraints (i.e. topography, privacy, views, massing, grading and draining);**
- 2) The proposed subdivision ignores existing slopes; 37 percent and 50 plus percent;**
- 3) The submittal is vague and fails to show solutions for neighborhood integration, ingress and egress, parking and architecture;**
- 4) The subdivision would require approval that is inconsistent with the County General Plan policy to avoid grading on 26 percent plus slopes.**

Unanimous approval.

- b. CDVR22-01070** - The applicant requests a design review and a Variance for a 1'-4" side yard (where 15 feet is required) for upper and lower additions to an existing

single-family residence on a substandard lot. The additions would add 1,165 sq. ft. to the lower level, 813 sq. ft. to the upper level, and 431 sq. ft. to the garage, for a total of 4,185 square-foot residence and 883 square-foot attached garage. The address is 166 Patricia Lane. (Planner: Adrian Veliz)

No public comment.

Member Barclay and Member Mowat did not reach consensus and will present their analysis at the March 7th MAC Meeting.

4. ONGOING ITEMS

- a. Contra Costa County General Update (Envision 2040) (Land Use Element, Housing Element, Alamo/Castle Community Profile and Proposed Density of the Land Use Designation)
- b. Other upcoming land use matters

5. 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 February 3, 2023 Record of Actions.

Unanimous approval.

6. ADJOURNMENT

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 925.655.2300.

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 925-655-2300. Complete name and address must be submitted to be added to the list.