

# 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



**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, November 7<sup>th</sup>, 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. by Chair Struthers. Alamo Municipal Advisory Council members present: Chair, Anne Struthers, Vice-chair, Susan Rock, Jill Winspear, David Barclay, Steve Mick, and Aron DeFerrari

Absent: Member Salisbury

### **2. STAFF/AGENCY REPORTS**

- A. District II Staff Update - The next Alamo Liaison meeting is scheduled for December 11th, 2017, beginning at 8:30 a.m. at Supervisor Andersen's office located at 309 Diablo Road, Danville. There will NOT be a meeting the week of the Thanksgiving holiday on Monday, November 21<sup>st</sup>.
- B. San Ramon Valley Fire Protection District – grand opening of Station #32 in October was a great success and lots of community turned out for the festivities. Deputy Chief Krause gave a general thanks to the community for support of the new fire station.

### **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.*

Roxanne Lindsey came to speak on behalf of Wreaths Across America. On December 16<sup>th</sup>, all are welcome to come to the Alamo Cemetery and lay a wreath on one of the 200 Veterans that are laid to rest there. Donations are welcome to help purchase wreaths and each wreath is \$20.00.

Richard Steele, resident and representative of Pebble Drive HOA concerned about interpretations of front setbacks as they relate to ADU's on small lot space. Request that the MAC look into the County's interpretation of the ordinance.

Mike Gibson representing AIA also concerned with County's interpretation of ADU ordinance as it pertains to setbacks. Also request that the MAC Land Use subcommittee review county's interpretation of code.

### **4. PRESENTATIONS - None.**

### **5. NEW BUSINESS**

- A. Review and discuss Short-Term Rental Ordinance Regulatory Options per attached questionnaire as provided by DCD staff.

Public Comment:

Mike Gibson, AIA  
Elizabeth Harwood  
Tom Cushing  
Sharon Burke

Bruce Lesser  
Marsha Flakoll  
Robert Norsworthy  
Barbara Hockett

R. Cherrie  
Dan Simoes

***The MAC supported each member completing an individual survey and providing to District II staff to forward to DCD for review and inclusion in their initial draft ordinance to be presented to Board of Supervisors in February of 2018.***

- B. Land Use Permit application #LP17-2019; The applicant requests approval of an LUP to renew an existing T-Mobile Wireless facility originally approved under LP04-2027. The project also includes the replacement of (6) antennas, the addition of (3) RRV's, and replacement of (1) cabinet at the existing wireless facility. Property is located at 1350 Danville Blvd.

Public Comment:  
Mike Gibson, AIA

***The MAC recommended support of the application with the following conditions of approval:***

- 1. The branches of the tree must extend one foot beyond antenna placements***
- 2. All antennas are to be covered by socks***
- 3. Lower branches below the antennas be added to make a more uniform tree.***

***A second to the motion was offered by Member Barclay. Ayes: DeFerarri, Barclay, Mick, Struthers, Rock, Winspear, Bhandari and Johnson. Nays: None Absent: Salisbury***

***MOTION PASSES***

- C. Variance Permit application #VR17-1035; The applicant requests approval of a variance permit to allow 10' side yard, where 20' is required, to construct a 27.5 square foot addition to the north side of an existing single-family residence. Property is located at 205 Austin Lane in Alamo.

Public Comment:  
Mike Gibson, AIA

***Member Barclay recommend to support the application as proposed with a second by Member DeFerarri. Ayes: DeFerarri, Barclay, Mick, Struthers, Rock, Winspear, Bhandari and Johnson. Nays: None Absent: Salisbury***

***MOTION PASSES***

***\*Application Items D through L are Verizon Wireless applications consisting of the same type of equipment installation in the County Right-of-way and will be considered with one motion.***

- D. Wireless Permit Application #WA17-0005; request to install a 4' antenna at the top of an existing utility pole as well as two remote radio units, two diplexers, one disconnect switch, two power supply units, six hybrid combiners, one pole mounted power meter and one underground fiber transport pull box all located in the county right-of-way. Site is located in the ROW on the north side of Stone Valley Rd. West of Roundhill Drive.
- E. Wireless Permit Application #WA17-0006; request to install a 4' antenna at the top of an existing utility pole as well as two remote radio units, two diplexers, one disconnect switch, two power supply units, six hybrid combiners, one pole mounted power meter and one underground fiber transport pull box all located in the county right-of-way. Site is located in the ROW on the north side of Granite Drive west of Roundhill Road.
- F. Wireless Permit Application #WA17-0007; request to install a 4' antenna at the top of an existing utility pole as well as two remote radio units, two diplexers, one disconnect switch, two power supply units, six hybrid combiners, one pole mounted power meter and one underground fiber transport pull box all located in the county right-of-way. Site is located in the ROW adjacent to Lot 11 of Rancho San Ramon on Livorna Road.
- G. Wireless Permit Application #WA17-0008; request to install a 4' antenna at the top of an existing utility pole as well as two remote radio units, two diplexers, one disconnect switch, two power supply units, six hybrid combiners, one pole mounted power meter and one underground fiber transport pull box all located in the county right-of-way. Site is located in the ROW at 20 Francesca Way.
- H. Wireless Permit Application #WA17-0009; request to install a 4' antenna at the top of an existing utility pole as well as two remote radio units, two diplexers, one disconnect switch, two power supply units, six hybrid combiners, one pole mounted power meter and one underground fiber transport pull box all located in the county right-of-way. Site is located in the ROW on the west side of Green Valley Road north of Oak Glen Court.
- I. Wireless Permit Application #WA17-0010; request to install a 4' antenna at the top of an existing utility pole as well as two remote radio units, two diplexers, one disconnect switch, two power supply units, six hybrid combiners, one pole mounted power meter and one underground fiber transport pull box all located in the county right-of-way. Site is located in the ROW on the west side of Erselia Trail north of Bunce Meadows Drive.
- J. Wireless Permit Application #WA17-0011; request to install a 4' antenna at the top of an existing utility pole as well as two remote radio units, two diplexers, one disconnect switch, two power supply units, six hybrid combiners, two cell cabinets, one pole mounted power meter and one underground fiber transport pull box all located in the county right-of-way. Site is located in the ROW on the east side of Vernal Drive south of Livorna Road.

- K. Wireless Permit Application #WA17-0012; request to install a 4' antenna at the top of an existing utility pole as well as two remote radio units, two diplexers, one disconnect switch, two power supply units, six hybrid combiners, one pole mounted power meter and one underground fiber transport pull box all located in the county right-of-way. Site is located in the ROW on the west side of Danville Boulevard north of Sunnybrook Road.
- L. Wireless Permit Application #WA17-0013; request to install a 4' antenna at the top of an existing utility pole as well as two remote radio units, two diplexers, one disconnect switch, two power supply units, six hybrid combiners, one pole mounted small cell cabinet, power meter and one underground fiber transport pull box all located in the county right-of-way. Site is located in the ROW on the east side of Miranda Avenue north of Granite Drive.

Public Comment:

|                            |                       |                   |
|----------------------------|-----------------------|-------------------|
| Sue Elvidge                | Michelle Bryan        | Daniel Rothschild |
| George Katsoulis           | John Bryan            | Ellen Marks       |
| Marie Sunseri              | Carole Ryan           | Sarah Reilly      |
| Lou Plummer                | Nancy Mayer Daetz     | Melva Claridge    |
| Debra (No last name noted) | James "Sean" Albright | Mike Gibson       |
| Pam Roberts                | Michael Weiner, MD    |                   |
| Linda Kwong                | Jason Silver          |                   |

**Member DeFerarri moved to recommend DENIAL of the wireless permit applications listed in Agenda items D through L for failure to comply with the following County Codes;**

**88-24.202(a)(2) – failure to avoid adverse visual and aesthetic impacts of wireless telecommunications facilities.**

**88-24.202(a)(4) – failure to explore collocation of wireless telecommunications facilities wherever feasible**

**88-24.408(a)(1) – failure to comply with design requirements that mandate a wireless facility must be designed to minimize its visual and aesthetic impacts on the surrounding area.**

**The MAC also recommended that Supervisor Andersen direct County Counsel to proactively develop a legal basis for the ZA to deny the nine applications. Second to the motion was offered by Member Winspear.**

*Ayes: DeFerarri, Barclay, Mick, Struthers, Rock, Winspear, Bhandari and Johnson. Nays: None Absent: Salisbury*

***MOTION PASSES***

**6. OLD BUSINESS**

- A. Downtown Alamo Roundabout Update – Environmental studies continue. Public Works has to look at Archaeological and Architectural (Under Cultural Study) to submit to Cal Trans. Team is hoping for an exemption for Cultural Screening under Environmental.

PW has new staff in Design that is getting up to speed and developing the Geometric Design. W-Trans work was mostly conceptual. Design team continues to update Utility information. Field and Office Surveys should be complete by the end of next week.

Existing Sidewalk:

The maintenance crew has been assigned to remove some of the concrete sidewalk panels adjacent to the trees and backfill the hole with decomposed granite. The trees of most concern are in front of Bank of American and Wells Fargo. They hope to complete before the end of this year.

- B. Consider recommendations of Parks & Recreation Subcommittee of possible 2018 movies and bands for the 2018 Summer Concert and Movie series at Livorna Park, presented by MAC Members Rock, Winspear and Mick.

**Member Rock met with Member Winspear to review and discuss the movie and music selections for the 2018 summer concert and movie series and the bands below are captured in the order which discussed, from the most desired to least.**

|   |                              |                                |
|---|------------------------------|--------------------------------|
| <b>The Sun Kings</b>                                      | <b>Movies reviewed were:</b> | <b>Wonder Woman and</b>        |
| <b>Mike Amaral's California Beach Boys</b>                |                              | <b>Raiders of the Lost Ark</b> |
| <b>Petty Theft</b>  |                              |                                |
| <b>Kalimba (as long as the cost is within our budget)</b> |                              |                                |
| <b>Big Iron or Jake Gill (depending on availability)</b>  |                              |                                |
| <b>Fog City Swampers</b>                                  |                              |                                |
| <b>Rock the Heat</b>                                      |                              |                                |
| <b>House Rockers</b>                                      |                              |                                |
| <b>Fleetwood Mask</b>                                     |                              |                                |
| <b>Forejour</b>   |                              |                                |

**It was also noted that perhaps the movie series this summer could be held at the elementary schools; Rancho Romero and/or Alamo Elementary. Member Rock will reach out to the Principals to see of their interest in hosting an event and report back at the December or January meeting.**

*Member Mick moved to support the recommendation by Members Rock and Winspear as presented with a second by Member DeFerri.*

*Ayes: DeFerri, Barclay, Mick, Struthers, Rock, Winspear, Bhandari and Johnson. Nays: None Absent: Salisbury*

**MOTION PASSES**

**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 October 3rd, 2017 Record of Actions.

*The MAC recommended approval of the 10/3/17 ROA's with a motion by Member Mick and a second by Member DeFerrari. Ayes: DeFerri, Barclay, Mick, Struthers, Rock, Winspear, and Johnson. Nays: None Abstentions: Bhandari – absent in October*

**8. SUBCOMMITTEE REPORTS - \*Updates provided when available\***

Alamo AOB Subcommittee for Schools: *Member Rock continues to work with Principal Campopiano on solutions to the crossing guard and after school program request at Stone Valley Middle School.*

Alamo AOB Subcommittee for Downtown: *Please see report offered above under 'Old Business', Item A.*

Alamo Police Services Advisory Committee: *ALPR Camera update - all the equipment is in and working. Equipment assisted in suspect apprehension in robbery attempt at Starbucks. Officer Topete reminded residents to lock homes at all times when not home. Holidays make residences most vulnerable to home robberies. Be vigilant during the holidays. Active Shooter response of "Run, hide, hide" concept was also conveyed. Residents not happy with Express Lanes. Must have FlexPass to use Toll Lanes.*

Land Use Planning Subcommittee: *Subcommittee to review Second Unit Ordinance as drafted by DCD.*

Parks and Recreation subcommittee: *Replaced broken window at Magee house. Gate repaired in front of Cottage. All houses are cleaned two to three days per week based on usage. Fire extinguishers are inspected monthly.*

Hap Magee Dog Park Subcommittee:

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

**10. COMMENTS BY MEMBERS OF THE ALAMO MAC – Member Mick noted that Saturday, November 11<sup>th</sup> was Veterans Day. Please thank the Veterans you know and see in the community.**

**11. FUTURE AGENDA ITEMS**

- A. Appointment of MAC Chair and Vice-Chair for the 2018 calendar year. (December)
- B. Update from Town of Danville on the plans for the play area renovation at Hap Magee Ranch Park. (December)
- C. Review and accept 1st Qtr. 2017-18 Finance Reports for CSA R-7, Zones 36, 45 and 54 (December)
- D. Review of Ball Estate. (December or January 2018)

**12. ADJOURNMENT**

A. Meeting adjourned at 7:02 P.M. to the Alamo MAC meeting on **December 5th** at 6:00 P.M. at the Alamo Women's Club located at 1401 Danville Blvd., Alamo.