

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

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.

Record of Actions

Tuesday, December 5th, 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 6:04 p.m. by Chair Struthers. Alamo Municipal Advisory Council members present: Chair, Anne Struthers, Vice-chair, Susan Rock, Jill Winspear, David Barclay, Steve Mick, Sanjiv Bhandari, Clark Johnson, Aron DeFerrari and Kate 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.

Supervisor Andersen's Holiday Open House will be Thursday, December 7th from 5pm to 7pm at the Danville office. Please stop by for refreshments and to ring in the holiday!

Staff introduced the Hemme Avenue Sidewalk Gap Closure Project in Alamo that was submitted by Public Works to the County Bicycle Advisory Committee (CBAC) for their review. Several grant applications are to be reviewed with a decision to be made in a couple of weeks.

B. San Ramon Valley Fire Protection District – Deputy Chief, Derek Krause noted the installation of the pedestrian bridge next to Station 32 is to be completed soon. There was a minor fire in Alamo Plaza with no noted injuries.

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.

Sharon Burke noted the Marin Clean Energy (MCE) was holding an education/training event for leaders in the community on December 5th at the Danville Veterans Hall for residents to learn more about MCE and about the transition that will take place in Spring of 2018.

4. PRESENTATIONS

A. Update from Town of Danville on the plans for the play area renovation at Hap Magee Ranch Park, as presented by Fran Fuller from NUVIS Landscape Architecture.

Public Comment:
Sharon Burke

Upon questioning by Member Rock, Director Johnson from the Town of Danville confirmed that they will require certification by field impact testing before final acceptance of the poured in place safety surfacing.

Member Rock recommended to support the Option #1 playground for 2-5 year olds and the Option #2 playground for 5-12 year olds consistent with Town of Danville Parks and Services Commission choices with the recommendation that traditional swings be replaced with disc swings, which are better used by children of all ages and disabilities. It was also recommended that the seating area designed in the 5-12 year old area be moved to the 2-5 year old area instead, to better provide direct supervision of younger children. Furthermore, it was

recommended that a crane similar to the current one/or the current one be added as a play feature for the toddler play area's sand box, replacing the \$60,000 discovery element.

The MAC also supports the research of a shade structure and/or additional shade trees to help cover the sand play area. The motion was seconded by Member Mick.

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

MOTION PASSES

5. NEW BUSINESS

- A. Review and discuss Short-Term Rental Ordinance Regulatory Options. MAC to offer recommendations to staff questionnaire. Please see Exhibit A for those responses tabulated.

Each MAC completed an individual survey and provided responses to District II staff. Tally of responses will be forwarded to DCD for review and inclusion in their initial draft ordinance to be presented to Board of Supervisors in February of 2018.

Motion was made by Member Deferarri to pass on the results of the survey to Supervisor Andersen for her review and consideration. Second Received by Member Mick. Ayes: Rock, Mick, DeFerarri, Barclay, Struthers, Winspear, Bhandari, Salisbury and Johnson. Nays: None

MOTION PASSES

- B. Development Plan Application #DP17-3041. The applicant is submitting a request for approval of a development plan to allow the construction of a new single-family residence on a substandard lot. Property is located at 154 Las Quebradas Ln. in Alamo.

Public Comment:
Mike Gibson, AIA

Member Bhandari recommended support of the application with the following conditions of approval:

- 1. That construction access be provided by the applicant on Roundhill Rd.*
- 2. That an open design metal fence, such as wrought iron, be constructed along the Roundhill Rd. frontage of the property and that evergreen shrubs and trees be planted and maintained along this fencing to filter and soften the visual impact of the home to the Roundhill Rd. frontage.*

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

MOTION PASSES

- C. Land Use Permit Application #LP17-2028 for your review. The applicant requests approval of a LUP to renew an existing Sprint wireless facility (expired permit #LP01-2077) and remove two antennas, install three new antennas, and install 12 new RRH units. Property is located at 1241 Laverock Lane in Alamo.

Public Comment:
Mike Gibson, AIA

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

MOTION PASSES

- D. Land Use Permit Application #LP17-2029 for your review. The applicant requests approval of a LUP to establish a car detail shop within an existing commercial building. Property is located at 3212 Danville Blvd. in Alamo.

Public Comment:
Mike Gibson, AIA

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

MOTION PASSES

- E. Variance permit application #VR17-1039. The applicant requests approval of a variance permit to allow a 10' reduced secondary setback and a 10' primary setback for the construction of a pool. Applicant also requests a reduced 10', 8" secondary setback for a shade structure. Property is located at 2551 Romley Lane in Alamo.

Public Comment:
Mike Gibson, AIA

Member Winspear recommended to 'DENY' the application s it's presented as it would grant a special privilege. Motion received a second By Member DeFerarri. Ayes: Rock, Mick, DeFerarri, Barclay, Struthers, Winspear, Bhandari, Salisbury and Johnson. Nays: None

MOTION PASSES

F. Appointment of MAC Chair and Vice-Chair for the 2018 year.

Chair Struthers recommended Vice-Chair Rock as the new Chair with Member DeFerarri as Vice-Chair for 2018. Second by Member Barclay. Ayes: Rock, Mick, DeFerarri, Barclay, Struthers, Winspear, Bhandari, Salisbury and Johnson. Nays: None

MOTION PASSES

6. OLD BUSINESS

Downtown Alamo Roundabout Update – The field surveys are completed and the topography files are just getting finished up.

The Design Division has submitted documentation to Cal Trans to get an exception for the HRER (Historical Resource Evaluation Report). All buildings in the area were granted an exemption except for one (the Alamo Animal Hospital Building). The Environmental group will continue to work on this and now need to complete an HPSR (Historical Property Survey Report). They are also working on the Archaeological Survey Report. These are all part of the Cultural Studies needed for the Environmental Documentation.

The Design staff has also contacted the City of Lafayette regarding the Roundabout recently constructed in Lafayette in an effort to get some insight into Design and Construction issues associated with Roundabouts.

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

MOTION PASSES

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. She has also discussed he possibility of the Alamo Movie nights at the elementary schools and the principals are considering the idea.*

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

Alamo Police Services Advisory Committee: *Rotary continues to work with Stone Valley on crossing guard situation. ALPR system is up and running and offering support to Sheriff's team. CHP is patrolling new I-680 toll lanes and is learning the rules along with drivers. Member Johnson to assume MAC representative seat on P2 committee.*

Land Use Planning Subcommittee: None.

Parks and Recreation subcommittee: None.

Hap Magee Dog Park Subcommittee: None.

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 Contra Costa County offers free business licenses to Veterans.

11. FUTURE AGENDA ITEMS

A. Review and accept 1st Qtr. 2017-18 Finance Reports for CSA R-7, Zones 36, 45 and 54 (December)

B. Review of Ball Estate. (February 2018)

12. ADJOURNMENT

A. Meeting adjourned at 8:03 P.M. to the Alamo MAC meeting on **January 2nd** at 6:00 P.M. at the Alamo Women's Club located at 1401 Danville Blvd., 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.
