

Alamo Municipal Advisory Council

Susan Rock, Chair
Aron DeFerrari, Vice-Chair
Sanjiv Bhandari
David Barclay
Clark Johnson
Steve Mick
Anne Struthers
Jennifer Carter, Alternate
Katherine Gillen, Youth Member



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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

Wednesday, April 10th, 2019

The Alamo Women's Club at 1401 Danville Boulevard, Alamo

1. **CALL TO ORDER - PLEDGE OF ALLEGIANCE - ROLL CALL**
 - a. The meeting was called to order at 6:00 P.M. by Chair Rock. Alamo Municipal Advisory Council members present: Chair Rock, Vice Chair DeFerrari, Member Bhandari, Member Barclay, Member Mick, Member Struthers, Alternate Carter
 - b. Members absent; Member Johnson, Youth Member Gillen
2. **STAFF/AGENCY REPORTS**
 - a. District 2 Staff Update - The next Alamo Liaison meeting is scheduled for April 15th, 2019, beginning at 8:30 a.m.
3. **PUBLIC COMMENT (3 minutes/speaker)**
 - a. Patty Hoyt, ADAPT San Ramon Valley.
4. **PRESENTATIONS**
 - a. None.
5. **NEW BUSINESS**
 - a. Application LP19-2010 - E.J. Phair Brewing – The applicant requests a land use permit/development plan for tenant space 225B, including exterior changes, increased outdoor seating, change in ABC license type and a variance for parking. Address is 225B Alamo Plaza, Alamo.
 - i. Approve the application with the contingency that County Staff relay to the DCD and Alamo Plaza owner that the MAC will not consider a recommendation to approve any future projects that include a parking exception until the planned reconfiguration of the parking lot is completed in July, 2019.
 - ii. Motion to approve by Member Barclay, Member Struthers seconds; Unanimously approved.
 - b. Application SD18-9504 – The applicant requests approval of a major subdivision to subdivide a 3.62 acre property into six lots. Address is 977 Danville Boulevard, Alamo.
 - i. Prior to building permit the Applicant shall return to the MAC for architectural design comments for the six proposed homes, the frontage wall/fence and related landscaping along Danville Boulevard, and the replacement/removal of trees at the perimeter of the property directly adjacent to existing homes and Danville Boulevard. The MAC comments shall be provided to the Applicant and Community Development Department after a single meeting. The Applicant may discuss the MAC design comments with the Zoning administrator in the

event they are unable to agree with the recommendations. This shall be a condition of approval and shown on a tentative map.

- ii. The MAC also has no objections to undergrounding the utilities as no sensitive trees were affected and recommended that the County determine best whether to underground utilities along Danville Blvd. in relation to this project.
- iii. Motion to approve by Member Barclay, Member Struthers seconds; Approved 6-1 (Member Bhandari opposed)

c. Proposed new gate at Livorna Park.

- i. Motion to approve by Member Struthers, Chair Rock seconds; Approved 7-0.

d. Review and accept 2018-19 2nd Qtr. Finance Reports for CSA R-7, and Zones 36, 45 and 54, as provided by Special Districts.

- i. Motion to approve by Member Struthers, Member Barclay seconds; Approved 7-0.

6. **OLD BUSINESS**

a. Downtown Roundabout update as provided by Public Works to District II staff.

- i. Public Works has hired a civil engineering firm to complete the design.
- ii. District II staff will check in with PW regarding the center landscape design.

b. Hemme Station Park Update as provided by Public Works Staff to District II staff.

- i. Work to remove the tanks will likely begin in June after school is out.

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 March 5th, 2019 Record of Actions
- b. Deferred to May 2019 meeting.

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

a. Alamo AOB Subcommittee for Schools: Mick, Rock and Carter

b. Alamo AOB Subcommittee for Downtown: Rock, Barclay, Bhandari

c. Alamo Police Services Advisory Committee: Johnson and Struthers

d. Land Use Planning Subcommittee: DeFerrari, Barclay and Bhandari

- i. Member Bhandari makes the following recommendations to County and DCD Staff:

1. Eliminate UNNECESSARY pages, e.g.; Page-4, 5, 6 & 12 (only provide one location map/aerial photo clearly showing the property with surrounding street names) In order to reduce the PDF file size and to improve the quality of rest of the pages, specially drawings. (Please see attached Application SD18-9504)
2. Request all future Applicants to submit all the drawings in PDF format also, so that the quality of drawings is better in the package MAC member receives and not low-resolution scanned drawings. It would save staff time and cost. Most of the Counties and Cities in Bay Area have this requirement.
3. If the PDF file size gets too big, break it in two or three files, so that the quality of applicant's drawings is not compromised and all the documents are leadable at small scale. (Please see attached application LP19-2010, site plan on page-9 is not legible and no explanation of magnitude of parking variance)

4. The information pertinent to application, like variance required, building Height issues, setback issues needs to be clearly documented on drawings, or written in the cover of the application, so that we can understand it. (Application DP18-3041, Attached, the main issue in this application was the building height and nowhere the height was mentioned on elevations/drawings)
 5. Provide report from all the other County departments, including any revised drawing, ahead of the MAC's meeting date. In February meeting the AIA representative had a revised version not received by MAC.
 - e. Parks and Recreation subcommittee: Barclay, Mick, Rock and Struthers
 - f. Hap Magee Dog Park Subcommittee: Johnson
9. **CORRESPONDENCE** (the following items are listed for informational purposes only and may be considered for discussion at a future meeting).
 - a. None
10. **COMMENTS BY MEMBERS OF THE ALAMO MAC**
Member Bhandari provided several recommendations to County Planning Staff to increase the efficiency of the MAC's review of planning materials.
11. **FUTURE AGENDA ITEMS**
 - a. The Alamo MAC likely hear the Final EIR for the Ball Estate at the May Alamo MAC Meeting.
 - b. MAC Members request Jerry Fahy (Public Works) to attend a future MAC meeting to give an update on the design of the roundabout.
12. **ADJOURNMENT**
 - a. Adjourn to the Alamo MAC meeting on May 7th, 2019 at 6:00 P.M. at the Alamo Women's Club at 1401 Danville Blvd.

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.