

## Alamo Municipal Advisory Council

Clark Johnson, Chair  
David Barclay, Vice-Chair  
Anne Struthers  
Sanjiv Bhandari  
Susan Rock  
Steve Mick  
Genevieve Herron, Youth Member



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, January 5, 2021**

**6:00 p.m. Online Meeting via [Zoom](#)**

**Meeting ID: 945 7274 9834**

**Or Telephone Dial:**

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

**Conference code: 689647**

#### **1. CALL TO ORDER - PLEDGE OF ALLEGIANCE - ROLL CALL**

Chair Clark Johnson Absent.

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

a. District II Staff Update –

The January Alamo Liaison Meeting will be held on January 11, 2021.

COVID19 County Response Update.

Alamo Public Safety Town Hall – January 12, 2021.

b. San Ramon Valley Fire Protection District update

Vaccinated 290 First Responders on December 30, 2020

c. Contra Costa County Sheriff - Valley Station Update

#### **3. PUBLIC COMMENT (3 minutes/speaker)**

Mike Gibson – Envision 2040. Will Nelson asked AIA where Alamo could accommodate more density. Cameron to set up a meeting with AIA and the MAC.

How many MAC committee members can meet without it being noticed.

Valerie Schooley – Code Enforcement on Jackson Way Sports Field.

#### **4. PRESENTATIONS**

a. None.

#### **5. NEW BUSINESS**

- a. DP20-3028 – Applicant requests approval of a new non-substantial modification to the final map of County File #DP91-3003. Development Plan Amendment necessary to implement Lot Line Adjustment per Application on file with Dept. Address is 100 Bridges Court, Alamo.

Heather Paquette (Applicant)

Public Comment: Mike Gibson, Valerie Schooley

*Motion to approve by Member Bhandari, second by Member Rock – unanimous approval.*

- b. DP20-3029 – The applicant requests a Development Plan Modification to modify the development standards established under DP77-3025 to allow a 6-foot-8-inch setback for a residential addition to an existing single-family residence. Address is 121 Alamo Hills Court, Alamo.

Paul Gantt (applicant)

Public Comment: Mike Gibson (AIA),

*Member Bhandari makes a motion to approve with condition that the extended patio/balcony be moved away from the property line to stay within conforming setbacks. Second by Member Struthers. Unanimous approval.*

- c. DP20-3030 – The applicant requests approval of a Development Plan Modification for County File #DP01-3061 and #DP14-3023 to allow the construction of new retaining walls within the “Restricted Development Area” of the parcel, a Variance to allow a 5.5 foot setback (where 25 feet is required) for a retaining wall over 3 feet in height, and a Tree Permit to allow work within a dripline of one (1) code-protected valley oak tree. Address is 446 Legacy Lane, Alamo.

Jordan Harpole (Applicant)

Public Comment: Mike Gibson (AIA)

*After considerable discussion, Member Bhandari made a motion to deny the application. The motion was seconded by Member Mick. The motion was unanimously passed by the MAC members. The MAC would like the record to reflect that one of the major concerns was the precedent setting nature of allowing homeowners to build in a Restricted Area/Scenic Easement.*

- d. TP20-0006 – The applicant is seeking a tree permit/design review approval for a proposal to remove 16 code protected trees for the purpose of constructing a 5,400 single family residence, attached garage, and associated improvements on a vacant parcel of substandard average width. The proposed residence and tree removal were previously approved under County File #VR01-1017. Address is 221 Dean Road, Alamo.

Jeff Orwig (Applicant)

Public Comment: Mike Gibson (AIA), Jeffrey Neustadt (Neighbor)

*Motion by Member Barclay to approve with the following conditions: community outreach to the immediate neighbors, a new tree survey that clearly marks every tree that is proposed to be removed, tree mitigation based on the amount of trees that have been removed and will be removed and the condition that the Planner review the issues raised by the adjacent property owner on 60 Stone Creek Place (see attached email and drawing my Mr. Neustadt dated January 4, 2021) and investigate and mitigate current drainage issues impacting neighboring properties; second by Member Bhandari. Unanimous approval.*

- e. TP20-0025 – The applicant is requesting approval of a Tree Permit and Small Lot Design Review to demolish the existing residence to construct a new 10-foot tall, single-story, approximately 2,969 square-foot single-family residence, a new 10-foot tall, approximately 598 square foot detached garage, and a swimming pool in the rear yard, which requires the removal of (19) code-protected trees. Address is 125 Camille Court, Alamo.

Greg Spalasso (Applicant)

Public Comment: Mike Gibson (AIA), Valerie Schooley (AIA), Earl Sacerdoti, Bruce Carrier, Don Schmitt, Mark Alessio

*Motion to table the application by Member Bhandari, second by Member Struthers. The applicant was encouraged to reach out to the neighbors to determine if some compromise to the design would satisfy their concerns. It was suggested that a landscape plan and color palate would help the neighbors better understand the aesthetic impacts of the design in terms of neighborhood compatibility. Unanimous approval.*

## **6. OLD BUSINESS**

- a. None.

## **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 December 1<sup>st</sup>, 2020 Record of Actions.  
Motion to approve the Record of Actions; unanimous approval. Amend the Hap Magee Park Discussion to read that Staff will continue conversations with the Town of Danville.

**8. SUBCOMMITTEE REPORTS**

Alamo AOB Subcommittee for Schools: Mick, Rock

Member Mick and Youth Member Herron met with representatives from the school district. They are open to changing grading discussions.

Alamo AOB Subcommittee for Downtown: Rock (chair), Barclay, Bhandari

Ask Jerry to present to the MAC at the February meeting.

Alamo Police Services Advisory Committee: Johnson (chair and P-5 MAC representative), Struthers

Land Use Planning Subcommittee: Barclay (chair) and Bhandari

Iron Horse Corridor Subcommittee: Struthers

Parks and Recreation subcommittee: Struthers (chair), Mick, Rock

Trees and Landscape Subcommittee: Rock (chair), Mick, Bhandari

**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**

**11. FUTURE AGENDA ITEMS**

- a. Contra Costa County Proposed Tree Ordinance.
- b. Update on Alamo Roundabout from Public Works.

**12. ADJOURNMENT**

Adjourn at 8:10pm

*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.*