

Alamo MAC

David Bowlby, Chair
Michael McDonald, Vice-Chair
David Barclay
Ed Best
Nancy Dommies
Janet Miller Evans
Steve Mick



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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, September 6th, 2011**

1. **CALL TO ORDER** Meeting called to order by Chair Bowlby at 6:03 P.M.
2. **PLEDGE OF ALLEGIANCE** Led by Member Mick
3. **ROLL CALL** Members Present: David Bowlby, Ed Best, Michael McDonald, Nancy Dommies, Steve Mick, David Barclay and Janet Miller Evans.
4. **PUBLIC COMMENT (3 Minutes/speaker)**
 - A. Sharon Burke spoke requested the County and the MAC consider the improvements necessary to the Alamo Elementary School Livorna Road crossing are as the schools field is a County park.
 - B. Sandy Menichely spoke on behalf of the organization, Save Our Creek and the impact of the proposed Summerhill Homes development.
 - C. Maryann Cella also spoke on behalf of Save Our Creek and the impacts of the proposed Summerhill Homes development. She asked that the MAC become familiar with the project and consider a future meeting where the Save Our Creek organization could come before the MAC with a formal presentation of noted concerns with the proposed project.
 - D. Mike Gibson representing the AIA spoke on their organization staying in touch with this project and watching it through the CEQA process and the MAC take action as it might be warranted.
5. **ADOPTION OF MEETING SUMMARY FROM AUGUST 2nd, 2011.**
Member McDonald moved to adopt as written, motion seconded by Member Best and passed with two abstentions from Members Bowlby and Miller Evans who were absent from the August meeting.
6. **COMMUNITY ORGANIZATION REPORTS**
 - A. None.
7. **STAFF/AGENCY REPORTS**
 - A. Staff provided an update on the Town of Danville and the Board of Supervisors having approved an amendment to the Joint Exercise of Powers Agreement at Hap Magee Ranch Park. No material changes were made in operations or use of the park; however, the new agreement allows for a more cost-effective means of managing the on-going operation and maintenance of the park.
 - B. The Exchange Club of the San Ramon Valley is sponsoring the 9/11 Memorial Ceremony at Oak Hill Park in Danville.
 - C. The annual Alamo Music Festival will be Saturday, September 10th at the Alamo Plaza Shopping Center from 12:00 noon to 11:00pm.
8. **CONSIDER CONSENT ITEMS.** Items are subject to removal from Consent Calendar by request of any MAC Member or on request for discussion by a member of the public. Items removed from this section will be considered with the Short Discussion Items.
 - A. 1241 Laverock Lane – Land Use Planning Application #LP11-2049. Applicant, Sprint PCS is requesting to renew permit #LP01-2077. Project to include upgrades to existing cellular site; including new antennas and adding one equipment cabinet.

- B. 34 Alamo Square – Development Plan Application #DP11-3016. Applicant requests approval to remodel an existing commercial building. The exterior and roof of the building to be improved by adding new composition shingles. Square footage of the building will be increase by approximately 120 square feet.

Both the above-mentioned ‘Consent Items’ were requested be moved and placed under ‘Deliberation Items’ of the evenings agenda for further discussion.

9. PRESENTATIONS

- A. None.

10. DELIBERATION ITEMS

Items 8 (A) and (B) from ‘Consent’ calendar above;

- 8(A). 1241 Laverock Lane – Land Use Planning Application #LP11-2049. Applicant, Sprint PCS is requesting to renew permit #LP01-2077. Project to include upgrades to existing cellular site; including new antennas and adding one equipment cabinet.

MAC requested this item be continued to a future meeting as more information was requested regarding the initial issuance of the LUP and the imposed conditions of approval.

Public Comment Provided By:

Mike Gibson representing AIA noted that the original conditions of approval placed on the project have not been adhered to. i.e. approved landscaping surrounding the equipment enclosure has not had landscaping for some time. Would like to know if the property owner or the carrier is responsible to replace and maintain.

- 8(B). 34 Alamo Square – Development Plan Application #DP11-3016. Applicant requests approval to remodel an existing commercial building. The exterior and roof of the building to be improved by adding new composition shingles. Square footage of the building will be increase by approximately 120 square feet.

MAC requested this item be continued to a future meeting as more information was requested regarding the proposed project application and the intended use of space to be improved.

Public Comment Provided By:

Mike Gibson representing AIA

- A. Consideration of new MAC meeting space in Alamo Plaza Shopping Center as offered by the Alamo Chamber of Commerce.

Member Mick recommends utilizing the space made available by the Alamo Chamber of Commerce on a trial basis starting December 2011. Seconded by Member Dommes, item passes unanimously.

Public Comment Provided By:

Mike Gibson recommended the MAC to be careful in its consideration of utilizing the space offered as the Chamber does have items that come before the MAC and there could potentially be a conflict of interest.

- B. Review request to utilize funds to publish MAC material in the Alamo Today monthly publication.

Member McDonald moved to recommend proceeding to request funding to publish articles in Alamo publication, ‘Alamo Today’ as the items relate to parks and recreation. Seconded by Member Barclay, item passes unanimously.

- C. Consideration of monetary donation to the Alamo Chamber of Commerce 2011 Annual Tree Lighting event at Andrew H. Young Park.

Member McDonald moved to recommend the approval of the \$1,500 monetary donation to the Alamo Chamber of Commerce in support of the 2011 Tree Lighting Event to take place on Sunday, December 4th.

- D. Review and consideration of Livorna Road speed mitigation efforts as presented by Public Works.

Jerry Fahy with Public Works (PW) provided to the MAC an update of what additional signage has been added tot eh crosswalk at Wilson Road and Livorna Road in front of Alamo Elementary School. A 4’ tall mobile neon ‘paddle sign’ was provided to the school to assist

with speeding along Livorna Road. Unfortunately the sign was hit by oncoming traffic and the Principal, Stan Hitomi removed the sign as he considered it a safety hazard to the school.

Some residents continue to be concerned that vehicles continue to speed along Livorna Road creating a safety issue for both pedestrians and bicyclists.

It was reported by Principal Stan Hitomi that after the school conducted a brief survey, 58 families would like to see improvement made to the intersection/area being reviewed.

The MAC discussed and would like to see the Alamo Area of Benefit (AoB) Project list updated as quickly as possible to include a possible project that could assist in developing funds for a project in this area. A sample project for this location could be; a pedestrian walking bridge over Livorna Road; stop light and/or stop sign; in-roadway warning lights/flashers. The MAC working group is to get together with PW to further discuss and review safety options for this area.

The item was continued to a future MAC meeting for further evaluation.

Public Comment Provided By:

Stan Hitomi, Principal of Alamo Elementary School who would like to see immediate improvement made to the intersection at Livorna Road and Wilson Road.

Janice Alamillo also spoke in support of improving the safety of the intersection and at a very minimum getting the in-ground flasher system in place to start the process of safety improvement.

Andy Baugh, local resident/attorney, also spoke in support of improving this intersection, as it is only a matter of time before someone is injured at this crosswalk.

Vicki Koc provided some great history from committees past of the development of the intersection and how it got to be as it is along with a history of options formally considered to help intersection in question.

11. COUNCIL MEMBER REPORTS

A. None.

12. CORRESPONDENCE

A. General Correspondence:

1. Danville Blvd. Tree Lighting Proposal update as prepared by Special Districts.

B. Pending Permit Applications:

1. 295 Las Quebradas - Land Use Permit Application #LP10-2041. Applicant requests approval for an existing residence on-site built without permits.
2. 2704 Danville Blvd. - Development Plan Application #DP11-3002. Applicant is requesting approval of an existing trellis built without permits in the rear yard.
3. 2199 Granite Drive – Development Plan Permit Application #DP11-3015. Request is to construct a 440 square foot cabana. Construction would require working within the drip line of 5 Redwood trees. This project requires a small lot design review due to the lot being substandard in size.

13. FUTURE AGENDA ITEMS

A. Scheduled:

B. Future Agenda Items:

1. CCTA Congestion Management Plan/CRIPP.
2. YMCA community and staff discussion as it relates to the slide area.
3. Financial updates on Zone 36 – Alamo Beautification, CSA R-7A – Alamo Parks & Recreation
4. Committee feedback on assigned interest areas.
5. Area of Benefit (AOB) needs and priorities.
6. Downtown tree lighting update.
7. Drainage Area 13 – Flood Control Division of Public Works.
8. Consideration of new Alamo logo contest.
9. Continued discussion regarding Livorna Road speed mitigating efforts.

14. ADJOURNED AT 8:38 P.M. - NEXT MEETING OCTOBER 4TH AT 6:00 P.M. AT THE SWAIN HOUSE AT HAP MAGEE RANCH PARK.