

## 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, May 2nd, 2017 6:00 p.m.**

**Alamo Women's Club - 1401 Danville Boulevard, 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.

Alamo Municipal Advisory Council members present: Chair Anne Struthers, Susan Rock, David Barclay, Steve Mick, Aron DeFerrari, Sanjiv Bhandari, Jill Winspear, Clark Johnson and Kate Salisbury

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

A. District II Staff Update - The next Alamo Liaison meeting is scheduled for May 15th, 2017, beginning at 8:30 a.m.  
Location: Supervisor Andersen's Office 309 Diablo Road, Danville.

The Board of Supervisors at the 5/2 meeting opted to move forward with seeking a Joint Powers Agreement with Marin Clean Energy (MCE). This will most likely take place in 2018 with enrollment for customers taking place at that time.

Staff is possibly seeking new location for MAC meetings. Currently working with Alamo Women's Club on rental rate. Checking with San Ramon Valley Unified School District on available options as well.

B. San Ramon Valley Fire Protection District, Deputy Chief Derek Krause offered an update on Station 52 a bit later in the meeting. Projected new open date for fire house is first week of June 2017. District will be hosting a open house sometime in May. Invitations to MAC to be sent out by District Clerk.

#### **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.*

#### **4. PRESENTATIONS – Hemme Station Park**

**\*\*Hemme Station Park Update was moved from 'Old Business' to 'Presentation' to accommodate Jeff Adams, PhD, PE from Engeo Inc. Report on the SUPPLEMENTAL CHARACTERIZATION REPORT \*\***

Adele Ho, Project Manager for the park, first offered an introduction and history of the park site.

The studies that were conducted were; Kleinfelder in 2005, Engeo in 2014, Engeo in 2016, and a supplemental report by Engeo in 2017. The County did CEQA on the property with no comments offered during the 30-day public comment period.

Because of resident concerns over environmental sampling, additional soil sampling was completed, as well as Ground Penetrating Radar/Magnetometer testing to look for any underground anomalies (such as tanks).

The GPR/Mag testing was done on the eastern third of the property, as the western two thirds historically always had orchards on it. The testing found no anomalies indicating underground storage gasoline tanks existed onsite.

The soil samples were submitted for testing. Tests were run for petroleum hydrocarbons, volatile organic compounds, and metals. Based on the review of the analytical results, it is Engeo's opinion that there is no evidence of impact to the property due to the former gas station. There were two exceedances for lead in two surface samples that appear to be anomalous and likely attributed to aerially deposited lead from historic combustion of lead-containing gasoline by motor vehicles on Danville Blvd.

For the two samples that did have higher than expected levels of lead, it was recommended by Engeo that 12-inches of that soil be removed and replaced. This was unanimously supported by the MAC to ensure resident safety. It is of the consultant's opinion that the property does not pose a risk to future park users.

Public Comment:  
Edwin Wolske  
Kristen Threlkeld  
Jennifer Joaquin  
Sharon Burke  
Cheryl Iacone  
David Cardiff

## 5. NEW BUSINESS

A. Review and approve the 2017-18 Hap Magee Ranch Park Maintenance & Operating Budget and the 2017-18 Budget Proposals for CSA R-7, Zones 36, 45 and 54, presented by Victoria Skeritt, Special Districts.

Public Comment:  
Sharon Burke

***Member Barclay moved to approve the R-7 2017-18 budget, with a second by Member DeFerri. Ayes: DeFerri, Barclay, Bhandari, Rock, Struthers, Mick, Winspear Naves: None. Motion passes unanimously***

B. Development Plan application #DP17-3008. The applicant requests approval of a development plan review to install 4 new windows and 1 new door to an existing commercial building. Site address is 225 Alamo Plaza in Alamo.

Public Comment:  
Mike Gibson, AIA  
Joan Huber  
Cindy Johnson, Donahue Schriber  
Sandra Fink

***Member DeFerri moved to 'Approve' the application with the following conditions of approval;***

***1) The owner of Alamo Plaza, Donahue Schriber, along with the applicant, Mr. Cassano, report back to the MAC every 6 months, after the first traffic study is presented to the MAC to report on the assessment and the possible continuing impact on parking presented by Alamo Salon Suites.***

***2) That the signage conforms to the Alamo Sign Program adopted by the ownership of Alamo Plaza and approved by Contra Costa County Department of Conservation and Development in having a back plate that is not taller than 42 inches in height.***

***Motion was seconded by Member Barclay.***

***Ayes: DeFerri, Barclay, Bhandari  
Naves: Rock, Struthers, Mick, Winspear***

***Motion did not pass.***

C. Variance Permit application #VR17-1012. The applicant requests approval of a 19 foot, 2-inch side yard (where 20 feet is required) for the construction of a 787-square foot 2<sup>nd</sup> floor residential addition over the existing garage and bedroom. Property is located at 954 Forest Lane in Alamo.

Public Comment:  
Mike Gibson, AIA

***Member DeFerri moved to 'Approve' the application as it was presented with a second by Member Barclay.  
Ayes: DeFerri, Barclay, Bhandari, Rock, Struthers, Mick, Winspear Naves: None. Motion passes unanimously***

D. Variance Permit application #VR17-1014. The applicant requests approval of variances to construct a 402-square foot garage with a 5-foot front yard (where 25 feet is the minimum) and a 5-foot side yard (where 15-feet is the minimum). Property is located at 2716 Miranda Avenue in Alamo.

Public Comment:  
Mike Gibson, AIA

***Member Barclay recommended to 'Deny' the application as currently presented. However, if DCD could find a reason and/or a hardship could be found, and the variance supported due to the issue of having the proposed setback due to the creek that runs through the property, the MAC could support said variance.***

*Second by Member DeFerri.*

*Ayes: Barclay, DeFerri, Mick, Rock, Struthers, Bhandari, Winspear, Johnson*  
*Nays: None*

**6. OLD BUSINESS**

1. Hemme Station Park – Please see ‘PRESENTATION’ portion of the Agenda.

2. Downtown Alamo Roundabout – Public Works continues to process and prepare paperwork as best they can. Unfortunately, teams are dealing with other public works transportation emergencies in the county due to the winter storms and the washing away and sliding of roadways in some parts of the County. Because of this the formal design process has not yet started.

The Maintenance team hopes to get a survey crew out onsite in May to begin surveying to prepare topography maps. Team would also like to review the tree-wells along Danville Blvd. and place decomposed granite in where needed.

Additionally, the Downtown Subcommittee talked about educating the public on the need for the roundabout and how to go about doing that. The thought was to have small presentations at various public meetings; i.e. Rotary, Kiwanis, PTA’s, HOA’s, etc. Member Rock has offered to take the lead on this role.

The committee would also like to have an informational table at the music and movie events in Livorna Park this summer. A Member of the MAC could staff to help address and answer questions. A hot sheet has been generated by public works and could be distributed as necessary.

**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 April 4th, 2017 Record of Actions.

*Motion by Member Barclay to accept the ROA’s as provided by staff. Second by Member Winspear. Motion passes unanimously.*

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

Alamo AOB Subcommittee for Schools:  
Alamo AOB Subcommittee for Downtown:  
Alamo Police Services Advisory Committee:

*At P2 meeting, Deputy Topete reminded residents to lock up when leaving the house and not to leave belongings in cars, etc. CHP provided a report of tickets for the month and ALPR camera proposal continues to move forward.*

Land Use Planning Subcommittee:  
Parks and Recreation subcommittee:  
Hap Magee Dog Park Subcommittee: Member Johnson will serve as the representative for this subcommittee.

**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**

**12. ADJOURNMENT**

A. Meeting adjourned at 9:03 P.M. to the Alamo MAC meeting on **June 6th** at 6:00 P.M. at the Alamo Women’s Club located at 1401 Danville Boulevard, Alamo.

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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.

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