

Alamo Municipal Advisory Council

Sharon Burke, Chair
Heather Chaput, Vice-Chair
Anne Struthers
Cecily Barclay
Michaela Straznicka
Robert Brannan
Robert Mowat
Michelle Parkinson, Alternate
Ronald Kan, Youth Member



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, November 1, 2022

6:00 p.m.

Alamo Women's Club – 1401 Danville Blvd, Alamo, CA 94507

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

All Members Present

2. STAFF/AGENCY REPORTS (15 minutes)

- a. District II Staff Update
 - a. Roundabout Update
 - b. LAFCO R7 Update
- b. Contra Costa County Sheriff - Valley Station Update – **None**
- c. San Ramon Valley Fire District Update

3. PUBLIC COMMENT (3 minutes/speaker)

4. PRESENTATIONS (20 minutes)

5. SUBCOMMITTEE REPORTS (20 minutes)

Alamo AOB Downtown/Roundabout Committee: Barclay
Alamo Subcommittee for Schools: Kan
Land Use Planning Subcommittee: Barclay, Brannan, Mowat
Iron Horse Corridor Subcommittee: Struthers
Parks and Recreation Subcommittee: Struthers (Chair), Burke, Chaput
Public Safety (Police P-2, Fire, Emergency): Brannan, Chaput, Straznicka
Trees and Landscape Subcommittee: Mowat, Burke

6. NEW BUSINESS (20 minutes per application)

- a. **CDVR22-01054** – The applicant requests approval of a Variance for an approximately 10-foot side yard (where 15 feet is required) and a small lot design review in order to construct a 1,049 square-foot addition in line with the existing side yard of the single-family residence. The plans were approved as part of a small lot design review, but a survey performed for the building permit shows that the fence lines are not in line with the property lines as initially thought. Address is 315 Crest Avenue. (Planner: Adrian Veliz)

Motion to recommend approve by Member Mowat, second by Member Struthers. Unanimous approval.

Public Comment:

Jacob Schroeder (Applicant)

Valerie Schooley

- b. **CDVR22-01055** – The applicant requests approval of variances for an approximately 2.5-foot side yard (where 3 feet is required) and an approximately 2-foot rear yard (where 3 feet is required) for the construction of as-built retaining walls over 3 feet in height. Address is 2551 Joseph Drive, Alamo. (Planner: Adrian Veliz)

Motion to recommend denial based on a lack of information, by Member Struthers, second by Member Chaput. Vote is 5 to 2 (Member Brannan and Member Mowat vote against).

Public Comment:

Valerie Schooley

Eric Firstman

Questions:

- Was the wall built based on structural engineering plans such that a county inspector could determine that the wall is safe, and has proper drainage and reinforcement for its height and size? Why were the engineering plans dated after the wall was built?
- What are the County rules for the height of a retaining wall?
- How can the MAC be sure the trees planted will not be a future maintenance problem for the neighbor? is there enough room for the trees so that roots do not compromise the safety of the wall?
- Can the applicant explain what their hardship is that they require a variance to build this structure?

- c. **CDTP22-00017** – The applicant requests approval of a Tree Permit for the removal of nineteen (19) code-protected trees with the demolition of an existing single-family residence, and a Small Lot Design Review for the construction of a new, 5,915 sq. ft. single-family residence, a new pool, and a new, 545 sq. ft. pool house on a lot of substandard average width. The address is 132 Leona Court. (Planner: Diana Lecca)

Public Comment:

Mason Wodhmans, Architect

Valerie Schooley

Don Schmidt, Camille Court

Maureen Ellis, Leona Court

Motion by Member Struthers to recommend denial, second by Member Straznicka. Unanimous approval.

- d. December 4, 2022 Alamo Rotary Tree Lighting Cost

Motion to recommend approve by Member Struthers, second by Straznicka. Unanimous approval.

- e. 2023 Summer Concert and Movie Series Recommendation

Recommended dates: June 23 through the 4th of August depending on availability

Beach Boys, Sun Kings, David Perez and Forejour. If any of those are not acceptable because too expensive or not available on our preferred dates, then the alternate band is Mixed Nuts. The MAC would like to direct County staff to report the pricing of each band, realizing the budget guideline is \$5,000 per band but if one band is more expensive than that and one band is cheaper, then that is up to the MAC to decide not just that a band would be excluded because it exceeds \$5,000.

Motion to recommend by Member Struthers, second by Member Straznicka. Unanimous approval.

Recommended Movies: Star Wars, ET, Back to the Future, Goonies, Raiders of the Lost Ark, and Shrek

Motion by Vice Chair Chaput, motion by Member Straznicka. Unanimous approval.

7. OLD BUSINESS

8. 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 4, 2022 Record of Actions.

Motion to recommend approval Member Struthers, Member Brannan.
Unanimous approval.

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. Will Nelson, Department of Conservation and Development
- b. Youth Representative role

12. ADJOURNMENT

Motion to adjourn at 8:59pm.

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.

**Alamo Parks and Recreation, CSA R-7
2022-23 Budget Proposal**

		FY 20/21	FY 21/22	FY 21/22	FY 21/22	FY 22/23
		Year to Date 6/30/2021	Budget	Year to Date 9/30/2021	Estimated Year End Total	Budget
7758	County Service Area R-7A					
	Fund Balance	\$3,876,325	\$4,421,455	\$4,421,455	\$4,421,455	\$4,888,878
Ledger Code	REVENUE:					
9000, 9100, 9385, 9580	Taxes	1,352,301	1,350,000	1,313,126	1,375,729	1,375,750
9400	Interest Earned	891	2,000	0	1,185	2,000
9600	Alamo Sports Field Fees	6,876	7,500	0	5,000	7,500
	TOTAL REVENUE	1,360,069	1,359,500	1,313,126	1,381,914	1,385,250
	REVENUE PLUS FUND BALANCE	5,236,394	5,780,955	5,734,581	5,803,368	6,274,128
	EXPENSES:					
	Services and Supplies					
2100/2479/3622	Office Expense	572	1,000	0	1,000	1,000
2120/2170	Utilities	18,154	22,000	4,599	20,000	22,000
2170/2284	Trash/Custodial	36,672	32,000	516	30,000	32,000
2310	Hap Magee Operations	195,196	206,810	0	220,000	234,108
2310	Hemme Shade	14,054	0	28,146	54,000	0
2190/2130/2284/2310/2479	Other Contracted Services	26,302	39,600	6,380	33,915	39,600
Various (2479/2490)	Recreation Supplies	8,358	16,000	16,592	32,000	19,600
	SUBTOTAL Services and Supplies Total	299,307	317,410	56,232	390,915	348,308
	Other Charges					
3611/3622	County Counsel; Assessment Admin.	11,764	15,600	823	10,600	10,600
3611/3619	Prop Tax, Lease Management	14,840	7,500	0	7,200	7,500
2282/3620	Grounds/Facilities Maintenance	269,587	283,000	76,965	273,575	284,100
	SUBTOTAL Other Charges Total	312,127	306,100	77,788	291,375	302,200
	Fixed Assets (Capital Improvements)					
4766	Hap Magee Park Imps	41,982	70,000	0	70,000	20,000
4703	Hemme Station Park Construction	0	0	0	300	0
	SUBTOTAL Fixed Assets (Capital Improvements) Total	41,982	70,000	0	70,300	20,000
	Public Works Staff (Administration)					
5011	Public Works Staff (Administration)	161,523	150,900	59,546	161,900	155,400
	SUBTOTAL Public Works Staff (Administration) Total	161,523	150,900	59,546	161,900	155,400
	TOTAL EXPENSES	814,939	844,410	193,566	914,490	825,908
	Net	545,129	515,090	1,119,560	467,424	559,342
	Fund Balance (Park Development/Reserve)	\$4,421,455	\$4,936,545	\$5,541,015	\$4,888,878	\$5,448,220
	ADDITIONAL PARK DEVELOPMENT FUNDS - ALAMO					
	Park Dedication Fees	\$503,160				

Alamo Parks and Recreation, CSA R-7

Administration and Miscellaneous

	FY 21/22	FY 21/22	FY 21/22	FY 22/23
	Budget	Year to Date 9/30/2021	Year End Total	Budget
Service and Supplies	1,000	2,700	1,000	1,000
Assessment Admin./County Counsel	10,000	823	10,000	10,000
Public Works Staff (Administration)	75,000	27,969	75,000	75,000
Total	86,000	31,491.76	86,000.00	86,000

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Parks

Livorna Park				
	FY 21/22	FY 21/22	FY 21/22	FY 22/23
	Budget	Year to Date 9/30/2021	Estimated Year End Total	Budget
Services and Supplies	50,000	4,145	45,000	50,000
Grounds/Facilities Maintenance	170,000	40,523	170,000	170,000
Livorna Park Bocce Ball Courts	0	0	0	0
Public Works Staff (Administration)	23,500	2,911	22,000	23,500
Total	243,500	47,579	237,000	243,500
Alamo Elementary School				
Services and Supplies	5,000	1,280	4,800	5,000
Grounds/Facilities Maintenance	35,000	5,155	30,000	35,000
Public Works Staff (Admin.)	4,000	0	3,000	4,000
Total	44,000	6,435	37,800	44,000
Alamo Oaks Trail				
Services and Supplies	500	0	500	500
Grounds/Facilities Maintenance	5,000	0	5,000	5,000
Public Works Staff (Admin.)	1,000	0	1,000	1,000
Total	6,500	0	6,500	6,500
Andrew H. Young Park				
Services and Supplies	6,500	2,808	6,000	6,500
Grounds/Facilities Maintenance	30,000	18,636	30,000	30,000
Public Works Staff (Admin.)	2,500	6,397	7,500	5,000
Total	39,000	27,842	43,500	41,500
Hemme Park Development				
Grounds/Facilities Maintenance	0	364	0	0
Public Works Staff (Admin.)	0	0	0	0
Total	0	364	0	0
Rancho Romero School				
Prop Tax/Insurance, Lease Management	500	11	200	500
Public Works Staff (Admin.)	100	0	100	100
Total	600	11	300	600
Hap Magee Ranch Park				
Hap Magee Operations (Supplies & Services)	203,310	0	221,468	234,108
County Counsel	600	0	600	600
Prop Tax, Lease Management	7,000	0	7,000	7,000
Capital Improvements	70,000	0	70,000	20,000
Public Works Staff (Admin.)	2,000	2,297	3,500	4,000
Total	282,910	2,297	302,568	265,708
Iron Horse Trail Corridor				
Grounds/Facilities Maintenance	3,000	455	2,500	3,000
Public Works Staff (Admin.)	1,000	0	1,000	1,000
Total	4,000	455	3,500	4,000
Hemme Park Admin & Maintenance				
Services and Supplies	22,000	1,718	22,000	22,000
Grounds/Facilities Maintenance	45,000	10,664	36,000	40,000
Public Works Staff (Admin.)	10,000	3,450	10,000	10,000
Total	77,000	15,831	68,000	72,000
Hemme Shade Improvement				
Services and Supplies	0	28,071	54,000	0
Grounds/Facilities Maintenance	0	75	75	0
Capital Improvements	60,000	0	300	0
Public Works Staff (Admin.)	0	3,158	5,000	0
Total	60,000	31,305	59,375	0
Hemme Fire Dept Monument				
Services and Supplies	0	0	8,057	0
Grounds/Facilities Maintenance	0	0	0	0
Capital Improvements	0	0	0	0
Public Works Staff (Admin.)	0	0	2,000	0
Total	0	0	10,057	0
Parks Summary				
	FY 21/22	FY 21/22	FY 21/22	FY 22/23
	BUDGET	Year to Date 9/30/2021	Estimated Year End Total	Budget
Services and Supplies	287,310	38,022	361,825	318,108
Grounds/Facilities Mtce and other charges	289,100	75,519	273,575	284,100
Capital Improvements	130,000	0	70,300	20,000
Public Works Staff (Admin.)	44,100	18,214	55,100	48,600
Total	750,510	131,755	760,800	670,808

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Events

	FY 21/22	FY 21/22	FY 21/22	FY 22/23
	Budget	Year to Date 9/30/2021	Year End Total	Budget
Movie Under the Stars				
Services and Supplies	4,100	3,170	4,090	4,200
Public Works Staff (Administration)	8,500	4,228	8,500	8,500
Total	12,600	7,398	12,590	12,700
Summer Concert Series				
Services and Supplies	23,000	13,422	22,000	23,000
Public Works Staff (Administration)	23,000	9,136	23,000	23,000
Total	46,000	22,557	45,000	46,000
Tree Lighting				
Services and Supplies	2,000	0	2,000	2,000
Public Works Staff (Administration)	300	0	300	300
Total	2,300	0	2,300	2,300
Events Summary				
	FY 21/22	FY 21/22	FY 21/22	FY 22/23
	BUDGET	Year to Date 9/30/2021	Year End Total	Budget
Services and Supplies	29,100	16,592	28,090	29,200
Public Works Staff (Administration)	31,800	13,363	31,800	31,800
Total Event Summary	60,900	29,955	59,890	61,000