

# ALAMO IMPROVEMENT ASSOCIATION

## PLANNING COMMITTEE MEETING

### NOTES FROM July 8, 2009 MEETING

1. **File:** LP 09-2026 **Applicant:** Morette Lao, Architect  
**Site:** 2100 Stone Valley Road **Owner:** San Ramon Valley Fire District

**Action/Application:** Request to review an application for a land use permit to establish a new fire station in the residential area. R-20 Zoning

**Comments: Continued.** Applicant requested delay until next meeting.

2. **File:** VR 09-1024 **Applicant:** Prema Thekkek  
**Site:** 161 Smith Road **Owner:** same

**Action/Application:** Request to review an application for a variance in side yard setback to 13 ft. (where 20 ft. is the minimum required) and a 33 ft. aggregate side yard setback (where 40 ft. is the minimum required) to allow a two story living space addition on an existing residence located on a substandard (hour-glass shaped) lot. R-40 zoning

**Comments: Denied.** After site visits and allowing the applicant time to redesign the residence to eliminate the large variance request the applicant decided to continue with the same plan as originally submitted. There were not sufficient findings to allow the variance with the plans as shown. In addition, Committee has requested of the County that a complete set of landscape plans including fence line details, property line tree planting, etc. be required and reviewed by the AIA prior to completion of the residence. In addition, such landscaping plans be reviewed and approved with both side yard neighbors and a bond, in an amount to be determined, is required to guarantee the placement and maintenance of all landscaping.

3. **File:** MS 09-0007 **Applicant:** Janet Duchi  
**Site:** 200 Summit Ranch Road **Owner:** R & J Duchi Trust

**Action/Application:** Request to review an application for subdivision of a 25.23 acre parcel into two parcels of 5.0 acre and 20.23 acre parcels. A-2 zoning

**Comments: Continued.** Applicant was not present at meeting.

4. **File:** VR 09-1018 **Applicant:** Jim Loadsworth  
**Site:** 3181 Miranda **Owner:** Paresh Shah

**Action/Application:** Request to review an application for a variance to allow a 3 ft. rear yard setback (where 15 ft. is minimum requirement) and a 6 ft. front yard setback (where 25 ft. is minimum requirement) for existing carport on property. R-20 zoning

**Comments: Continued:** Applicant will redesign the carport to be more compatible with like carports in the area. Structure will be more of an arbor/trellis than enclosed garage. There does not appear to be any other location for the carport.

5. **File:** DP 03-3040 **Applicant:** Hawkins Pool Company  
**Site:** 1015 Via Del Gato **Owner:** Ana Gonzales

**Action/Application:** Request to review plans for a backyard spa as required by the original development plan permit for the property. R-20 zoning

**Comments: Approved:** The approved conditions of approval for County File # DP03-3040 required that the landscape plans be approved prior to the issuance of building permits. Since the proposed spa will alter the existing landscaping, The County is submitting this information to the AIA for review and comments concerning the proposed spa and associated landscaping modifications. After review, the spa will not materially alter the landscaping and the spa design will fit into the overall landscape plan.

6. **File:** LP 09-2028 **Applicant:** Alexander Smith  
**Site:** 1508 St. Alphonso Way **Owner:** same

**Action/Application:** Request to review an application for a home office to be used for internet sales. R-20 zoning

**Comments: Approved:** Office will not have any employees except the applicant and will not create any more traffic to the area. Applicant will abide by all County regulations for a home office.

7. **File:** TP 09-0010 **Applicant:** G.L. Westerman  
**Site:** 53 La Serena Ct. **Owner:** same

**Action/Application:** Request to review an application for a tree permit to remove a code protected Oak that is leaning over the KMEP petroleum pipeline as preventative maintenance for the purpose of preventing an environmental accident. R-20 zoning

**Comments: Continued:** At request of applicant

8. **File:** VR 09-1025 **Applicant:** George Delima  
**Site:** 1315 Sugarloaf **Owner:** same

**Action/Application:** Request to review an application for a variance in the maximum height of an accessory building to 16 ft. (where 15ft. is the maximum allowed) with a reduced side yard setback of 1.85 ft. (where 3 ft. is the minimum allowed). R-20 zoning

**Comments: Approved:** Due to site configurations that required many retaining walls to be incorporated into the back yard and rear of the garage the location of the building was inadvertently located in its present location. Height of the building was miscalculated when engineered and built; the result was a small variation in height over the allowable height. It was felt that it would be a hardship on the applicant to move or repair either of these items. However, approval of the variance is conditioned on the drainage easement being relocated to where the drain line was actually constructed, which is off the applicant's property. Location will be verified by Public Works at a later date. Applicant has had the line surveyed and location is outside of property line and the established drainage easement.