

ALAMO IMPROVEMENT ASSOCIATION

P.O. Box 156, Alamo, California 94507

Website: www.AlamoCa.org Email: aia@alamoca.org

PLANNING COMMITTEE MEETING

CREEKSIDE COMMUNITY CHURCH

1350 Danville Blvd.

Wednesday, July 14, 2010, at 7:00 p.m.

AGENDA

- File** DP 10-3024 **Applicant:** Niscayah, Inc.
Site: 3157 Danville Blvd. **Owner:** Wells Fargo Bank
Action/Application: Request to review an application for a modification to the final development plan/land use permit to allow addition of two (2) new ATM's. Zoning R-8, S-2. J. Cruz

Comments: Application presented by Claybar Engineering, Inc. of Elk Grove as representative of the application. Discussion included verification of the number of ATM, lighting and parking for ATMS. WFB will move two ATMs from prior location to supplement the one on site for a total of three. Lighting fixtures will remain in the same location, under the roof portion for the walkway to the north side (to the right of entrance) wattage will be increased no more than 25%, parking is currently an issue with need to reserve at least four (4) parking spaces to north side (to the right of entrance and the two designated disabled parking spaces). Applicant agrees to alert both their employees and the Alamo Plaza landlord about use of customer parking spaces for this location by non-customers of the bank..

Application recommended for approval as presented with the items noted above as conditions.

- File:** VR 10-1202 **Applicant:** Debra Verdrean, Beta Healthcare Group
Site: 1443 Danville Blvd. **Owner:** Beta Healthcare Group
Action/Application: Request to review an application for a variance to allow a -0- ft. front yard setback (where 25 ft. is minimum required) to allow replacement of an existing sign with a slightly smaller sign. T. Hummiston.

Comments: For our records, will ask County Planning for information on the finding for approval of this application, in addition the finding for the original approval for the sign at this present location. In addition, we will include a suggestion/request that the new sign be placed parallel to the roadway versus perpendicular.

- File:** VR 10-0011 **Applicant:** J. Montgomery, Landscape Architects
Site: 1401 Danville Blvd. **Owner:** Alamo Women's Club
Action/Application: Request to review an application for a variance to allow signage to be placed within the right-of-way or frontage setback. R-20 T. Humiston

Comments: For our records, will ask County Planning to verify the correct use by the applicant of a Variance application versus a Land Use permit with the reason being a Variance application presumes the use is permitted (Sign for Women's Club located in Residential (R-20) zoning) versus a Land Use permit that requires approval for the specific use and other features, such as location, size, etc.

ALAMO IMPROVEMENT ASSOCIATION

P.O. Box 156, Alamo, California 94507

Website: www.AlamoCa.org Email: aia@alamoca.org

PLANNING COMMITTEE MEETING

CREEKSIDE COMMUNITY CHURCH

1350 Danville Blvd.

Wednesday, July 14, 2010, at 7:00 p.m.

AGENDA

4. **File:** LP 10-2026 **Applicant:** AT&T Mobility
Site: 2615 Miranda Ave. **Owner:** Contra Costa County
Action/Application: Request to review an application for a variance to allow construction/installation of a cellular tower within the wooded slope of the SW corner of Livorna Park. R-20 zoning. R. Marie.
- Comments:** Application continued to our July 28th meeting for review after site visit. Information presented that AT&T will become the owner of the stealth tree to be constructed at this site from Clear Wire, the original application approved for this site, all other conditions are to remain the same. Discussion at next meeting to confirm information including location/placement of equipment/antennas, stealthing measures, access and other details.
5. **File:** LP 10-2044 **Applicant:** Richard Wickersham/AT&T Mobility
Site: 3201 Danville Blvd. **Owner:** 3201 Danville Blvd. Assoc., LLP
Action/Application: Request to review an application for a land use permit to allow the installation of antennae and cabinets to an existing wireless facility. Zoning R-B, S-2. R. Norris
- Comments:** Application continued to our July 28th meeting for review of stealthing measures for this site.
6. **File:** MS 07-0003 **Applicant:** Bruce Alan Mastick
Site: 102 Muir Lane **Owner:** Jared Stone
Action/Application: Request to review an application for a modification of an existing development permit condition # 21 of MS 07-0003 to allow new residence height of greater than 25 ft. R-20 zoning. L. Cross
- Comments:** Application presented by applicant's representative. Significant discussion regarding the height limit condition as part of the original approval for the site and the process for approval of the application. Several comments made by the representative were attributed to the County Planner. The neighbor most impacted by the change arrived later in the discussion, indicating that they were now in favor of the new design which reduces the height to less than 23 ft. for the portion of the residence within the neighbor's backyard view corridor.

Applicant indicated that County Planner will be sending the application back to AIA for final approval of the drawings, indicating that applicant needs to have height condition changed first.

ALAMO IMPROVEMENT ASSOCIATION

P.O. Box 156, Alamo, California 94507

Website: www.AlamoCa.org Email: aia@alamoca.org

PLANNING COMMITTEE MEETING

CREEKSIDE COMMUNITY CHURCH

1350 Danville Blvd.

Wednesday, July 14, 2010, at 7:00 p.m.

AGENDA

Application recommended for approval with the following conditions:

1) Plans dated 07/14/10

2) Height of home closest to neighbor (view corridor) no more than 25 ft.

3) Neighbor's view corridor definition and their comments are as follows:

“....consent/approval of the new 28.5 height limit (compared to the prior limit of 25 feet on that lot) is conditioned upon the Stone's current proposed plans. It is our understanding that these new plans reflect the 28.5 ft. high portion of their home being completely aligned with the back corner of our master suite, as we requested. In other words, no portion of the Stone's home exceeding 25 feet will go beyond our master suite back corner. Additionally, the plans include higher “privacy” windows along the side of the home facing ours. These changes prevent the taller portion of the home from greatly affecting the privacy and light of our back-yard and home.”

4) Final architectural and landscape plans be reviewed by AIA prior to approval and issuance of building permit.

7. **File:** MS 07-0012 **Applicant:** Thomas Van Voorhis
Site: 62 Crest Estates Drive **Owner:** Thomas Van Voorhis
Kevin Van Voorhis, Karen Callahan

Action/Application: Request to review an application for modification regarding private roadway, facility maintenance and private storm easement conditions of approval for a minor subdivision R-20 zoning, R. Norris

Comments: Application continued to our July 28th meeting with intention to make recommendation.

8. **File:** VR 10-1017 **Applicant:** Paresh Shah
Site: 3181 Miranda **Owner:** Same

Action/Application: Request to review an application for a variance to allow an existing carport of sixteen (16 years) to have a three (3) foot side yard setback (where 15 ft. is minimum required) and allow an accessory structure front yard setback of 42 ft. (where 65 ft is required). R-20 zoning. R. Pietras

Comments: Application continued to our July 28th meeting

ALAMO IMPROVEMENT ASSOCIATION

P.O. Box 156, Alamo, California 94507

Website: www.AlamoCa.org Email: aia@alamoca.org

PLANNING COMMITTEE MEETING

CREEKSIDE COMMUNITY CHURCH

1350 Danville Blvd.

Wednesday, July 14, 2010, at 7:00 p.m.

AGENDA

9. **File:** DP 10 – 3025 **Applicant:** Brian Cheung
Site: 10 Castle Crest Rd. **Owner:** Steve Chou

Action/Application: Request to review an application for conversion of an existing garage into a bedroom for a residence located on a substandard lot. R-20 zoning. T. Humiston

Comments: Application presented by applicant. Ed Moran conducted site visit for this existing senior care facility. Existing gravel area can accommodate two additional parking spaces within front yard setback in addition to the two existing paved parking areas. Conversion of the garage into living space will not negatively impact parking and will enhance living features for residents.

Application recommended for approval as presented with the conditions that the graveled parking area in front be paved for ease of use and landscaping be added for sight mitigation both at street frontage and perimeter. In addition, that the garage area exterior continue to resemble garage use and should residence return to use as a single family residence, the garage area be required to be converted back to garage use.

10. **File:** VR 10-1019 **Applicant:** Michael Foley
Site: 28 Francesca Lane **Owner:** Same

Action/Application: Request to review an application for a variance to allow construction of a 168 sq. ft. addition to an existing residence with a 15 ft. front yard setback (where 25 ft. is minimum required) located on a substandard lot. R-20 zoning. G. Kupp

Comments: Application continued to our July 28 meeting.

11. **File:** LP 10-2041 **Applicant:** Russell Routh
Site: 295 Las Quebradas **Owner:** Stanley Smith

Action/Application: Request to review an application for a land use permit to legalize an existing second residence of 1811 sq. ft. located on a substandard lot. A-2 zoning. J. Cruz

Comments: Application continued to our July 28th meeting.