

ALAMO IMPROVEMENT ASSOCIATION

For Fine Country Living

P.O. BOX 271 • ALAMO, CALIFORNIA 94507 • (925) 866-3606

June 20, 2003
03 JUL 23 PM 3:50

BY FAX TO 335-1222
Community Development Dept.
651 Pine St., 4th Floor, N. Wing
Martinez, CA 94533-0095

Attn: Ruben Hernandez
Re: VR 03-1032
Site: 76 St. Andrews Lane

Request to review variance application for retaining walls in height of up to 15 ft that extends into setback areas for driveway/roadway access to meet zoning.
Continued from May.

Dear Mr. Hernandez:

Subject application was reviewed by the Alamo Improvement Association's Planning Committee on May 14th, and by our Board the following night.

Application presented by applicant with a brief review of the fire district requirements for access with grade of 20% or less necessitating the design of the long, twisting driveway. Applicant states the interlocking block system (with appropriate grading) is a standard method for building retaining walls allowing walls to be secure at heights of 15 ft. – a height made necessary due to driveway design.

Six trees will be removed for construction of the driveway and residence.

There was discussion on the impact of the design, walls and other features with concerns about possible sight mitigation through landscaping. Performance bonding was discussed and recommended.

There was discussion of adopting the Round Hill North conditions for the application.

Application recommended for approval as presented with drawing dated 03/25/03 with the following conditions:

- 1) Applicant shall submit preliminary plans for landscaping and other property improvements.
- 2) Construction of driveway and retaining walls must be in accordance with County requirements.
- 3) Maintenance of landscaping for retaining walls (if any) be the continuing responsibility of the homeowner and must be disclosed in writing to any prospective buyers.
- 4) Replacement of the six (6) trees removed be at a ratio of 3:1 with eighteen (18) trees to be planted.

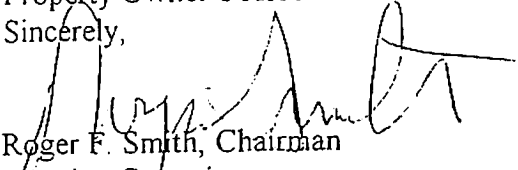
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It is recommended that performance bonding be required to insure the project meets the requirements for the application as noted by AIA, Round Hill Homeowner's Association and Roundhill Estates North Property Owner's Association.

Sincerely,



Roger F. Smith, Chairman
Planning Committee

cc: AIA Secretary
Hal Reiland