

## Alamo Municipal Advisory Council

Heather Chaput, Chair  
Michaela Straznicka, Vice Chair  
Anne Struthers  
Cecily Barclay  
Robert Brannan  
Robert Mowat  
Sharon Burke  
Michelle Parkinson, Alternate



## Candace Andersen, Supervisor

Contra Costa County, District 2  
309 Diablo Road  
Danville, CA 94526  
925.655.2300

[supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us)

*The Alamo Municipal Advisory Council serves as an advisory body to the Contra Costa County Board of Supervisors and the Department of Conservation and Development.*

September 3, 2025

Department of Conservation & Development  
Attention: Dominique Vogelpohl  
30 Muir Road  
Martinez, CA 94553

Re: CDLP25-02021  
3160 Danville Blvd.  
Alamo, CA

Dear Grant,

The Alamo Municipal Advisory Council (MAC) heard application CDLP25-02021 at their Tuesday, September 2 meeting. The applicant is requesting a Land Use Permit and Development Plan for outdoor seating in the parking area of an existing shopping center. This application includes a request for a Variance from the parking requirements of the Off-Street Parking Ordinance.

The application was considered by the Alamo Municipal Advisory Council (MAC) Land Use Subcommittee and the entire Alamo MAC on Tuesday, September 2. The applicant and adjacent property owners were notified of MAC meeting. The property owner, architect and one neighbor were present at the meeting. The MAC recommends **approval** based on representations from the applicant that the following safety measures would be implemented: the patio dining surface would be at the same level as the adjacent sidewalk with a curb at the edge and not at the level of the parking lot; there will be substantial barriers between the dining patio and the adjacent driveway; that the adjacent sidewalk will be of sufficient width to facilitate pedestrian traffic to the restaurant and adjacent stores; and speed bumps would be installed in the main access routes leading to the dining patio.

Thank you for the opportunity to review this application. Please feel free to contact Alamo MAC Heather Chaput with any questions.

Sincerely,

*Heather Chaput*

Heather Chaput  
Alamo MAC Chair

August 25, 2025

**By E-mail to “dominique.vogelpohl@dcd.cccounty.us”**

Department of Conservation & Development  
Community Development Division  
30 Muir Road  
Martinez, CA. 94553

**Attn:** Dominique Vogelpohl  
**Re:** CDLP25-02021  
**Site:** 3160 Danville Blvd

Dear Dominique:

This application is a request for approval of a Land Use Permit and Development Plan for a 1,390 sq. ft. outdoor dining patio with approximately 92 seats in the parking area of Stone Valley Center at the former location of Forli's Restaurant. This application also includes a request for a Variance from the parking requirements of the Off-Street Parking Ordinance. The application was reviewed at the AIA Planning Committee's August 21, 2025 meeting. The applicant and neighboring tenants were notified of the meeting. The applicant and the owner were present. Based upon the meeting discussions and the assurances of the applicant, the AIA recommends **APPROVAL** of the application, subject to the following understandings per the applicant:

## UNDERSTANDINGS

- Although it is not specifically shown in the plans, the dining patio surface will be at the level of the adjacent pedestrian walkways, rather than the adjacent vehicular driveway. There will be a curb at the edge of the dining patio.
- The new dining patio will be protected from vehicular traffic by substantial barriers between the patio and the vehicular driveways.
- The walkway between the new dining patio and the building will be of sufficient width and visual quality to be an entry to the restaurant.

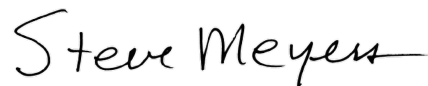
## REASONS FOR OUR RECOMMENDATION

- Land Use Permit & Development Plan: The addition of a substantial outdoor eating area would be a very positive addition to downtown Alamo and the Stone Valley Center.

- **Parking Variance:** Our observations regarding parking at Stone Valley Center are that the parking area is substantially underutilized at present. The applicant states that the available parking after addition of the new dining patio would exceed current Urban Land Institute standards for this type of commercial center and that, further, the amount of new seating would likely be somewhat reduced. This variance would not be a grant of special privilege, as parking variances have been granted in the past for Alamo Plaza.

As always, thank you for the opportunity to review and comment upon this application. Please feel free to contact Ed Moran at (925) 323-9660 or me at (510) 759-9617 if you have questions.

Sincerely,



Steve Meyers  
Chair,  
Planning Committee

cc:	Applicant	(by email: <a href="mailto:danielhoyarch@gmail.com">danielhoyarch@gmail.com</a> )
	Owner	(by email: <a href="mailto:john@diabloholdings.com">john@diabloholdings.com</a> )
	Supervisor Andersen	(by email)
	Alamo MAC Members	(by bcc email)
	Cameron Collins	(by email)
	AIA Board & Planning Committee	( " )
	AIA File	( " )



## AGENCY COMMENT REQUEST

Date 08/06/2025

We request your comments regarding the attached application currently under review.

<u>DISTRIBUTION</u>	
<u>INTERNAL</u>	
<input checked="" type="checkbox"/> Building Inspection	Grading Inspection
Advance Planning	Housing Programs
Trans. Planning	Telecom Planner
ALUC Staff	HCP/NCCP Staff
County Geologist	
<u>HEALTH SERVICES DEPARTMENT</u>	
<input checked="" type="checkbox"/> Environmental Health	Hazardous Materials
<u>PUBLIC WORKS DEPARTMENT</u>	
<input checked="" type="checkbox"/> Engineering Services	Special Districts
<input checked="" type="checkbox"/> Traffic	
Flood Control (Full-size)	
<u>LOCAL</u>	
<input checked="" type="checkbox"/> Fire District	<u>SAN RAMON VALLEY FPD</u>
<input checked="" type="checkbox"/> San Ramon Valley – (email) <a href="mailto:rwendel@srvfire.ca.gov">rwendel@srvfire.ca.gov</a>	
Consolidated – (email) <a href="mailto:fire@cccfd.org">fire@cccfd.org</a>	
<input checked="" type="checkbox"/> Sanitary District	<u>CENTRALSAN</u>
<input checked="" type="checkbox"/> Water District	<u>EBMUD</u>
City of _____	
School District(s) _____	
LAFCO	
Reclamation District # _____	
East Bay Regional Park District	
Diablo/Discovery Bay/Crockett CSD	
<input checked="" type="checkbox"/> MAC/TAC	<u>ALAMO</u>
<input checked="" type="checkbox"/> Improvement/Community Association - <b>Alamo</b>	
<input checked="" type="checkbox"/> CC Mosquito & Vector Control Dist (email)	
<u>OTHERS/NON-LOCAL</u>	
CHRIS (email only: <a href="mailto:nwic@sonoma.edu">nwic@sonoma.edu</a> ) ___ CA	
and Wildlife, Region 3 – Bay Delta ___ Native	
erican Tribes	
<u>ADDITIONAL RECIPIENTS</u>	
_____	
_____	

Please submit your comments to:  
Project Planner Dominique Vogelpohl  
Phone # 902-655-2880  
E-mail dominique.vogelpohl@dcd.cccounty.ca.gov  
County File # CDLP25-02021  
Prior to 09/05/2025

\*\*\*\*\*


We have found the following special programs apply to this application:

- |  |                         |
|--|-------------------------|
| <input type="checkbox"/> Landslide                       | Active Fault Zone (A-P) |
| <input checked="" type="checkbox"/> Liquefaction         | Flood Hazard Area       |
| <input checked="" type="checkbox"/> 60-dBA Noise Control |                         |
| CA EPA Hazardous Waste Site                              |                         |
| High or Very High FHSZ                                   |                         |

\*\*\*\*\*

**AGENCIES:** Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments:      None      Below      Attached

Print Name \_\_\_\_\_  
  
Signature \_\_\_\_\_ DATE \_\_\_\_\_  
Agency phone # \_\_\_\_\_



8/12/2025

CC DCD

Attn: DOMINIQUE VOGELPOHL

30 MUIR RD

MARTINEZ, CA94553

RE: CDLP2502021

3160 DANVILLE BLVD

APN: 192 071 064

**Service Request #:** SR0024941

Dear DOMINIQUE VOGELPOHL :

Contra Costa Environmental Health (CCEH) has received a request for agency comment regarding the above referenced project. See below for our comments grouped by environmental health program:

- A health permit is required for retail food facilities. Food facilities include restaurants, stores, bars, cafeterias, snack bars, kiosks at transit sites, and any business or operation that sells or gives food away to the public (including employees or students).
- Plans must be submitted to CCEH and approved prior to the issuance of building permits for such facilities. Prior to the submission of plans, CCEH staff is available to meet with prospective developers/operators to discuss the requirements for these facilities and the plan review process.
- Dumpster areas serving retail food facilities are required to have a drain to the sanitary sewer and provided with a hot/cold water supply. It is recommended that developers be informed of this requirement, since it is usually easier to plan for the installation of sewer and water in dumpster areas during initial construction rather than install these afterwards.
- All retail food facilities must have approved restrooms. This includes kiosks located at transit sites. It is recommended that developers be informed of this requirement, since it is usually easier to plan for the installation of restrooms during initial construction rather than install these afterwards.
- Some kitchens at church sites may be exempt from requirements to have plans approved by CCEH and may not require a health permit if it is not used for any retail use. Please note that retail use includes any of the following:
  - Providing school lunches.
  - Operating a homeless or senior feeding program.
  - Catering.
  - Events open to the general public where food is sold or given away\*\*.

If the future use of the kitchen includes any activity considered retail in nature, a health permit will be required prior to commencing such an activity. In this case a plan review would be required as part of the application process. Any required upgrades to the kitchen and associated facilities (e.g., dumpster area, restrooms, janitorial area) would need to be completed before the issuance of a health permit.

*\*\*Please note, a temporary event, open to the general public, where food will be sold or given away requires a temporary event food permit whether or not they are held at the church site or somewhere else.*

- If the project utilizes a mobile food facility (MFF), in addition to a required health permit, MFFs are also subject to Contra County Ordinance Section 413-3.1612. This ordinance contains subsections that limit the amount of time a vehicle can remain in one location and the hours of operation, and also prohibits alcohol sales.
- Mobile food facilities that park in one location for more than one hour must have access to approved restroom facilities.
- Plans must be submitted to CCEH and approved prior to the issuance of building permits for such facilities. Prior to the submission of plans, CCEH staff is available to meet with prospective developers/operators to discuss the requirements for these facilities and the plan review process.

These comments do not limit an applicant's obligation to comply with all applicable laws and regulations. If the proposed project is subject to regulation by CCEH, the project tenant must apply for all applicable health permits. Should you have any questions, please do not hesitate to contact Environmental Health at (925) 608-5500 or [CoCoEH@ccehealth.org](mailto:CoCoEH@ccehealth.org).

Sincerely,

A handwritten signature in dark ink, appearing to read "Kristian Lucas", with a stylized, flowing script.

Kristian Lucas, REHS  
Director of Environmental Health



San Ramon Valley Fire Protection District  
Community Risk Reduction Division  
2401 Crow Canyon Road, Suite A  
San Ramon, CA 94583

---

phone: 925.838.6600

web: [www.firedepartment.org](http://www.firedepartment.org)

Monday, August 25, 2025

Hello Dominique Vogelpohl ,

The Fire District has reviewed the Planning Application for the below noted address. Based upon the information provided, comments and requirements have been made as conditions of approval.

If during the course of the entitlement process the project changes, additional requirements may apply. Thank you for the opportunity to comment on the project. Please feel free to contact me directly with any questions or concerns.

**PROJECT:** CDLP25-02021  
**ADDRESS:** 3160 DANVILLE BLVD (192071064)  
**APPLICATION TITLE:** Planning and Site Development Review  
**PROJECT NUMBER:** 1830735

**Roy Wendel**  
**Fire Marshal**  
[rwendel@srvfire.ca.gov](mailto:rwendel@srvfire.ca.gov)  
925.838.6687

Open Issues: 1

PLANNING

General Issues

1. Submit Plans

Roy Wendel 8/25/25 8:17 AM	Plan submittal required to the Fire District. Visit <a href="http://www.firedepartment.org/submitplans">www.firedepartment.org/submitplans</a> for information on submittal requirements.
-------------------------------	---

**From:** [Planning.review](#)  
**To:** [Dominique Vogelpohl](#)  
**Cc:** [Planning.review](#); [Cherie Adriano](#)  
**Subject:** CDLP25-02021 - 3160 DANVILLE BLVD, ALAMO  
**Date:** Thursday, August 7, 2025 9:23:48 AM  
**Attachments:** [image001.png](#)

---

Dear Dominique,

EBMUD has no comment on the subject agency request.

Best Regards,  
Amy

[Amy Wen](#) | Sr Administrative Clerk  
Water Distribution Planning Division





CENTRAL CONTRA COSTA SANITARY DISTRICT

5019 IMHOFF PLACE, MARTINEZ, CA 94553-4392

PHONE: (925) 228-9500

FAX: (925) 228-4624

[www.centralsan.org](http://www.centralsan.org)

August 28, 2025

Dominique Vogelpohl  
Title of Requestor  
Contact Phone Number of Requestor  
Email Address of Requestor

ROGER S. BAILEY  
General Manager

J. LEAH CASTELLA  
Counsel for the District

KATIE YOUNG  
Secretary of the District

SUBJECT: 3160 Danville Blvd., Alamo  
APN: 192-071-064, Central San Response

Dear Mrs. Vogelpohl,

According to Central Contra Costa Sanitary District (Central San) records, the project site is within Central San's service area and is currently receiving sewer service.

Development Information: (Based on the information provided)

- **Existing Use:** Commercial
- **Planned Project Description:** Request approval of a Land Use Permit and Development Plan for outdoor seating in the parking area of an existing shopping center. This application includes a request for a Variance from the parking requirements of the Off-Street Parking Ordinance.

Site-Specific Development Conditions:

- **Additional capacity fees will be due for the expansion of patio dining space.** The applicant should promptly submit hard-copy, full-size improvement plans for Central San Permit staff to review and pay all applicable fees prior to receiving a building permit. For more information, the applicant should contact the Central San Permit Section at (925) 229-7371.
- Any proposed improvements that will impact the existing exterior side sewer or the related appurtenances will require a Central San Permit prior to alteration.
- A review by Central San's Environmental Compliance Section may be required. The review could require the installation of new or modified pre-treatment devices for the discharge to Central San's sewer system.
- Prior to receiving a building permit, the applicant should promptly submit hard-copy, full-size improvement plans to Central San Permit Counter located at 5019 Imhoff Place, Martinez. Staff will review and advise on any applicable fees due. For more information, the applicant should contact the Central San Permit Section at (925) 229-7371.

Sincerely,

Michelle Peon Del Valle  
Engineering Assistant