

**SPECIAL MEETING
DIABLO MUNICIPAL ADVISORY COUNCIL
PO BOX 321
DIABLO CA 94528
AGENDA
BOARD OF DIRECTORS
DIABLO ROOM, DIABLO COUNTRY CLUB
July 6, 2016 4:00 p.m.**

CALL TO ORDER: **President Ray Brant called the meeting to order at 4:00 p.m.**

ROLL CALL: **Secretary Richard Breitwieser called the roll as follows:**

Present: Brant, Torru. Hoffman, Min
Absent: Chow

1. Applicant of Shameela Sheikh Re Property located at 2590 Caballo Ranchero.

Harry Baggett, representing the Diablo Advisory Committee, a sub-committee of the Diablo Property Owners Association recommended that the board reject the application because the project crossed property lines and had a 0 lot line boundary which sent an unfortunate message to the community

Wahid and Shameela Sheikh, applicants and owners of both parcels of the affected properties spoke on behalf of the project. The applicants submitted signed consents of all property owners within 300 feet of the property with the exception of one property owner who is out of the area for extended times. Applicants advised the board that the Contra Costa County Conservation and Development Department had approved the project

After some discussion, on motion of Director Hoffman, second by Director Mini, the board ‘s unanimously approved the setback variance because the special circumstances of the steep topography and the demands of the San Ramon Valley Regional Fire Protection District subject to the following conditions:

1. No objections are received from the notice that the county will give to the adjacent property owners.
2. The owners of 2590 and 2592 Caballo Ranchero will grant to each other recorded easement over the other’s property for maintenance and use of the driveway. In order to draft easements, the owners of the two properties will include the legal description of the property subject to the easements.
3. The owners of 2590 will plant at least six additional Valley Oak trees (36 inch boxes) on either 2594 2592 Caballo Ranchero and the owners of the property on which the trees are planted will agree as a condition to provide irrigation and continuing care to each tree.

Ayes: Brant, Torru, Hoffman, Mini
Noes: None
Abstain: None
Absent: Chow

There being no further business, the President adjourned the meeting at 4:30 p.m.

Richard J. Secretary