

Minutes
City of Clayton Planning Commission Meeting
Tuesday, October 27, 2009

Call to Order

Vice Chair Sandra Johnson called the meeting to order at 7:00 p.m. at Hoyer Hall, 6125 Clayton Road, Clayton.

Present: Vice Chair Sandra Johnson, Commissioner Tuija Catalano, Commissioner Ted Meriam, Commissioner Dan Richardson

Absent: Chair Bob Armstrong

Staff: Community Development Director David Woltering
Assistant Planner Milan Sikela, Jr.

Administrative

1A. Review of agenda items.

1B. Commissioner Richardson to report at the City Council meeting on November 3, 2009.

Public Comment

None.

Approval of Minutes

2. Approval of minutes from the meeting of October 13, 2009.

Commissioner Richardson moved and Commissioner Meriam seconded a motion to approve the minutes from the meeting of October 13, 2009, as amended. The motion passed 4-0.

Public Hearings

3A. **ZOA 03-09, Municipal Code Amendment, City of Clayton.** A public hearing regarding possible amendments to the Clayton Municipal Code to allow manufactured homes within the City of Clayton, consistent with the requirements of State law.

Assistant Planner Sikela presented the staff report.

Planning Commission questions and comments included:

- Have concerns that wording in proposed Section 17.36.078.C is unclear as to the intent for handling manufactured homes with respect to the properties designation on the National Register of Historic Places. Director Woltering indicated that this standard could be amended so that it merely refers to a manufactured home having to comply with the applicable Government Code section or the wording modified.
- We need to provide definitions for mobilehomes and mobilehome parks.
- Do we have a historic area of Clayton? Director Woltering responded that there is no specifically recorded historic district within Clayton.
- An intent of the ordinance is to require manufactured homes to visually blend with existing single-family residential development in Clayton.

- Our goal is to ensure that manufactured homes are architecturally compatible with surrounding structures and that includes prohibition of skirting and integration of walkway, driveway, flatwork, hardscape, and landscape components of the lot that the manufactured home is located on.
- By consensus, the Commission directed staff to incorporate the suggested changes and return with a revised draft amendment for review at the next regularly scheduled meeting.

Commissioner Catalano moved and Vice Chair Johnson seconded a motion to continue Municipal Code Amendment ZOA 03-09 to the next regularly-scheduled Planning Commission meeting on November 10, 2009. The motion passed 4-0.

3B. ZOA 04-09, Municipal Code Amendment, City of Clayton. A public hearing regarding possible amendments to the Clayton Municipal Code for the purpose of implementing the requirements of Senate Bill 1818 related to granting density bonuses and related incentives to support the construction of affordable housing in the City of Clayton.

Director Woltering presented the staff report.

Planning Commission questions and comments included:

- The quarter-mile radius requirement to a project for land donation may apply to larger cities, but it appears as an unnecessary restriction for a city like Clayton; land within Clayton that satisfies the other criteria mentioned should be considered.
- Do fractional unit numbers get rounded up to the next full number? Director Woltering responded “Yes.”
- Explain Section 17.90.080. Director Woltering responded that Section 17.90.080 was intended for two different housing types: rental units and owner-occupied units. The objective of this section is generally to assure that affordable units blend with market-rate units. Rental affordable units are typically within multi-unit developments. In this circumstance, the affordable and market-rate units should be indistinguishable. In the case of “for sale” affordable housing units, these units are often not in multi-unit developments. In this circumstance, individual “for sale” affordable units may be smaller in size but have similar exterior architectural treatments as the market-rate “for sale” units.
- We should integrate “certificate of occupancy” within the last paragraph of Section 17.90.080 as a requirement within the development pipeline of projects qualifying for density bonuses.
- Wording should be added to Section 17.90.090 to ensure compliance with Government Code Section 65915(d)(1)(C).
- Definitions under Section 17.90.020 with respect to “rental” and “for sale” affordable housing should conform with the provisions of Government Code Section 50053(b)(3).
- Application under Section 17.90.030 should be modified to replace two (2) or more general dwelling units to five (5) or more general dwelling units.
- Land donation under Section 17.90.050 should be expanded to address the desired physical characteristics of land being offered for consideration. The City would not want to accept land that has limited building potential because of conditions of slope, flood plain, etc.
- Density bonus application under Section 17.90.130 should be expanded to include a submittal requirement to provide information that verifies the cost reductions anticipated as a result of the incentives and concessions being requested.

- Clarity under Section 17.90.170.D that monitoring and payment of fees shall be for the mandated term of the agreement.
- Does Clayton have an inclusionary housing ordinance? Director Woltering responded that Clayton does not have an inclusionary housing ordinance but, instead, has a Redevelopment Agency Project Area within which the City must require affordable housing.

Commissioner Richardson moved and Commissioner Catalano seconded a motion to continue Municipal Code Amendment ZOA 04-09 to the next regularly-scheduled Planning Commission meeting on November 10, 2009. The motion passed 4-0.

Old Business

4. None.

New Business

5. None.

Communications

6A. Staff.

Director Woltering indicated more immediate future Planning Commission projects will involve the following:


- Consideration of an amendment to the Municipal Code for the purpose of implementing the Water Conservation in Landscaping Act of 2006 as mandated by the State.
- Consideration of an amendment to the Municipal Code to extend the parking waiver period for specified projects proposed in the Town Center.

6B. Commission.

The Commission discussed with staff the regular upcoming Planning Commission meetings scheduled for November 10, November 24, and December 8, 2009 and the cancellation of the meeting scheduled for December 22, 2009.

Adjournment

7. The meeting was adjourned at 8:33 p.m.



Submitted by
David Woltering, AICP
Community Development Director



Approved by
Sandra Johnson
Vice Chair

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