

Minutes
Clayton Planning Commission Meeting
Tuesday, January 9, 2018

1. CALL TO ORDER, ROLL CALL, PLEDGE TO THE FLAG

Chair Carl Wolfe called the meeting to order at 7:00 p.m. at Hoyer Hall, 6125 Clayton Road, Clayton, California.

Present: Chair Carl Wolfe
 Vice Chair Bassam Altwal
 Commissioner A. J. Chippero
 Commissioner Peter Cloven
 Commissioner William Gall

Absent: None

Staff: Community Development Director Mindy Gentry
 Assistant Planner Milan Sikela, Jr.

2. ADMINISTRATIVE

- 2.a. Review of agenda items.
- 2.b. Declaration of Conflict of Interest.
- 2.c. Commissioner A. J. Chippero to report at the City Council meeting of January 16, 2018.

3. PUBLIC COMMENT

Jennifer Butticci, 343 Alexander Place, indicated the following:

- Hopeful that the Clayton Town Center maintains its “Western” appearance.
- We should incorporate economies of scale within the Town Center.
- Concerned over dangerous traffic conditions at the corner of Lydia Lane and Clayton Road where a vehicle knocked over a light pole recently.
- There is a huge tree on the northeast corner of Lydia Lane and Clayton Road that blocks views of the traffic coming westbound on Clayton Road.
- There are two signs in the middle of the sidewalk on Clayton Road that may present a hazard to pedestrians.

4. MINUTES

- 4.a. Approval of the minutes for the October 24, 2017 Planning Commission meeting.

Commissioner Cloven moved and Commissioner Chippero seconded a motion to approve the minutes, as submitted. The motion passed 4-0-1 (Vice Chair Altwal abstained since he did not attend the October 24, 2017 Planning Commission meeting).

5. PUBLIC HEARINGS

- 5.a. **ENV-01-08, DP-01-08, MAP-02-09, TE-01-18, Development Plan and Vesting Tentative Map Time Extensions, Creekside Terrace Mixed Use Project, City of Clayton, 1005 and 1007 Oak Street, west side of Oak Street between Center Street and High Street (APNs: 119-050-008, 119-050-009, and 119-050-034).** Review and consideration of a one-year extension of the Creekside Terrace Development Plan and Vesting Tentative Map from January 6, 2018 to January 9, 2019. This request is in accordance with Sections 17.28.190 (Development Plan) and 16.06.030 (Subdivision Map) of the Clayton Municipal Code.

The staff report was presented by Assistant Planner Sikela.

Vice Chair Altwal had the following questions:

- Have been there any changes in the project scope since the Planning Commission approved the extension for this project last year? Assistant Planner Sikela responded that no changes to the project have occurred.
- What is proposed for the parcel west of Mitchell Creek? Assistant Planner Sikela responded that there are no structures proposed for that parcel but there would be restoration of the riparian corridor and removal of non-native vegetation.

Commissioner Chippero asked if anything beyond restoration of the riparian corridor and removal of non-native vegetation would occur on the parcel west of Mitchell Creek? Director Gentry indicated that the parcel would be more for passive open space/conservation purposes.

Commissioner Cloven had the following questions:

- What did the developer interest entail? Director Gentry indicated that the developer who had shown interest proposed a three-story structure with fourteen living units for the Creekside Terrace project site but they could not meet the parking requirements of the Town Center even with the Town Center parking waiver applied. As a result, the three-story proposal never evolved past the conceptual phase.
- How many bedrooms were approved for the living units on the second floor? Assistant Planner Sikela indicated that the living units were approved for one bedroom.

Vice Chair Altwal indicated that he was concerned about being able to fill the commercial spaces on the first floor.

The public hearing was opened.

Bob Staehle, project architect, expressed support for approval of the extension for the project entitlements.

Jennifer Butticci, 343 Alexander Place, indicated that the "Western" design of the project was good in being consistent with the "Western" theme prevalent in the Town Center.

Vice Chair Altwal asked if anyone had given consideration to live/work spaces for the project?

Mr. Staehle indicated that, as the project architect, he struggled with being able to fit the building on such a small site and, during the design phase of the project, considerations were given to different proposals in order to maximize the marketability and land use flexibility. One of the proposals included live/work units. As different design options were explored, consideration was given that ground-level commercial businesses struggle in Clayton since the necessary foot traffic is not present for those types of businesses to thrive.

Commissioner Cloven contemplated what commercial space costs were currently in Clayton.

The public hearing was closed.

Vice Chair Altwal asked a developer he knew about opening a business in Clayton and the developer indicated having a business in Clayton was not financially feasible for him since there is no freeway going through Clayton and there would not be enough patronage.

Chair Wolfe asked that, given the challenges of filling commercial spaces in the Town Center, should the Planning Commission continue to grant extensions year after year.

Director Gentry indicated that the City does not want to lose the entitlements since the market may change in the future and the City wants to be able to market the project.

Vice Chair Altwal moved and Commissioner Gall seconded a motion to adopt Resolution No. 01-08 to extend for one year the Creekside Terrace Development Plan and Vesting Tentative Map from January 6, 2018 through January 9, 2019. The motion passed 5-0.

6. OLD BUSINESS

None.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

8.a. Staff

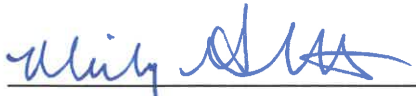
Director Gentry provided updates on the St. John's Episcopal Church/Southbrook Drive, Verna Way, Oak Creek Canyon, and Clayton Senior Housing projects as well as another possible senior project that may include memory care as part of on-site services.

8.b. Commission

None.

9. ADJOURNMENT

9.a. The meeting was adjourned at 7:40 p.m. to the regularly-scheduled meeting of the Planning Commission on January 23, 2018.



Submitted by
Mindy Gentry
Community Development Director



Approved by
Carl Wolfe
Chair

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