

Minutes
City of Clayton Planning Commission Meeting
Tuesday, November 25, 2008

Call to Order

Chair Catalano called the meeting to order at 7:00 p.m. at the Library Meeting Room, Clayton Community Library, 6125 Clayton Road, Clayton.

Present: Chair Tuija Catalano, Vice Chair Ed Hartley, Commissioner Bob Armstrong, Commissioner Keith Haydon, Commissioner Sandra Johnson

Absent: None

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

Administrative

1A. Review of agenda items.

1B. Vice Chair Hartley to report at the December 2, 2008 City Council meeting.

Public Comment

Approval of Minutes

2. Approval of minutes from the meeting of October 28, 2008.

Commissioner Armstrong moved and Commissioner Haydon seconded a motion to approve the minutes from the meeting of October 14, 2008, as submitted. The motion passed 5-0.

Public Hearings

3A. **SPR 09-08, Site Plan Review Permit, Robert Staehle, 215 Mountaire Circle, APN 119-142-003.** A Site Plan Review Permit to allow the construction of a second-story balcony and staircase measuring approximately 14 feet in height and 250 square feet in area.

The public hearing was opened. Assistant Planner Sikela presented the staff report. The applicant was available for questions. The Planning Commission had no comments.

Commissioner Armstrong moved and Commissioner Haydon seconded a motion to approve site plan review permit SPR 09-08, with the findings and conditions recommended by staff. The motion passed 5-0.

3B. **SPR 08-08, Site Plan Review Permit, Toni Guttry, 5571 Morningside Drive, APN 118-110-010.** A Site Plan Review Permit to allow the construction of a custom two-story single-family residence measuring approximately 28 feet in height and 4,400 square feet in area.

The public hearing was opened. Assistant Planner Sikela presented the staff report.

The representative of the applicant, Robert Kendall, indicated the following:

- The residence was designed with a country theme in terms of the scale and massing.
- The project site is flat, with only two feet of elevation differential.
- After discussing flood plain issues with the City Engineer, he is proposing to raise the pad of the residence one foot in order that the residence is above the flood plain.
- He has worked with the City Engineer and the Assistant to the City Manager to resolve project-related runoff issues.
- Horse manure for the two horses on site is collected on a regular basis by Allied Waste.

There being no further public comment, the public testimony period was closed. Commission questions and comments included:

- Is a stormwater retention levee required? *Mr. Kendall responded that a levee is not required but that an overall stormwater collection system is part of the project.*
- The design of the residence is quite attractive.
- Where would the fenced-in horse paddock be located? *Assistant Planner Sikela indicated that the horse paddock would be located in the rear (northernmost) 10,000 square feet of the subject property.*
- Is there sufficient land area to have a contiguous 10,000 square-foot paddock area, given the location of the proposed residence and gardens? *Assistant Planner Sikela indicated that he had reviewed the matter with the applicant and checked the project plans and determined that this requirement could be satisfied.*
- Amend Condition 2 to add "certificate of occupancy for the residence" and "if horses are kept on the subject property."

Commissioner Armstrong moved and Commissioner Johnson seconded a motion to approve site plan review permit SPR 08-08, with the findings and conditions recommended by staff and with Condition 2 as amended by the Commission. The motion passed 5-0.

Old Business

4. None.

New Business

5. None.

Communications

- 6A. Staff.

Director Woltering described the projects planned for the upcoming Planning Commission and City Council agendas.

- 6B. Commission.

Regarding the Town Center Retail Study discussion and approval action at the November 18, 2008 City Council meeting, Chair Catalano and Commissioner Haydon indicated the following:

- At the Council meeting, they asked that the Retail Study be strengthened to better ensure results.
- The City Council formally accepted and approved the Retail Study.
- Councilmember-elect Howard Geller asked if the Clayton Business and Community Association had been contacted for input and Councilmember-elect Joe Medrano requested that there be more input from the business community.

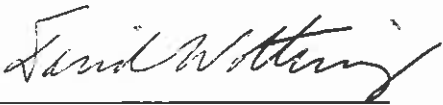
Commissioner Armstrong indicated the following:

- We need to ensure that there are periodic updates and that a reporting schedule be established.
- The Rossmoor newspaper is an excellent source for advertising Clayton businesses as a way of boosting interest in Clayton. He had communications with the City Manager about ways to undertake that advertising.

Director Woltering indicated that Clayton resident Lynn Hadley had indicated general concerns about the lack of input from the business community regarding the Retail Study.

Adjournment

7. The meeting was adjourned at 7:44 p.m.



Submitted by
David Woltering, AICP
Community Development Director



Approved by
Tuija Catalano
Chair

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