Minutes
City of Clayton Planning Commission Meeting
Tuesday, December 9, 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. Commissioner Armstrong to report at the December 16, 2008 City Council meeting.

Approval of Minutes

2. Approval of minutes from the meeting of November 25, 2008.

Commissioner Haydon moved and Commissioner Armstrong seconded a motion to approve the minutes from the meeting of November 25, 2008, as amended. The motion passed 5-0.

Public Hearings

3. **ZOA 03-08, Municipal Code Amendment, City of Clayton.** Consideration of an amendment to the Clayton Municipal Code to allow personal property sales in specified residential districts.

The public hearing was opened. Director Woltering presented the staff report.

Commission questions and comments included:

- Did the Pleasant Hill Municipal Code provide a definition for "personal property sales"? *Assistant Planner Sikela indicated that the Pleasant Hill Municipal Code did not provide a specific definition but rather integrated an example, like garage sales, to describe personal property sales with the actual regulation for the number of times per year that personal property sales could occur.*
- What about amendments to the sign regulations to allow for personal property sales? *Director Woltering indicated that the sign regulations had not been amended other than to reference the term "personal property sales" rather than just garage or yard sales. The number of signs allowed (one on-site and six off-site) had not been modified.*
- The definition should be amended (Vice Chair Hartley provided amended wording to include products produced or made on the premises).
- The number of times personal property sales are allowed per year should be increased to six.

- The Resolution should be amended to reflect that public testimony and staff reports were received and considered during the study sessions at the August 26, 2008 and November 12, 2008 Planning Commission meetings.
- The term "duly-noticed" should be added before all references to the August 26, 2008 and November 12, 2008 study sessions in the Resolution.
- The Ordinance should be amended to reflect the duly-noticed Planning Commission study sessions on August 26, 2008 and November 12, 2008 and the fact that staff reports and testimony were received and considered at those meetings.

Commissioner Armstrong moved and Vice Chair Hartley seconded a motion to adopt Resolution No. 05-08, recommending City Council approval of the proposed ordinance to allow "personal property sales" within Clayton's residential districts, subject to conformance with the specified parameters. The motion passed 5-0.

Old Business

4. None.

New Business

5. None.

Communications

6A. Staff.

Director Woltering described the projects planned for the December 18, 2008 special meeting of the Planning Commission.

6B. Commission.

Commissioner Armstrong indicated he would not be able to attend the next TRANSPAC meeting.

Adjournment

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

Submitted by
David Woltering, AICP
Community Development Director

Approved by
Tuija Catalano
Chair

Plng Comm\2008\Minutes\1209