# Minutes
# City of Clayton Planning Commission Meeting
# Tuesday, April 14, 2009

**Call to Order**

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

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

Absent: Vice Chair Ed Hartley

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

**Administrative**

1A. Review of agenda items.

1B. Commissioner Haydon to report at the April 21, 2009 City Council meeting.

**Approval of Minutes**

2. Approval of minutes from the meeting of March 24, 2009.

**Chair Catalano moved and Commissioner Haydon seconded a motion to approve the minutes from the meeting of March 24, 2009, as amended. The motion passed 4-0.**

**Public Hearings**

3. **SP 01-09, Sign Permit, CVS Pharmacy,** 6490 Clayton Road, APN 118-560-021. Approval of a Sign Permit to allow the installation of three wall signs, one monument sign, one suspended sign, and one "information panel" sign.

Assistant Planner Sikela presented the staff report.

Planning Commission questions included:

- Where will the information panel sign be located? Assistant Planner Sikela responded that the information panel sign will be located on the right side of the front entryway of the CVS Pharmacy building.
- Will people be able to read the backside of the incidental "exit only" sign which says "Thank you for shopping CVS Pharmacy"? Assistant Planner Sikela responded that, since the incidental "exit only" sign will be located on a landscape finger that is bisected by the pedestrian walkway, it appears that pedestrians walking onto the site from the Center Street entrance will be able to see the backside of the sign.
- Regarding Finding of Approval 6, why has there been a guideline established to allow three extra colors on signs in addition to black and white? Assistant Planner Sikela responded that this guideline was established in order to allow some flexibility for the applicant to have a greater range of colors to choose from for their signage.
- Based on this guideline, could the applicant install blue signs instead of the red signs that the Commission approved? Assistant Planner Sikela indicated that, even though the guideline exists, the applicant would have to install the signs with the colors as approved by the Commission. The applicant could not change the colors without approval of the Planning Commission.

Chris Polster, representative of the applicant, indicated that the information panel sign would be used only to list the name of the store manager, pharmacy hours, and store hours and would not be used for advertising of goods and sales.

Commission questions included:

- When do you propose to install the CVS Pharmacy signage? Mr. Polster indicated that the signage would be installed in mid- to late-June 2009.
- Is CVS Pharmacy required to change the name on the building? Mr. Polster replied that company policy at CVS Pharmacy is to change the name.
- Are the block capital letters on the CVS Pharmacy sign a company logo? Mr. Polster answered "yes."

There being no further comments, the public testimony period was closed.

**Commissioner Armstrong moved and Commissioner Haydon seconded a motion to approve Sign Permit SP 01-09, with the findings and conditions of approval recommended by staff. The motion passed 4-0.**

**Old Business**

4. None.

**New Business**

5. None.

**Communications**

6A. Staff.

Community Development Director Woltering provided status reports for the Rivulet project, the General Plan Housing Element Update, and new land use proposals being discussed for the Easley Ranch:

- Rivulet Project

  Director Woltering indicated that five comment letters were received in addition to the verbal comments at the March 10, 2009 Planning Commission meeting regarding the Rivulet Initial Environmental Study/Mitigated Negative Declaration. Director Woltering stated that the day before he had met with Nick Pappani, the consultant working on the Rivulet project, to review and discuss responses to comments. The next step would be Mr. Pappani preparing formal responses to the comments. Director Woltering indicated that the work needed to bring the matter could be brought back for formal consideration in approximately 60 days.

- Housing Element Update

  Director Woltering indicated that staff is currently preparing for the Joint Special City Council/Planning Commission Housing Element Update meeting scheduled for April 28, 2009. The purpose of that meeting is to more formally initiate the update process and to receive input from the public regarding the Housing Element Update. Director Woltering stated that PMC would be presenting an overview of the State Housing Element requirements; a summary of the City's existing Housing Element goals, policies, programs,

and accomplishments; the City's anticipated housing needs for the period 2009-2014; potential housing programs to achieve the projected needs; and, then, would be requesting comments and feedback from the City Council, Planning Commission, and others in attendance at the meeting. These comments and feedback would be considered and/or used by PMC when moving forward to prepare the draft Housing Element Update.

- Easley Ranch
  Director Woltering indicated that the Easley family is exploring having seasonal sales (pumpkin, Christmas trees, produce) in an agricultural setting. Also, the property owners are proposing to hold wedding receptions, anniversaries, and small corporate functions on the subject property. Director Woltering indicated that there would need to be an amendment to the Municipal Code to allow such land uses in the Agricultural District. And approval of a Use permit would also be required. The property owners have also considered the idea of using the subject property for commercial storage, although the current General Plan Land Use Designation does not allow for such land uses. Director Woltering suggested that this may be a more challenging concept for this property, given the General Plan designation, as compared to the other two uses being discussed.

6B. Commission – None.

**Adjournment**

7. The meeting was adjourned at 7:45 p.m.

David Woltering

Submitted by
David Woltering, AICP
Community Development Director

Tuija J. Catalano

Approved by
Tuija Catalano
Chair

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