

Minutes
Clayton Planning Commission Meeting
Tuesday, June 8, 2010

Call to Order

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

Present: Chair Bob Armstrong, Vice Chair Sandra Johnson, Commissioner Tuija Catalano, Commissioner Ted Meriam, Commissioner Dan Richardson
Staff: Community Development Director David Woltering
Assistant Planner Milan Sikela

Administrative

- 1A. Review of agenda items.
- 1B. Vice Chair Johnson to report at the City Council meeting on June 15, 2010.

Public Comment

None.

Approval of Minutes

- 2. Approval of minutes from the meeting of May 25, 2010.

Commissioner Richardson moved and Chair Armstrong seconded the motion to approve the minutes from the meeting of May 25, 2010, as amended. The motion passed 4-0 (Commissioner Meriam abstained because he had recused himself at that meeting).

Public Hearings

- 3. **Creskide Terrace Mixed Use Project, City of Clayton**, 1005 Oak Street, 1007 Oak Street, and a third non-addressed parcel west of and upslope from Mitchell Creek (APNs 119-050-009, 119-050-034, and 119-050-008). The project site is located on the west side of Oak Street between High Street and Center Street. The project involves the redevelopment of two properties, which are currently developed, generally level, and serviced by utilities. The third parcel, located immediately to the west, is an up sloping undeveloped property with Mitchell Creek traversing the eastern edge of that parcel near the toe of slope. The proposed project involves the construction of a two-story mixed-use building, incorporating a western-style frontage characteristic of architectural themes suggested in the *Clayton Town Center Specific Plan*. The first floor is comprised of approximately 7,200 square feet of retail commercial space with a 20-foot ceiling. The second floor includes seven (7) residential units. The residential units are one-bedroom and several of the units contain dens. A terrace is proposed on the creek (west) side of the second story. The proposed project includes the following entitlements:

- **ENV 01-08, Environmental Review.**
- **DP 01-08, Development Plan.**
- **MAP 02-09, Vesting Tentative Map.**
- **ZOA 01-10, Parking Waiver Extension.**

Continued from the meeting of May 25, 2010.

his residence is within 500 feet of the proposed project site. He then announced that, since no other items were on the agenda, he would leave the meeting chambers and not be returning.

Director Woltering presented the staff report.

Commission comments and questions included:

- Does Resolution No. 03-10—which partially pertains to extending the parking waiver for commercial projects located within the Town Center—apply to any project? Director Woltering indicated that the parking waiver applies to projects in the Town Center area that satisfy certain stated criteria.
- The two items covered by Resolution No. 03-10—the Town Center Parking Waiver and the Creekside Terrace Development Plan—should be separated out into two different resolutions. The way the resolution reads, it appears as if we are doing the parking waiver specifically for the Creekside Terrace project.
- General agreement that the parking waiver should be extended as an incentive for development in the Town Center Specific Plan area, generally, not just for the Creekside Terrace project.

Bob Staehle, project architect, explained the proposed architectural options for the southeast corner. The purpose for the options was to offer suggestions on enhancing the proposed architecture of the southeast corner of the building.

Commission comments and questions included:

- Vice Chair Johnson commended Mr. Staehle on the top-quality work provided in developing the options for the southeast corner.
- Vice Chair Johnson indicated that Option 3 is outstanding.
- Vice Chair Johnson and Commissioner Richardson indicated that they preferred Option 3.
- Commissioner Catalano and Chair Armstrong indicated that they preferred Option 1 or 1a.

Director Woltering indicated that staff supports Option 3 as it provides an appropriate counterbalance to the northeast elevation and adds architectural interest.

There was general agreement among the Commissioners the proposed southeast corner elevation should be further enhanced.

Commissioner Richardson moved and Vice Chair Johnson seconded a motion to approve Option 3 for the southeast corner of the Creekside Terrace building. The motion was tied 2-2 (No - Chair Armstrong and Commissioner Catalano).

The Commission continued its discussion, providing the following comments:

- Chair Armstrong indicated that he preferred Option 1a or 1b.
- Vice Chair Johnson and Commissioner Richardson indicated that they preferred Option 3 since it appeared to be more unique.
- Chair Armstrong asked if the canted bay window projection depicted in Option 3 was a common architectural theme in the Old West, which is the type of architecture suggested by the Town Center Specific Plan for buildings located within the Town Center. Mr. Staehle indicated that there are different types of Old West architecture. The bay window projection was extremely prominent in the more Victorian-oriented San Francisco-style architecture. The bay window projection was less prominent in the

Dodge City, Kansas or Tombstone, Arizona-style Old West; however, it was a still a somewhat common feature throughout the entire West, with Victorian architectural components being a cornerstone of Western design themes.

- Consensus by the Commission that Option 1 was not preferred because it appeared “too busy” with trellis features, awnings, cantilevered projection, and hipped roof.
- Consensus by the Commission that Option 1b was not preferred because the protrusion was extended to the ground which offset the fluidity of the High Street elevation, in terms of garage door placement.
- Consensus by the Commission that Option 2 was not preferred because it did not provide enough visual interest.
- Consensus by the Commission that Option 3a was not preferred because the protrusion was extended to the ground which, because of the octagonal shape of the protrusion, created an awkward entrance to the easternmost garage door on the High Street elevation.

Chair Armstrong moved and Commissioner Catalano seconded a motion to approve Option 1a for the southeast corner of the Creekside Terrace building. The motion was tied 2-2 (No – Vice Chair Johnson and Commissioner Richardson).

Assistant Planner Sikela indicated that staff recommends Option 3 based on the following:

- Since the octagonal bay window projection in Option 3 protrudes over two feet out from the face of the building, it provides more depth, shadowing, articulation, and visual interest than the other options. These are all architectural components suggested in the Town Center Specific Plan for buildings within the Town Center.
- The projections in Option 1, 1a, and 1b do not provide the visual counterbalancing that the Option 3 projection does—they merely mimic the squared-off theme already prominent on the Oak Street elevation of the building. The projection in Option 3 provides a break from the symmetry along the Oak Street elevation while adding a dynamic architectural anchor that counterbalances the A-frame feature on the northeast corner of the building.

The Commission continued its discussion, providing the following comments:

- Chair Armstrong asked that, since the projection in Option 3 protruded further out from the face of the building than the projection in Option 1a, would the Option 3 projection encroach into the tree canopy of the tree planted in the planter box located on the sidewalk adjacent to the southeast corner of the building? Mr. Staehle responded that the projection would not encroach into the tree canopy.
- Vice Chair Johnson and Commissioner Richardson indicated that Option 3 provides greater curb appeal and presence than the other options.
- Commissioner Catalano concurred that Option 3 provides a unique element for the project.

There was consensus by the Planning Commission to support Option 3 for the southeast corner of the Creekside Terrace building.

Commission comments and questions included:

- For Condition 3, please add the word “commencement” after the word “construction”.
- For Condition 12, please add the word “commencement” after the word “construction”.
- For Condition 30, please add “prior to certificate of occupancy”.

Commissioner Richardson moved and Vice Chair Johnson seconded a motion to approve Resolution No. 01-10. The motion passed 4-0.

Commissioner Richardson moved and Commissioner Catalano seconded a motion to approve Resolution No. 03-10, as amended, to create a new resolution pertaining to the Creekside Terrace Development Plan and a separate resolution pertaining to extension of the Town Center parking waiver. The separate resolution recommending City Council approval of the parking waiver extension should clarify the Commission supports the extension as an incentive for specified land uses in the Town Center Specific Plan within that area generally and not just for the Creekside Terrace development proposal. The motion passed 4-0.

Commissioner Richardson moved and Vice Chair Johnson seconded a motion to approve Resolution No. 02-10. The motion passed 4-0.

Old Business

4. None.

New Business

5. None.

Communications

6A. Staff.

Director Woltering indicated that a cypress tree in The Grove is dying and so staff is looking for direction from the Planning Commission whether to administratively approve tree removal, administratively approve tree removal with notice, or to bring the matter before the Planning Commission. An arborist report has been prepared which recommends removal of the tree.

Consensus by the Planning Commission was to bring the Tree Removal Permit to the next regularly-scheduled meeting of the Planning Commission on June 22, 2010.

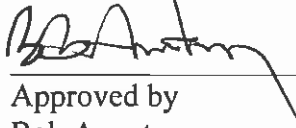
6B. Commission.

Chair Armstrong indicated that, since the next regularly-scheduled meeting of the Planning Commission is the last meeting he will be Chair of the Commission, he requested that everyone wear Hawaiian shirts to the meeting.

Adjournment

7. The meeting was adjourned at 8:30 p.m. The next regular meeting of the Planning Commission is scheduled for **Tuesday, June 22, 2010.**


Submitted by
David Woltering, AICP
Community Development Director


Approved by
Bob Armstrong
Chair

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