

Minutes
Clayton Planning Commission Meeting
Tuesday, August 10, 2010

Call to Order

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

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

Administrative

1A. Review of agenda items.

By consensus, the Planning Commission moved Item 4 before Item 3.

1B. Commissioner Armstrong to report at the City Council meeting on September 7, 2010.

Public Comment

None.

Approval of Minutes

2. Approval of minutes from the meeting of July 13, 2010.

Vice Chair Richardson moved and Commissioner Armstrong seconded the motion to approve the minutes from the meeting of July 13, 2010, as submitted. The motion passed 4-0.

Old Business

4. Review Tree Replacement Options for removed Cypress Tree at The Grove Park.

Chair Johnson opened the discussion. Assistant Planner Sikela presented the staff report.

Commission comments and questions included:

- Redwood trees near the bathroom in the park seemed stressed and dying.
- Does the Maintenance Department want to plant a replacement tree where the cypress tree was removed? Maintenance Supervisor John Johnston replied, yes, because if no replacement tree is planted, it will create a walkway opportunity for pedestrians to take a "short-cut" through the subject landscape area.
- Chinese pistache and crape myrtle trees appear to be doing well in The Grove.
- Too many trees may be a problem in the future as the trees mature and compete for space with one another.
- It is desirable to avoid a situation where the Maintenance Department is constantly having to "fine-tune" the planting plan in the park. That is why it is good to select plantings with thought given to how these selections will mature over time. Supervisor Johnston responded that the Maintenance Department has made numerous changes already, given the plant materials that were initially installed.

- Support was indicated for Supervisor Johnston's position that planting of a replacement tree would discourage pedestrian cut-through traffic in the area. Supervisor Johnston added that the London Plane variety has done very well at the park and added that crape myrtles could also be considered.
- As the Maintenance Department staff has indicated, one London Plane tree would be a good replacement tree option for the location where the cypress tree was removed.

Commissioner Armstrong moved and Commissioner Meriam seconded a motion to have one (1) London Plane tree planted to replace the removed cypress tree. The motion passed 4-0.

Public Hearings

3. **ZOA 05-09, Municipal Code Amendment, City of Clayton.** A public hearing to consider recommending City Council approval of a Landscape Water Conservation Ordinance to implement the Water Conservation in Landscaping Act of 2006 (Assembly Bill 1881, Laird).

Chair Johnson opened the public hearing. Director Woltering presented the staff report.

Commission comments and questions included:

- A concern was raised about the use of moisture sensors and evapotranspiration rates as overly-burdensome to smaller single-lot projects such as residential additions. Director Woltering indicated that the requirements would only apply if more than 2,500 square feet of irrigated area was being modified associated with public or developer projects and 5,000 square feet or more for owner of single family lot projects.
- Is the Maintenance Department staff comfortable with the proposed standards? Director Woltering answered, yes, generally, but there was some concern about the provision precluding the use of overhead spray in areas with widths of eight feet or less. He further mentioned that, given the experience of the Maintenance Supervisors, it was hoped that the adopted ordinance would allow for the Supervisors to sign off on the required certifications that are part of "City" projects.
- Commissioners indicated support for the Maintenance Supervisors being able to sign off on the certifications for City projects.
- How would these regulations apply to multi-lot, large-developer type of projects such as single-family residential subdivisions? Director Woltering responded that the total amount of landscape area of all lots—which would generally pertain to the perimeter and front-yard landscape areas that developers typically get approval for—would be combined collectively to determine if a project triggers the thresholds.
- Would these requirements be triggered if a landscape area were irrigated by a well? Director Woltering answered, yes, if the irrigated area thresholds are exceeded?
- At the conclusion of its discussion, the Planning Commission requested that staff make the following changes to the draft ordinance:
 1. Under II. Applicability A. and C., merge respective items i and ii into a single descriptive parameter (item) to clarify the intended requirements.
 2. Under IV.B.ii., modify to a 5,000 square foot threshold to be consistent with applicability threshold for Owner-directed Single Family Projects.

3. For applicable Municipality and Public Agency Projects involving "City" projects conducted by City staff, allow the City's Maintenance Supervisors (as opposed to contracting out for these services) to sign-off on the needed certifications (i.e., Design, Installation, Maintenance, and Auditing) to facilitate the completion and cost containment on these projects, and the Maintenance Supervisors' knowledge and experience in these areas.

4. Modify the language under X.A. Irrigation Survey and Irrigation Water Use Analysis because of lack of a quantitative guide defining "efficient use" of water. The modified language is as follows:

"To ensure the efficient use of landscape water, each owner of property in the City of Clayton is encouraged to utilize resources and services, such as irrigation surveys and landscape water use analyses that are offered by the local retail or wholesale water utility."

5. Add under XI. Public Education the following:

"D. The City shall provide on its website links to resources that offer information about the principals of designing, installing, and maintaining water-efficient landscapes. An example of a link is to the local water utility, the Contra Costa Water District, and the landscape water conservation information that Agency offers."

Vice Chair Richardson moved and Chair Johnson seconded a motion to continue the public hearing for ZOA 05-09 to the meeting on August 24, 2010 to allow staff time to make the directed modifications to the draft ordinance amendment. The motion passed 4-0.

New Business

5. None.

Communications

6A. Staff.

Director Woltering indicated the following:

- City staff signed off on a proof for signage being used to advertise the sale of the Creekside Terrace property.
- The State Department of Housing and Community Development certified the City's Housing Element on July 15, 2010.
- An Environmental Impact Report (EIR) Scoping Session for the Clayton Community Church EIR is scheduled for August 26, 2010.

6B. Commission.

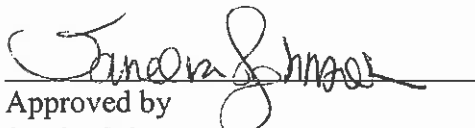
None.

Adjournment

7. The meeting was adjourned at 8:30 p.m. The next regular meeting of the Planning Commission is scheduled on **Tuesday, August 24, 2010.**


Submitted by
David Woltering, AICP
Community Development Director

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Approved by
Sandra Johnson
Chair