

Minutes
Clayton Planning Commission Meeting
Tuesday, September 28, 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 Tuija Catalano, Commissioner Ted Meriam

Absent: None

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

Administrative

1A. Review of agenda items.

1B. Commissioner Catalano to report at the City Council meeting on October 5, 2010.

Public Comment

None.

Approval of Minutes

2. Approval of minutes from the meeting of August 24, 2010.

Commissioner Catalano moved and Commissioner Armstrong seconded the motion to approve the minutes from the meeting of August 24, 2010, as amended. The motion passed 4-1 (Abstain – Vice Chair Richardson abstained as he did not attend the August 24, 2010 Planning Commission meeting).

Public Hearings

3. None.

Old Business

4. None.

New Business

5. **GPA 02-10, General Plan Amendment, City of Clayton.** A study session to review the need and approach for updating the City's General Plan Growth Management Element. The City's Growth Management Element has been in effect since January 2, 1992 and was updated previously in February 1995.

Director Woltering presented the staff report and indicated that updating the City's Growth Management Element (GME) is a necessary part of completing the biennial checklist requirement to receive transportation funds from the Contra Costa Transportation Authority (CCTA).

Commission comments and questions included:

- Is the City Manager supportive of the moving the checklist forward to the CCTA with a draft GME as suggested by CCTA Deputy Director Martin Engelmann? Director Woltering indicated that the City Manager was supportive to expedite the process.

- It would be good to expedite the process to get Measure C and Measure J funds. Completion and approval of the checklist would allow release of funds to the City.
- What are the Measure J monies used for? Director Woltering indicated that the monies are used for transportation improvements such as the re-paving of roads.
- Measure J seems less onerous than Measure C.
- Although the San Ramon GME update is a good model to use, Clayton's GME would presumably be less extensive since we are a smaller city.
- When is the deadline? Director Woltering indicated the deadline is July 2011.
- What is a brownfield? Does Clayton have a brownfield? Director Woltering indicated that a brownfield is an area that was previously developed with heavy industry and may be contaminated with toxic substances. Such environmental concerns make residential developers choose greenfields (i.e., open space areas and agricultural lands) to develop on rather than brownfields. As a result, cities with brownfield areas seek to detoxify brownfields in order to make them developable to avoid the unnecessary urbanization of greenfields. Clayton does not have any brownfields.
- Does Clayton have a five-year Capital Improvement Program? Director Woltering indicated "yes".
- It would be good to use 2010 census data rather than 2000 census data.
- Although Measure J does not require the use of level of service standards for local street intersections or performance standards for public services and facilities as did Measure C, Commissioners agreed with staff that such measures should be retained in the updated City of Clayton GME. It was noted that San Ramon maintained the use of these measures.
- Do we have any idea how many homes are not on sewer or use wells? Director Woltering indicated that the City Engineer has this information.
- The focus should be on getting the completed and approved checklist to the Contra Costa Transportation Authority so that the City can obtain the Measure C and Measure J monies as soon as we can.
- Do we have recent traffic information to use for the checklist and the GME update? Director Woltering indicated that the City has recent traffic information from projects that have or will be considered by the City. Director Woltering stated that it is the intent to use existing data and information for completing the checklist and GME update.

Director Woltering added that the Measure C and Measure J monies are intended to fund "hard" improvements related to infrastructure and transportation. A draft GME will be brought back before the Planning Commission in approximately sixty days.

Communications

6A. Staff.

Director Woltering indicated the following:

- The retaining wall at 1816 Ohlone Heights is complete and the landscape and maintenance agreement will be recorded against the property.
- A public review draft of the Clayton Community Church Environmental Impact Report may be available in early December 2010.

6B. Commission.

Commissioner Meriam indicated that Tamara Steiner from the Clayton Pioneer is holding a question and answer session for a Clayton City Council candidate's forum at Hoyer Hall.

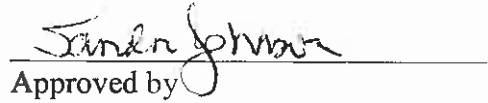
Adjournment

7. The meeting was adjourned at 8:08 p.m. The next regular meeting of the Planning Commission is scheduled on **Tuesday, October 12, 2010.**



Submitted by
David Woltering, AICP
Community Development Director

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Approved by
Sandra Johnson
Chair