Minutes
Clayton Planning Commission Meeting
Tuesday, May 10, 2011

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, Jr.

Administrative
1A. Review of agenda items.
1B. Vice Chair Richardson to report at the City Council meeting on May 17, 2011.

Public Comment
None.

Approval of Minutes
2. Approval of minutes from the meeting of April 26, 2011.

Vice Chair Richardson moved and Commissioner Armstrong seconded a motion to approve the minutes, as submitted. The motion passed 4-0.

Public Hearing
3. **SP 01-11, Sign Permit, Toll Brothers,** northeast corner of Regency Drive and Rialto Drive, APN 119-640-007. A request for approval of one free-standing temporary ground sign for the Diablo Estates at Clayton subdivision marketing sign program.

Assistant Planner Sikela presented the staff report and noted that, based on comments received at the Community Development Department, staff was recommending adding a condition of approval requiring the sign to be located outside the line-of-sight triangle at the northeast corner of Regency Drive and Rialto Drive.

Commission questions included:
- Have any of the lots in the subdivision been sold? Director Woltering indicated that no lots would be sold until after the applicants have received City approval of project-related entitlement requests.
- Will a phone number be listed on the sign for prospective homebuyers to call? Andrew Warner, representative of the applicant, Toll Brothers, indicated that the phone number would be located next to the website address near the bottom of the sign.

The public hearing was opened.

Sue Grimmond, 79 Regency Drive, distributed a letter from Teena Hahn, 91 Regency Drive, and indicated that both she and Ms. Hahn had concerns with the sign being located too close to the corner at the intersection of Regency Drive and Rialto Drive and that the proposed sign location would obstruct visibility for vehicles, bicyclists, and pedestrians.

Mr. Warner indicated that he was supportive of the "line-of-sight" condition of approval and would be available to work with staff to finalize the location for the sign.

Assistant Planner Sikela indicated that, in response to these concerns, staff had proposed a condition of approval requiring the sign be located outside the line-of-sight triangle, in accordance with Clayton Municipal Code regulations.

The public hearing was closed. Commission comments included:

- Visibility is often limited at intersections. Vehicular speed control is the real issue that needs to be addressed rather than improving sight visibility by adjusting the location of the sign.
- The applicant and staff can work on the specific location of the sign to satisfy the proposed condition of approval regarding locating the sign outside of the line-of-sight triangle.

Commissioner Armstrong moved and Vice Chair Richardson seconded a motion to approve Sign Permit SP 01-11, with the Conditions of Approval as recommended by staff and with the following Condition of Approval added:

"In accordance with the sight obstruction at intersection regulations of Chapter 12.08 of the Clayton Municipal Code, the sign shall be located outside of the line-of-sight triangle at the corner of Regency Drive and Rialto Drive, to the satisfaction of the City."

The motion passed 4-0.

Old Business

4. None.

New Business

5. None.

Communications

6A. Staff.

Director Woltering provided an update for the Clayton Community Church Draft Environmental Impact Report, the Diablo Estates at Clayton subdivision, and the Raney Planning and Management work on the upcoming 2009-2014 Housing Element implementation.

6B. Commission.

Commissioner Armstrong indicated that the TRANSPAC meeting would be held on Thursday, May 12, 2011.

Adjournment

7. The meeting was adjourned at 7:47 p.m. to the following regularly-scheduled meeting of **May 24, 2011**.

Submitted by
David Woltering, AICP
Community Development Director

Approved by
Sandra Johnson
Chair

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