

Minutes
Clayton Planning Commission Meeting
Tuesday, October 8, 2013

1. CALL TO ORDER, ROLL CALL, PLEDGE TO THE FLAG

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

Present: Chair Gregg Manning
Commissioner David Bruzzone
Commissioner Keith Haydon
Commissioner Sandra Johnson

Absent: Vice Chair Dan Richardson (excused)

Staff: Community Development Director Charlie Mullen
Assistant Planner Milan J. Sikela, Jr.

2. ADMINISTRATIVE

2.a. Review of agenda items.

2.b. Declaration of Conflict of Interest.

2.c. Chair Gregg Manning to report at the City Council meeting of October 15, 2013.

3. PUBLIC COMMENT

None.

4. MINUTES

4.a. Approval of the minutes for the September 24, 2013 regular meeting.

Commissioner Haydon moved and Commissioner Johnson seconded a motion to approve the minutes, as amended. The motion passed 4-0-1.

5. PUBLIC HEARINGS

None.

6. OLD BUSINESS

None.

7. NEW BUSINESS

- 7.a. **Silver Oak Estates Planned Development project.** Informational presentation by project applicant Clyde Miles Construction Co. on a proposal to develop the 13.96-acre Hurd Ranch property located between the northerly terminus of Lydia Lane and south of Oakhurst Drive in Clayton. The current development proposal includes seven (7) single-family homes and 52 town homes located on approximately 5.37 acres, a neighborhood swimming pool and cabana on 0.59 acres, roadways and sidewalks on 2.10 acres and open space on 7.84 acres. The primary vehicular access is proposed from Oakhurst Drive at Yolanda Circle (east intersection) and a secondary access proposed from Lydia Lane. The property site is identified as 5701 Clayton Road; APN: 118-020-029; DP-01-10, MAP-01-10 & ENV-02-10.

Director Mullen introduced the item, indicated that no action or decisions will be made on the Silver Oak Estates Planned Development project at this meeting as this in an information outreach meeting only, and explained that John Peterson for Clyde Miles Construction would provide an informational presentation on the project.

Mr. Peterson described the project using display boards.

Commissioner Bruzzone asked will there be a traffic light installed at the intersection of Oakhurst Boulevard and Yolanda Circle? Mr. Peterson responded that no traffic light is being currently proposed.

Commissioner Johnson asked will there be an environmental impact report prepared for the project? Director Mullen responded that an environmental analysis is currently being conducted in order to determine the appropriate environmental document for the project, but we anticipate in may be in the form of an Initial Environmental Study/Mitigated Negative Declaration (IES/MND).

Commissioner Haydon had the following questions:

- Will there be access to the project across the bridge at the end of Lydia Lane? Mr. Peterson responded that only the seven single family residences will have access across the bridge at the end of Lydia Lane. A gate is proposed in order to curtail use of the bridge by non-residents.
- Will the open space proposed at the western edge of the project be active or passive open space? Mr. Peterson responded that it will be passive open space.
- What is the setback from Mt. Diablo Creek? Mr. Peterson responded that East County Habitat Conservation and Department of Fish and Game requires a minimum of a 50-foot setback from the top of the creek bank and from the edge of the dripline of any trees.

Chair Manning had the following comments and questions:

- I have concerns about use of the Lydia Lane bridge by increased vehicle traffic caused by the project. Mr. Peterson indicated that only automobiles used by occupants of the single-family residence would use the bridge.
- Recreational vehicles and motorhomes could be driven across the bridge by the occupants of the single-family residences. Mr. Peterson explained that the bridge is only nine feet in width which would preclude use of the bridge by larger vehicles.

- What type of perimeter fencing is being proposed for the project? Mr. Peterson responded that open mesh and wrought iron fencing is being proposed.
- What is the applicant's target date to commence construction? Mr. Peterson responded that early 2014 is the anticipated date to start construction with project build-out being completed within two years.

The public comment period was opened.

Chair Manning read the letters and emails received into the record.

Scott Gambill, 1816 Eagle Peak Avenue, indicated they had concerns regarding the potential traffic impacts caused by the project.

Bud Hedglen, 1770 Indian Wells Way, indicated he had concerns with the proposed height of the three-story townhomes and asked if golf ball fencing was proposed.

Bonnie Boswell, 2 Rachel Ranch Court, indicated she had concerns with impacts to the Lydia Lane bridge caused by vehicles crossing the bridge; the height of the townhomes; and potential for increased number of trash and recycling containers left in the street.

Jennifer Butticci, 343 Alexander Place, indicated she had concerns with increased traffic and use of the Lydia Lane bridge by vehicles; values open space, Lydia Lane bridge, and the trail running along Mt. Diablo Creek; and concerns with fencing and flood zone issues.

Isabella Carranza, 1843 Eagle Peak Avenue, indicated that the project should be toned down; retain open space; have fewer units; and provide for emergency vehicle access.

Shirley Jensen, 301 Saclan Terrace, indicated she had concerns with increased traffic; use of the Lydia Lane bridge by vehicles; size of homes; creek fencing; building design; and affordable housing.

Patt Rose, 5597 Morningside Drive, indicated she had concerns with potential drainage/flooding; pricing of townhomes and residences; not right fit; flooding impacts; and project quality.

Tim Johnathan, resident of Clayton, agreed with previous concerns expressed; concerned with traffic impacts and vehicular use of the Lydia Lane bridge; not right fit; and building height.

Amy Langdon, resident of Clayton, has concerns with traffic and Section 8 housing.

Mike Treppa, 19 Eagle Peak Place, needs thorough environmental analysis; concerned with three-story townhomes; lighting; and visual impacts.

Nancy Williams, 399 Alexander Place, asked if project will impact existing play structures in Lydia Lane Park.

Dawn Schadek, 8 Rachel Ranch Court, agrees with previous concerns expressed as well concerned with fencing and privacy.

Kyle Whitlinger, 201 South Brook Place, expressed concerns with traffic impacts and vehicular use of Lydia Lane bridge; scale back size of project.

Meredith Yalenty, 217 Round House Place, agrees with previous concerns; is concerned with traffic impacts and vehicular use of the Lydia Lane bridge; open space and trails; wildlife; and community input.

Tim Tye, 14 Casey Glen Court, agrees with previous concerns; is concerned with traffic impacts and vehicular use of the Lydia Lane bridge; eucalyptus trees; flooding; and gates.

Ann Vestal, 1737 Indian Wells Way, agrees with previous concerns; traffic at the intersection of Oakhurst Boulevard and Kirker Pass Road; not right fit; three-story building height.

Mark Kelson, 29 Tiffin Court, concerned if project complies with General Plan; historical features; and fencing.

Donald Gerken, resident of Clayton, concerned project is too high density and not right fit.

Dennis Romano, 302 Diablo Creek Court, concerned project would change character of neighborhood; no benefit; bridge should be limited to pedestrians; it would be good if the developer provided a new play structure in Lydia Lane Park.

Ronnie Grosvald, 301 Diablo Creek Court, indicated project is too dense; too tall; and concerned with "priced to sell" marketing by the developer.

Nick Pappani from Raney Planning and Management, the environmental consultant for the City of Clayton, provided an overview of the environmental analysis being conducted for the project.

Amy Langell, 408 Diablo Creek Place, asked how the public will be kept in the loop as the project moves forward. Director Mullen indicated that the project will be publicly noticed with notices being mailed to all properties within 1,000 feet of the project site, posted at the City's three posting boards, and published in the Contra Costa Times.

Chair Manning indicated that many of the concerns and issues raised will be analyzed in the environmental document and/or looked at by the Planning Commission as part of their review process.

There were no further comments. The public comment period was closed.

Director Mullen thanked everyone for coming to this informational meeting.

8. COMMUNICATIONS

8.a. Staff.

(Continued Discussion) Planning Commission Meeting Procedures and Protocol. Consideration of Minor amendments; CDD-04-13.

Director Mullen asked the Commissioners to provide to staff any modifications to the Planning Commission Meeting Procedures and Protocol document for the next meeting.

8.b. Commission.

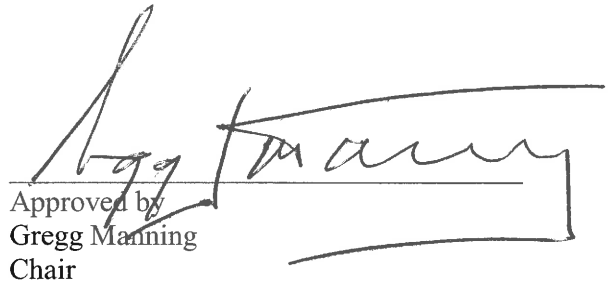
Chair Manning indicated that he would not be able to attend the November 12, 2013 Planning Commission meeting.

9. ADJOURNMENT

9.a. The meeting was adjourned at 8:26 p.m. to the next regularly-scheduled meeting of the Planning Commission on Tuesday, October 22, 2013.



Submitted by
Charlie Mullen
Community Development Director



Approved by
Gregg Manning
Chair

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