Minutes
Clayton Planning Commission Meeting
Tuesday, February 11, 2014

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
Vice Chair Dan Richardson
Commissioner David Bruzzone
Commissioner Keith Haydon
Commissioner Sandra Johnson

Absent: None

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

2. ADMINISTRATIVE

2.a. Review of agenda items.

2.b. Declaration of Conflict of Interest.

None.

2.c. Commissioner Keith Haydon to report at the City Council meeting of February 18, 2014.

3. PUBLIC COMMENT

John Manzeck, 355 Mount Washington Way, raised issues he was having with AT&T internet and television service.

Vice Chair Richardson indicated that he had not seen or read about any proposals for AT&T adding amplifiers for their Lightspeed service in Clayton.

Commissioner Haydon indicated that his understanding is that U-verse provides internet service in Clayton but not television service.

4. MINUTES

4.a. Approval of the minutes for the January 28, 2014 regular meeting.

Commissioner Haydon moved and Vice Chair Dan Richardson seconded a motion to approve the minutes, with minor amendments. The motion passed 5-0.

5. PUBLIC HEARINGS

5.a. **LLA-02-13, David Roskelley,** 5675 Pine Hollow Road (APN: 120-043-023). A Lot Line Adjustment between an existing un-buildable 1,951 square-foot parcel (APN:120-043-023) and an existing 2.41-acre parcel (APN: 120-043-004) to create a 1.34-acre parcel and a 1.12-acre parcel. Pursuant to California Environmental Quality Act (CEQA) Guideline 15305(a), the project is categorically exempt from CEQA.

Assistant Planner Sikela presented the staff report.

Commissioner Haydon directed staff to add the words "to the Community Development Department" with reference to who the applicant shall apply to in Condition of Approval No. 2.

Commissioner Bruzzone asked if the 1,951 square-foot parcel is related to the existing eight-foot wide public utility easement (PUE) located on the two lots directly east of the project site on Verna Way? Assistant Planner Sikela responded that he had checked with the City Engineer regarding any potential impacts to any existing easements and was informed that the lot line adjustment, as currently proposed, would have no impacts to existing easements. Director Mullen added that no development is currently being proposed as part of the lot line adjustment. When a development is proposed at this location, staff would analyze impacts upon existing easements at that time.

Chair Manning asked is the 1,951 square-foot strip of land owned by the applicant? Director Mullen responded "yes."

The Public Hearing was opened.

Susan Collins, 5706 Verna Way, had the following questions:

- Will access to the northern parcel be from Pine Hollow Road or Verna Way? Director Mullen indicated that access to the northern parcel would be from Verna Way.
- Will the property owners in proximity to the subject site be noticed if developments are proposed at this location in the future? Director Mullen responded "yes."

Rich Cruey, 27 Gibson Lane, indicated that he might want an easement from his property to Verna Way established so that he would be able to have sewer access. Director Mullen indicated that Mr. Cruey should contact the City Engineer regarding sewer access and connection service.

Vice Chair Richardson indicated that the City does not establish sewer easements and echoed Director Mullen's comments that Mr. Cruey would have to address the issue with the City Engineer.

John Gazano, 21 Gibson Lane, indicated that he was interested in connecting with the sewer line from his property on Gibson Lane, which is a private road.

Assistant Planner Sikela indicated that, if the parties interested in sewer connection could please write their phone numbers on the speaker cards, he would contact the interested parties to provide them with the contact numbers for the departments that could assist them.

The Public Hearing was closed.

Commissioner Johnson moved and Commissioner Haydon seconded a motion to approve Lot Line Adjustment LLA-02-13, with the findings of approval and conditions of approval, as amended. The motion passed 5-0.

6. OLD BUSINESS

None.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

8.a. Staff.

Director Mullen indicated that staff anticipates that the February 25, 2014 Planning Commission meeting will be cancelled.

8.b. Commission.

Vice Chair Richardson indicated that will no longer be able to attend the TRANSPAC meetings and would like to have his name removed from the TRANSPAC list.

Commissioner Haydon indicated that he would like to be the Planning Commission's TRANSPAC representative.

9. ADJOURNMENT

9.a. The meeting was adjourned at 7:30 p.m. to the regularly-scheduled meeting of the Planning Commission on February 25, 2014.

Submitted by
Charlie Mullen
Community Development Director

Approved by
Gregg Manning
Chair

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