

Minutes
Clayton Planning Commission Meeting
Tuesday, April 22, 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 Keith Haydon
Commissioner Sandra Johnson

Absent: Commissioner David Bruzzone (excused)

Staff: Community Development Director Charlie Mullen

2. ADMINISTRATIVE

2.a. Review of agenda items.

2.b. Declaration of Conflict of Interest.

None.

2.c. Vice Chair Dan Richardson to report at the City Council meeting of May 6, 2014.

3. PUBLIC COMMENT

None.

4. MINUTES

4.a. Approval of the minutes for the March 11, 2014 regular meeting.

Commissioner Johnson moved and Commissioner Haydon seconded a motion to approve the minutes with a minor correction. The motion passed 4-0.

5. PUBLIC HEARINGS

5.a. **SP-02-14 & VAR-01-14, City of Clayton/Transwestern Property Company.** 6011 Main Street (APN: 118-560-010). A request to consider a Sign Permit Variance for the size and number of commercial real estate advertising signs on a vacant undeveloped 1.66-acre City-owned property for sale in the Clayton Town Center. Categorically exempt per Sections 15311 of the California Environmental Quality Act (CEQA) Guidelines.

Community Development Director Mullen presented the staff report.

Commissioner Haydon asked if the sign photograph diagram on the last sheet accurately depicted the size of the sign. Director Mullen responded it was not entirely accurate and noted this diagram was intended primarily to show the proposed sign location.

Chair Manning noted that the proposed sign location could be obstructed by landscaping located to the east and suggested that the sign may be more visible if moved further west. The Commission agreed to give flexibility to the Director to work with the sign installer on the final placement of the sign in order to maximize its visibility from Clayton Road.

Chair Manning opened the public hearing and asked for public comment. Seeing none, the public hearing was closed.

Commissioner Haydon moved and Vice Chair Richardson seconded a motion to adopt Resolution No. 03-14 approving the Sign Permit Variance. The motion passed 4-0.

6. OLD BUSINESS

None.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

8.a. Staff.

Director Mullen provided a brief update on the following:

- Draft Housing Element to be considered at the May 13, 2014 Planning Commission meeting.
- Handed out a CEQA article from the February edition of Western City magazine.
- Status of the Silver Oak Estates and Oak Creek Canyon subdivision projects.
- Residential home improvement projects appear to be on the rise.

8.b. Commission.

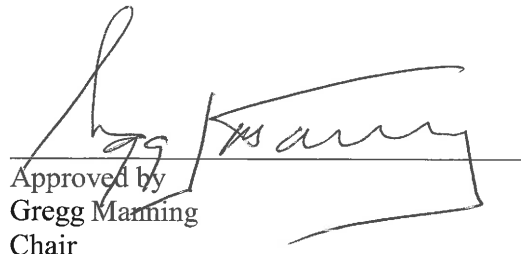
Commissioner Haydon reported on his attendance at a Transpac meeting.

9. ADJOURNMENT

9.a. The meeting was adjourned at 7:27 p.m. to the regularly-scheduled meeting of the Planning Commission on May 13, 2014.



Submitted by
Charlie Mullen
Community Development Director
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Approved by
Gregg Manning
Chair