

Minutes
Clayton Planning Commission Meeting
Tuesday, June 10, 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

2. ADMINISTRATIVE

2.a. Review of agenda items.

2.b. Declaration of Conflict of Interest.

Chair Manning and Commissioner Haydon indicated that they would recuse themselves for Item 7.a due to a conflict of interest.

2.c. Vice Chair Dan Richardson to report at the City Council meeting of June 17, 2014.

3. PUBLIC COMMENT

None.

4. MINUTES

4.a. Approval of the minutes for the May 13, 2014 regular meeting.

Commissioner Richardson moved and Commissioner Bruzzone seconded a motion to approve the minutes with minor corrections as noted by Commissioner Haydon. The motion passed 5-0.

5. PUBLIC HEARINGS

None.

6. OLD BUSINESS

None.

7. NEW BUSINESS

- 7.a. **SPR-07-13, UP-01-13, LLA-01-13, and VAR-01-13, Skipolini's Pizza Restaurant,** 1033-1035 Diablo Street and 6026 Main Street (APNs: 119-013-002, 119-013-003, 119-013-004, 119-013-008, and 119-013-008). Review of Ipsen Family Bocce Park Management and Operations Plan in Accordance with Condition of Approval No. 6 of the Use Permit to Establish Four (4) Bocce Ball Courts Ancillary to the Existing Skipolini's Pizza Restaurant. Categorically exempt per Sections 15301 and 15303 of the California Environmental Quality Act (CEQA) Guidelines.

As a result of conflict of interest issues, Chair Manning and Commissioner Haydon recused themselves and left the meeting room.

Community Development Director Mullen presented the staff report.

Commissioner Bruzzone inquired about the maximum occupancy and hours of operation. Director Mullen and Ed Hartley, CBCA representative responded.

Commissioner Johnson inquired about regulations and controls on alcohol consumption and service. Director Mullen and Mr. Hartley responded.

Vice Chair Richardson inquired and wanted to confirm that the Police Chief and City Manager had reviewed the management operations plan and alcohol provisions. Director Mullen responded that was correct.

Commissioner Johnson inquired if professionally-made signs would be made and used. Mr. Hartley responded that was correct.

Vice Chair Richardson noted he appreciated seeing the management and operations plan prepared for the Ipsen Family Bocce Park.

Commissioners Johnson, Bruzzone, and Vice Chair Richardson all expressed continued support for the project and looked forward to its opening.

Commissioner Johnson moved and Commissioner Bruzzone seconded a motion to approve the Ipsen Family Bocce Park Management and Operations Plan. The motion passed 3-0.

Chair Manning and Commissioner Haydon returned to the meeting room.

8. COMMUNICATIONS

- 8.a. Staff.

Director Mullen requested Planning Commission input on a rear yard swimming pool and improvements at 12 Promontory Place located on the new Diablo Estates subdivision. The Commission offered general feedback and input and recommended the Director handle the matter at staff level.

Director Mullen provided a brief update on the following projects:

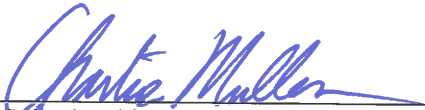
- The Skipolini's Pizza Bocce Ball Court project is proposing a grand opening for Friday, June 20th.
- Regarding the Silver Oak Estates project, the applicant recently contacted staff and indicated they should be submitting additional information to the City by the end of the week. Staff hopes the environmental consultant will then be able to complete the environmental review analysis for the project.
- Regarding the Oak Creek Canyon project, the project is on hold pending additional funding deposits being made by the applicant.

8.b. Commission.

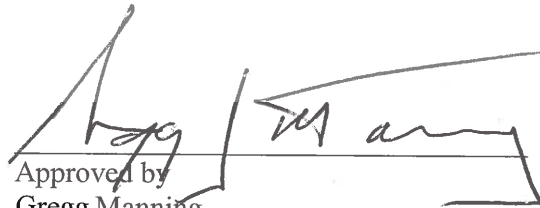
Commissioner Johnson, asked the Director to look into and verify if a spiral staircase was on the approved plans of a project the Commission reviewed and approved several years back located on El Molino Drive near Marsh Creek.

9. ADJOURNMENT

- 9.a. The meeting was adjourned at 7:58 p.m. to the regularly-scheduled meeting of the Planning Commission on June 24, 2014.



Submitted by
Charlie Mullen
Community Development Director



Approved by
Gregg Manning
Chair

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