



AGENDA
PLANNING COMMISSION
Regular Meeting

7:00 P.M. on Tuesday, August 12, 2014

Hoyer Hall, Clayton Community Library, 6125 Clayton Road, Clayton, California

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

2. ADMINISTRATIVE

- 2.a. Selection of Chair and Vice Chair.
- 2.b. Review of agenda items.
- 2.c. Declaration of Conflict of Interest.
- 2.d. Commissioner Keith Haydon to report at the City Council meeting of August 19, 2014 (alternate Commissioner Gregg Manning).

3. PUBLIC COMMENT

4. MINUTES

- 4.a. Approval of the minutes for the June 10, 2014 regular meeting.

5. PUBLIC HEARINGS

None.

6. OLD BUSINESS

None.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

- 8.a. Staff.
- 8.b. Commission.

9. ADJOURNMENT

- 9.a. The next regularly-scheduled meeting of the Planning Commission will be held on **Tuesday, August 26, 2014 at 7:00 p.m.**

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Most Planning Commission decisions are appealable to the City Council within ten (10) calendar days of the decision. Please contact Community Development Department staff for further information immediately following the decision. If the decision is appealed, the City Council will hold a public hearing and make a final decision. If you challenge a final decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing(s), either in oral testimony at the hearing(s) or in written correspondence delivered to the Community Development Department at or prior to the public hearing(s). Further, any court challenge must be made within 90 days of the final decision on the noticed matter. If you have a physical impairment that requires special accommodations to participate, please contact the Community Development Department at least 72 hours in advance of the meeting at 925-673-7340. An affirmative vote of the Planning Commission is required for approval. A tie vote (e.g., 2-2) is considered a denial. Therefore, applicants may wish to request a continuance to a later Commission meeting if only four Planning Commissioners are present.

Any writing or documents provided to the majority of the Planning Commission after distribution of the agenda packet regarding any item on this agenda will be made available for public inspection in the Community Development Department located at 6000 Heritage Trail during normal business hours.

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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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