



**CLAYTON CITY COUNCIL
AND SUCCESSORY HOUSING AGENCY
REGULAR MEETING AGENDA**

**TUESDAY, SEPTEMBER 15, 2026
7:00 PM**

**Hoyer Hall, Clayton Community Library
6125 Clayton Road, Clayton, CA 94517**

Members of the public may participate virtually in the Clayton City Council meeting and provide public comment, please join via Zoom.

At the time and date of the meeting, please click this URL to join the webinar:
<https://us02web.zoom.us/j/87013308207?pwd=Cseb8FiFZXHszhgXSPA1SHLTajNzoM.1>
Meeting ID: 870 1330 8207 | Meeting Password: 121212
Dial 669-900-9128 to join by phone

Remote Public Comments: When the Mayor invites public comment for the item on which you would like to comment, please use the "raise hand" feature (or press *9 if connecting via telephone only and press *6 to unmute/mute) to alert staff you have a public comment to provide.

Jeff Wan, Mayor

Richard Enea, Vice Mayor
Holly Tillman, Councilmember

Jim Diaz, Councilmember
Kim Trupiano, Councilmember

1. CALL TO ORDER AND ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT ON NON-AGENDA ITEMS

Members of the public may address the City Council on non-agendized items within the Council's jurisdiction. To ensure an orderly meeting and an equal opportunity for everyone, each speaker is limited to three (3) minutes, or the time established by the Mayor. In accordance with State Law, no action may take place on any item not appearing on the posted agenda. The Council may respond to statements made or questions asked or may at its discretion request staff to report back at a future meeting concerning the matter.

Public comment and input on other agenda items will be allowed when each item is considered by the Council.

4. CONSENT CALENDAR

The Consent Calendar includes routine items that are to be enacted by one motion. There will be no separate discussion of these items. If discussion is requested, the item will be removed from the Consent Calendar and considered separately.

(a) Approve August 18, 2026 and September 1, 2026 Regular Meeting Minutes

- (b) Second Reading and Adoption of Ordinance No. 505 Amending Section 5.04.370 of the Clayton Municipal Code, Entitled "Rental Dwellings," to Eliminate the Business License Tax on Single-Family Rental Dwelling Units
- (c) Second Reading and Adoption of Ordinance No. 506 Amending Section 9.18.060 of the Clayton Municipal Code, Entitled "Enforcement," to Clarify the Fee Schedule Applicable to Excessive False Alarms
- (d) Second Reading and Adoption of Ordinance No. 507 Amending Section 10.41.020 of the Clayton Municipal Code, Entitled "Definitions," to Clarify That Non-Motorized Trailers Drawn By A Motor Vehicle Are Included Within the Definition of "Recreational Vehicle"
- (e) Second Reading and Adoption of Ordinance No. 508 Amending Section 11.04.060 of the Clayton Municipal Code, Entitled "Amplified Sound," to Include New Technology Among Exempt Personal Devices and to Update Permit Requirements
- (f) Second Reading and Adoption of Ordinance No. 509 Amending Sections 12.08.010 Through 12.08.040 of Chapter 12.08, Entitled "Site Obstructions at Intersections," of the Clayton Municipal Code to Extend Sightline Protections to Pedestrians, Establish a Maintenance-Based Standard for Vegetation Within the Sight Triangle, and Update Enforcement Authority References
- (g) Second Reading and Adoption of Ordinance No. 510 Adding Chapter 17.70 to the Clayton Municipal Code, Entitled "Special Event Permits," to Establish a Permit Process for Events Requiring Closure of a Public Right-of-Way, Diversion of Traffic, or Modification of Normal Traffic Controls
- (h) Second Reading and Adoption of Ordinance No. 511 Renumbering Chapter 17.70 of the Clayton Municipal Code, Entitled "Temporary Use Permits," as Chapter 17.69; Amending Sections 17.69.010 and 17.69.020; and Adding Section 17.69.070 to Establish Penalties for Violations of Temporary Use Permits

5. RECOGNITIONS AND PRESENTATIONS

- (a) Certificates of Recognition to Public School Students for Exemplifying the "Do the Right Thing" Character Trait of "Inclusion"
- (b) Certificates of Recognition to Public School Students for Exemplifying the "Do the Right Thing" Character Trait of "Courage"
- (c) Presentation of a Proclamation for Blue Night Award

6. REPORTS

- (a) City Manager's Report
- (b) City Council/Committees Reports

7. PUBLIC HEARINGS

8. ACTION ITEMS - CONVENE SUCCESSOR HOUSING AGENCY

- (a) Consider Approval of the First Amendment to Loan Agreement and First Amendment to Promissory Note Between the City of Clayton, Acting in Its Capacity as Successor Housing Agency to the Former Redevelopment Agency of the City of Clayton, and Diamond Terrace Investors to Revise the Loan Repayment Schedule, Eliminate the Balloon Payment, and Extend the Maturity Date to October 1, 2040

Recommended Action: Approve the contract amendment.

9. ADJOURNMENT

The next regularly scheduled meeting will be October 6, 2026. For meeting information and materials, please visit the City's website.

Meeting Information and Access

- A complete packet of information containing staff reports and exhibits related to each public item is available for public review in City Hall located at 6000 Heritage Trail and on the [City's website](#).
- Agendas are posted at: 1) City Hall, 6000 Heritage Trail; 2) Library, 6125 Clayton Road; 3) Ohm's Bulletin Board, 1028 Diablo Street, Clayton; and 4) [City's website](#).
- Any writings or documents provided to a majority of the City Council after distribution of the agenda packet and regarding any public item on this agenda will be made available for public inspection in the City Clerk's office located at 6000 Heritage Trail during normal business hours and is available for review on the [City's website](#).
- If you have a physical impairment requiring special accommodation to participate, please call the City Clerk's office at least 72 hours (about 3 days) before the meeting at (925) 673-7300.
- E-mail Public Comments: Public comment may also be sent to the [City Clerk](#) by 12:00 p.m. on the day of the meeting. All e-mailed public comments will be forwarded to the entire committee and made part of the official meeting file.
- The City cannot guarantee that the public's access to teleconferencing technology will be uninterrupted, and technical difficulties may occur time to time. In the event of these difficulties, the City will comply with the Brown Act and its Disruption Policy, which may mean public meetings will continue despite technical difficulties for participants using the teleconferencing option.
- Each person attending the meeting who wishes to speak on an agendized or non-agendized matter (within the council's jurisdiction), shall have a set amount of time to speak as determined by the Mayor.