

Minutes
Clayton Planning Commission Meeting
Tuesday, March 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

2. ADMINISTRATIVE

2.a. Review of agenda items.

2.b. Declaration of Conflict of Interest.

None.

2.c. Chair Manning to report at the City Council meeting of March 18, 2014.

Director Mullen noted that the next City Council meeting on March 18, 2014, will be held at Endeavor Hall and there will a celebration of Clayton's 50th year of incorporation, so all Commissioners are invited to attend.

3. PUBLIC COMMENT

Robert Staehle, VIZ f/x, representative for Skipolini's Pizza/Bocce Ball Court project, addressed the Planning Commission on the potential need for the applicant to change the approved on-site light fixture head detail for the project. After reviewing the information provided, the Commission gave direction to the Community Development Director that this was a matter that could be reviewed and approved at staff level and did not need to come back before the Commission.

4. MINUTES

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

Commissioner Johnson moved and Vice Chair Dan Richardson seconded a motion to approve the minutes as submitted. The motion passed 5-0.

5. **PUBLIC HEARINGS**

None.

6. **OLD BUSINESS**

None.

7. **NEW BUSINESS**

7.a. **CDD-03-14, 2013 Housing Element Annual Progress Report, City of Clayton.**

Community Development Director Mullen presented the staff report.

Commissioner Bruzzone asked about the affordable housing unit at 204 Stranahan Circle that was sold in 2013 by the owner at market rate. Director Mullen responded that unfortunately, with the recent dissolving of Redevelopment Agencies throughout California, the City's Redevelopment Agency (RDA) no longer exists and the City has declined to purchase and maintain these affordable housing units using General Fund monies if the owner(s) choose to sell the property.

Commissioner Johnson asked if there are penalties imposed on the seller. Director Mullen responded that, in this particular case, no, but the seller did have to repay the RDA loan balance at the close of escrow.

Commissioner Haydon asked for clarification why comment details in the Annual Progress Report (APR) did not include all the staff report details. Director Mullen responded that the APR was only for the 2013 period in time, whereas the staff report went into more detail and historical background for the benefit of the Commission.

Chair Manning asked for public comment. Seeing none, the public comment period was closed.

Vice Chair Richardson moved and Commissioner Haydon seconded a motion recommending City Council approval of the 2013 Housing Element Annual Progress Report. The motion passed 5-0.

8. **COMMUNICATIONS**

8.a. Staff.

Director Mullen provided a brief update on the status of the Oak Creek Canyon and Silver Oak Estates subdivision projects.

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

8.b. Commission.

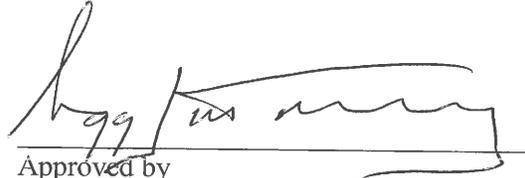
None.

9. ADJOURNMENT

9.a. The meeting was adjourned at 7:35 p.m. to the regularly-scheduled meeting of the Planning Commission on March 25, 2014.



Submitted by
Charlie Mullen
Community Development Director



Approved by
Gregg Manning
Chair

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