

Minutes
Clayton Planning Commission Meeting
Tuesday, May 8, 2012

Call to Order

Chair Dan Richardson called the meeting to order at 7:00 p.m. at Hoyer Hall, 6125 Clayton Road, Clayton.

Present: Chair Dan Richardson, Commissioner Bob Armstrong, Commissioner Sandra Johnson, and Commissioner Gregg Manning

Absent: Vice Chair Keith Haydon

Staff: Community Development Director David Woltering
Assistant Planner Milan Sikela, Jr.

Administrative

1A. Review of agenda items.

1B. Commissioner Armstrong to report at the City Council meeting on May 15, 2012.

Public Comment

None.

Approval of Minutes

2. Approval of minutes from the meeting of April 10, 2012.

Commissioner Manning moved and Commissioner Johnson seconded a motion to approve the minutes, as submitted. The motion passed 3-1 (Commissioner Armstrong abstained since he did not attend the April 10, 2012 Planning Commission meeting).

Public Hearing

3. The following public hearings pertain to the Safeway building in the Clayton Station Shopping Center. The applicant is Safeway, Inc. The project site is located at 5431 Clayton Road (APN 118-031-056) in Clayton.

- **SPR 01-12, Site Plan Review Permit.** Consideration of proposed exterior modifications which entail a new paint scheme, masonry treatments, light sconces, and lattice in the entryway gable features.
- **SP 01-12, Sign Permit.** Consideration of seven new wall signs on the front and side elevations.

Assistant Planner Sikela presented the staff report. He began by reviewing the exterior modifications being proposed by the applicant. Mr. Sikela indicated staff was supportive of the proposed changes with the exception of the masonry treatments. He indicated staff believed the base masonry treatments should be placed on all thirteen of the exterior columns on the Safeway store and that the applicant agreed with that position. He stated further that staff did not believe the masonry material proposed by the applicant complemented the existing stone treatments used for the adjacent seat walls within the shopping center. He pointed out that the stone used for the seat walls was lighter in color and less uniform in appearance. He mentioned that staff included a recommended condition of approval that the applicant work with staff to determine a more complementary exterior masonry material for the Safeway store.

Assistant Planner Sikela then presented an overview of the proposed signage. He indicated that the proposed signage would replace the existing signage. He stated the proposed signage conformed to the Clayton Station Master Sign Plan sign criteria and would be of an appropriate proportion for the size of the Safeway building.

Assistant Planner Sikela concluded by indicating that, during a site visit, staff observed the Safeway store at Clayton Station had vending machines and merchandise for sale outside in front of the store. Mr. Sikela indicated such outdoor uses and activities would need approval of a Use Permit in accordance with Condition of Approval 11 from the Clayton Station Project Final Development Plan which states:

“Unenclosed uses, outside storage and commercial activities are prohibited. Safeway may display Christmas Trees, and pumpkins outside the store in season, in a tasteful manner. Any exception to the foregoing would require a Use Permit.”

Mr. Sikela indicated that, in order to address this issue, an Advisory Note had been provided in the staff report regarding this requirement and the applicant had been contacted by staff prior to tonight's Planning Commission meeting about the matter.

Commissioner Manning commented that, according to the sign plans, the Wells Fargo sign appeared as if it was protruding from the wall, which gave the sign some depth and presence, and asked if the Safeway sign would protrude from the wall as well? *Mr. Sikela responded that, yes, all the proposed signs would protrude from the wall in a consistent manner.*

Commissioner Armstrong explained that, while he understood the intent of Condition of Approval 11 from the Clayton Station Project Final Development Plan, he didn't want to over-regulate the Safeway store and was concerned that the Condition would preclude such uses as Girl Scout cookie sales and similar uses. *Director Woltering indicated that the Condition would not preclude Girl Scout cookie sales but, instead, was intended to regulate prolonged outdoor storage of items for sale as well as vending machines and other such items that could result in a cluttered and unattractive appearance for the development.*

The public hearing was opened.

Representative of and store designer for the applicant, Jason Gomes, indicated the following:

- We wanted to use natural colors (e.g., tan, beige, and brown tones) for the Safeway store which were complementary with the rest of the Clayton Station buildings while, at the same time, would provide the store with its own separate identity.
- The exterior masonry treatments being proposed are a stacked ledgerstone which tie in with the existing horizontal siding of the Safeway building.
- The Condition of Approval requiring that the proposed masonry treatments be integrated with the existing masonry on the adjacent seat walls should be removed.
- All the proposed signs will protrude approximately two inches from the wall of the store facade.

The public hearing was closed.

Commissioner Johnson indicated she believed the overall proposed project was attractive. She asked if the light sconces were to be installed flat against the wall. *The project architect indicated that they would project out from the facade and light up the entries.*

Commissioner Manning indicated his general support for the proposed project. He stated, however, that if the shopping center were being designed as a whole, the two different masonry treatments would not be used. He suggested that a different masonry treatment be specified for the Safeway building that would better blend with the existing stone seat walls in the shopping center.

Chair Richardson agreed that a different masonry treatment should be identified for the Safeway building and he supported the Condition being recommended by staff that the applicant work with staff to identify an alternative masonry treatment that better matches the existing stone seat walls. Chair Richardson indicated he believed the proposed lattice work in the gabled entries of the Safeway store are very attractive.

Commissioner Armstrong moved and Commissioner Manning seconded the motion to approve the Site Plan Review Permit (SPR 01-12) and Sign Permit (SP 01-12), subject to the findings, conditions, and advisory notes recommended by staff. The motion passed 4-0.

Old Business

4. None.

New Business

5. None.

Communications

6A. Staff.

Community Development Director Woltering indicated that staff had received written authorization and the necessary funds from the Clayton Community Church to restart the processing of the environmental impact report (EIR) for the congregation's proposed sanctuary and mixed-use project in Clayton's Town Center. Director Woltering indicated he would be working with representatives of the environmental consultant, LSA Associates, to prepare a new schedule for completing the EIR and to bring the project forward to public hearings.

6B. Commission.

Commissioner Armstrong mentioned that he had been contacted about the Stice property. The party that contacted him had two concerns: one was that the manure from the horses being kept on the property was not being cleaned up in an appropriate or timely manner as had been conditioned for the keeping of the horses on the property; and, two, there was concern about the loss of solar access on neighboring properties because of the growth of trees on the Stice property. *Director Woltering indicated that the City does not have a solar access ordinance pertaining to trees. He did indicate, though, that there are subdivision and development standards that address solar rights as related to new construction but these standards would not apply to the Use Permit for the keeping of horses on the Stice property. Assistant Planner Sikela indicated that he would contact Mrs. Stice regarding complying with the conditions pertaining to keeping and maintaining her horses.*

Adjournment

7. The meeting was adjourned at 7:50 p.m. to the following regularly-scheduled meeting of May 22, 2012.



Submitted by
David Woltering, AICP
Community Development Director



Approved by
Dan Richardson
Chair

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