

Minutes
Clayton Planning Commission Meeting
Tuesday, May 10, 2016

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

Vice Chair Sandra Johnson called the meeting to order at 7:00 p.m. at Hoyer Hall, 6125 Clayton Road, Clayton, California.

Present: Vice Chair Sandra Johnson
Commissioner Dan Richardson
Commissioner Gregg Manning
Commissioner Tuija Catalano

Absent: Chair David Bruzzone
Community Development Director Mindy Gentry

Staff: Assistant Planner Milan Sikela, Jr.

2. ADMINISTRATIVE

- 2.a. Review of agenda items.
- 2.b. Declaration of Conflict of Interest.
- 2.c. Vice Chair Sandra Johnson to report at the City Council meeting of May 17, 2016.

3. PUBLIC COMMENT

None

4. MINUTES

- 4.a. Approval of the minutes for the April 26, 2016 Planning Commission meeting.

Commissioner Manning moved and Commissioner Catalano seconded a motion to approve the minutes, as submitted. The motion passed 4-0.

5. PUBLIC HEARINGS

- 5.a. **SPR-02-16; Site Plan Review Permit; Jason Barnes; 1470 Lydia Lane (APN: 120-051-010).** Review and consideration of a Site Plan Review Permit to allow the construction of a detached garage measuring approximately 1,152 square feet in area and 15 feet in height.

Assistant Planner Sikela presented the staff report.

The public hearing was opened.

Commissioner Catalano indicated that, although the site plan shows an existing garage on the main residence, she did not see a garage on the front elevation of the residence shown on the plans.

The applicant, Jason Barnes, indicated that the garage is located on the left (north) side elevation of the residence and, since the left side elevation of the residence was not shown on the plans, an elevation of the existing garage is not shown.

Bill Kinsey, 1461 Lydia Lane, expressed support for the project.

The public hearing was closed.

Commissioner Manning indicated that the detached garage is proposed with matching exterior colors and materials which provide integration with the existing residence.

Commissioner Richardson indicated that the project fits in well with the neighborhood.

Commissioner Richardson moved and Commissioner Manning seconded a motion to conditionally approve Site Plan Review Permit SPR-02-16, with the findings and conditions of approval recommended by staff. The motion passed 4-0.

6. OLD BUSINESS

None.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

8.a. Staff

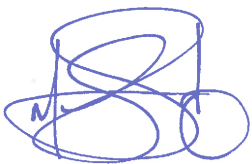
Assistant Planner Sikela provided an update on the Verna Way subdivision project.

8.b. Commission

None.

9. ADJOURNMENT

9.a. The meeting was adjourned at 7:15 p.m. to the regularly-scheduled meeting of the Planning Commission on May 24, 2016.



Submitted by
Milan J. Sikela, Jr.
Assistant Planner



Approved by
Sandra Johnson
Vice Chair

SUBMITTED AT
JUNE 14, 2016
PLANNING COMMISSION MEETING.



The Dunagan Family
220 Bigelow St.
Clayton, CA 94517

June 13, 2016

Clayton Community Development Department
Clayton Planning Commission
6000 Heritage Trail
Clayton, CA 94517

RE: Erik Adams
226 Bigelow Street, Clayton
Site Plan Review Permit SPR-03-16

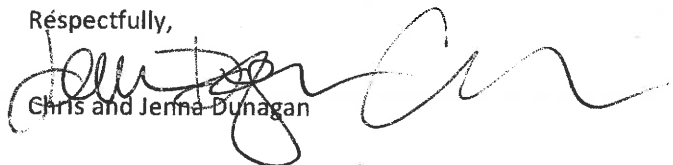
Dear Clayton Community Development Department:

We are the new neighbors of Erik Adams & family, who are requesting approval for a Site Plan Review Permit to allow the construction of a second-story balcony on the rear of their home. We purchased our home in March 2016 and moved in May 2016. We are located next door to the right of 226 Bigelow.

We have concerns about this project; specifically the loss of our family's privacy and existing views of the Mt. Diablo hills and skyline. When we purchased the property we chose this neighborhood and this home in particular partly because of its beautiful view of the Mt. Diablo hills and quiet private back yard. We spent months looking for a home in this neighborhood and our hearts sank when we received the news that a second-story balcony may be built next door. This balcony located above the fence line will greatly affect the privacy in our back yard. The Adams' family will literally be a part of everything we do in our back yard. We have two young girls 4 & 6 who we allow to play freely in our back yard. That freedom will change as anyone who is enjoying this balcony will be watching any and all activity in our back yard. The hearing notice also mentions a sun-shade pergola with privacy screen. Although we are confident the privacy screen is meant to help with the privacy issue both for the Adams' privacy and our privacy, this pergola with privacy screen will further block our views of the mountains and skyline.

Our intent with this letter is to bring to the attention of the Planning Commission the concerns we face if this project is approved. We do not want to cause any ill feelings between our neighbors and ourselves but feel strongly that our concerns need to be heard.

Respectfully,



Chris and Jenna Dunagan