

Minutes
Clayton Planning Commission Meeting
Tuesday, December 8, 2015

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

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

Present: Chair David Bruzzone
 Vice Chair Sandra Johnson
 Commissioner Dan Richardson
 Commissioner Gregg Manning

Absent: Commissioner Tuija Catalano

Staff: Community Development Director Mindy Gentry
 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 December 15, 2015.

3. PUBLIC COMMENT

Tom Finnegan, 32 Mirango Court, indicated the following:

- With regard to the High Street Townhomes conceptual plan, I am interested in learning more about the definition and parameters of the high density zoning and land use designation within the City.
- I would like to speak on the conceptual plan at the next Planning Commission meeting.
- I am opposed to the conceptual plan as I think the construction of higher-density housing would detract from our tight-knit community and small-town character here in Clayton.

Director Gentry indicated that a public hearing has not been scheduled for the High Street Townhomes conceptual plan so, as a result, the Planning Commission will only be listening to public comments at tonight's meeting and will not enter into a dialogue since the item is not on the agenda. There are certain parameters that the City has to follow with regard to the Brown Act and public noticing. Currently, there is no project application that has formally been submitted to the City at this point for staff or the Planning Commission to consider.

Emily Wood, Moraga, indicated that she wanted to make sure a climate action plan would be considered during the Clayton General Plan update in order to address energy and climate issues.

4. MINUTES

- 4.a. Approval of the minutes for the September 22, 2015 Planning Commission meeting.

Commissioner Manning moved and Vice Chair Johnson seconded a motion to approve the minutes. The motion passed 4-0.

5. PUBLIC HEARINGS

- 5.a. **ENV-01-08, DP-01-08, MAP-02-09, TE-01-15, Development Plan and Vesting Tentative Map Time Extensions, Creekside Terrace Mixed Use Project, City of Clayton, 1005 and 1007 Oak Street, west side of Oak Street between Center Street and High Street (APNs: 119-050-008, 119-050-009, and 119-050-034).** Review and consideration of a one-year time extension of the Creekside Terrace Development Plan from January 6, 2016 to January 6, 2017, and a six-month time extension of the Creekside Terrace Vesting Tentative Map from July 6, 2016 to January 6, 2017. This request is in accordance with Sections 17.28.190 (Development Plan) and 16.06.030 (Subdivision Map) of the Clayton Municipal Code.

Assistant Planner Sikela presented the staff report.

The public hearing was opened.

Commissioner Richardson inquired is there a maximum limit on the number of times that the Vesting Tentative Map or Development Plan can be extended?

Director Gentry responded no, there is no limit on the number of times.

Commissioner Manning indicated that the subject site has been considered for development for nearly a decade. Has there been any interest in the site?

Director Gentry indicated that the City has been in contact with one developer but no formal proposal has been submitted. However, the prospective developer seems to be doing his due diligence and still exploring the possibility of developing these parcels.

Dan Hummer, 282 Stranahan Circle, asked how large of a geographic area does the Creekside Terrace traffic analysis cover?

Director Gentry responded that the General Plan, which is the City's guiding document for land use and development, has an environmental document that analyzes the full potential of the General Plan. Every time a new land use or development project occurs that is not exempt from the California Environmental Quality Act (CEQA), such as a Specific Plan or a new development project, the information from the General Plan environmental document is utilized by those projects for baseline information. If CEQA-driven environmental analysis is required, a traffic study is one of the required project-related topics that need to be addressed. Typically, the minimum threshold for a project's traffic impacts to be significant enough to require a traffic study is 100 new peak-hour trips generated by the project. The size of the project will dictate how far-reaching the traffic study will be. The City relies on the Contra Costa Transportation

Authority thresholds, routes of regional significance, and levels of service in terms of which intersections are operating at an acceptable level and which are not. The City also looks at the cumulative traffic impacts projected out to the year 2040 as worst-case scenarios that could potentially be caused by projects in Clayton as well as projects in nearby communities such as Concord. In summary, considerable information is accumulated and analyzed for a traffic study which is tailored to each project.

Irina Liskovich, 218 Stranahan Circle, asked how many residential units are proposed as part of the Creekside Terrace project.

Director Gentry replied that seven second-floor residential units are included with the currently-approved design of the project. However, the prospective developer is looking at proposing a revised design that will incorporate a greater number of residential units in order to subsidize the first-floor commercial spaces.

Charles Nelson, 234 Stranahan Circle, expressed concern that projects should be analyzed for their impacts to population growth as well as police and fire services.

Chair Bruzzone indicated that projects are analyzed for their impacts to fire, police, school, traffic, and other issues as required by CEQA.

Commissioner Richardson reiterated that this public hearing is only about time extensions for the Creekside Terrace Development Plan and Vesting Tentative Map. Staff is available at City Hall to respond to questions about the general development process or other newly-proposed higher-density projects in Clayton.

The public hearing was closed.

Commissioner Richardson moved and Commissioner Manning seconded a motion to adopt Resolution No. 02-15, thereby extending for one year the Creekside Terrace Development Plan from January 6, 2016 through January 6, 2017 and Creekside Terrace Vesting Tentative Map from July 6, 2016 to January 6, 2017. The motion passed 4-0.

6. OLD BUSINESS

None.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

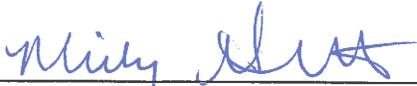
8.a. Staff – None.

8.b. Commission.

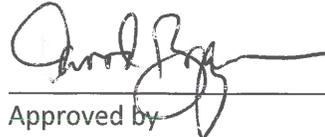
Chair Bruzzone gave an update on the recent TRANSPAC meeting that he attended.

9. ADJOURNMENT

9.a. The meeting was adjourned at 7:25 p.m. to the regularly-scheduled meeting of the Planning Commission on January 12, 2016.



Submitted by
Mindy Gentry
Community Development Director



Approved by
David Bruzzone
Chair

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