



## AGENDA

### PLANNING COMMISSION REGULAR MEETING VIRTUAL PLANNING COMMISSION REGULAR MEETING

**Tuesday, November 10, 2020  
7:00 P.M.**

To protect our residents, officials, and staff, and aligned with the Governor's executive order to Shelter-at-Home, this meeting is being conducted utilizing teleconferencing means consistent with State order that that allows the public to address the local legislative body electronically.

#### **Location:**

Instructions for Virtual Planning Commission Regular Meeting

To follow or participate in the meeting:

1. Videoconference:
  - a. Follow the meeting on-line, click here to register:  
[https://us02web.zoom.us/webinar/register/WN\\_X8SIJqkmQcWzHgtZw89gHQ](https://us02web.zoom.us/webinar/register/WN_X8SIJqkmQcWzHgtZw89gHQ)
  - b. After clicking on the URL, please take a few seconds to submit your first name, last name, and e-mail address, then click "Register" which will approve your registration and a new URL to join the meeting will appear.
2. Phone-in:
  - a. Once registered, you will receive an e-mail with instructions to join the meeting telephonically, and then dial 877-853-5257 (Toll Free) using the Webinar ID and Password found in the e-mail.
3. E-mail Public Comments:
  - a. If preferred, please E-mail Public Comments to Community Development Director Matthew Feske at [mfeske@ci.clayton.ca.us](mailto:mfeske@ci.clayton.ca.us) by 5:00 P.M. on the day of the Planning Commission meeting. All E-mailed Public Comments will be forwarded to the entire Planning Commission.

For those who choose to attend the meeting via videoconferencing or telephone shall have three minutes for public comments.

- A complete agenda packet is available for public review on the City's website at [www.ci.clayton.ca.us](http://www.ci.clayton.ca.us)
- Agendas are posted at: 1) City Hall, 6000 Heritage Trail, Clayton; 2) Library, 6125 Clayton Road, Clayton; 3) Ohm's Bulletin Board, 1028 Diablo Street, Clayton; and 4) City Website at [www.ci.clayton.ca.us](http://www.ci.clayton.ca.us)
- If you have special accommodation requirements to participate, please call the Community Development Department office at least 72 hours in advance of the meeting at 925-673-7300.

## CALL TO ORDER

### 1. PLEDGE OF ALLEGIANCE

### 2. ROLL CALL

### 3. PRESENTATION AND ANNOUNCEMENTS:

#### A. PRESENTATIONS:

None

#### B. ANNOUNCEMENTS:

- i. November 24, 2020 Planning Commission Regular Meeting is cancelled
- ii. Commissioner Cloven (if applicable)
- iii. Commissioner Gavidia (if applicable)

#### C. COMMUNITY DEVELOPMENT DIRECTOR REPORT TO PLANNING COMMISSION:

- i. Virtual Coffee with the Community Development Director on October 30, 2020.
- ii. Downtown Property – Community Engagement
  1. RFP has been prepared and sent to consulting firms for proposals.

### 4. ACCEPTANCE OF THE AGENDA: The Planning Commission will discuss the order of the agenda, may amend the order, add urgency items, note abstentions or "no" votes on Consent Calendar items, and request Consent Calendar items be removed from the Consent Calendar for discussion. The Planning Commission may also remove items from the Consent Calendar prior to that portion of the Agenda.

### 5. PUBLIC COMMENT (Non-Agenda Items): This time has been set aside for members of the public to address the Planning Commission on items of general interest within the subject matter jurisdiction of the City. Although the Planning Commission values your comments, pursuant to the Brown Act, the Planning Commission generally cannot take any action on items not listed on the posted agenda. Three (3) minutes will be assigned to each speaker.

### 6. CONSENT CALENDAR

*The following routine matters may be acted upon by one motion. Individual items may be removed by the Planning Commission for separate discussion at this time or under Acceptance of the Agenda. The ordinance title is deemed to be read in its entirety and further reading waived on any ordinance listed on the Consent Calendar.*

#### A. MINUTES: Planning Commission Minutes of October 27, 2020

##### RECOMMENDATION:

Approve the Planning Commission Minutes of October 27, 2020.

### 7. PUBLIC HEARINGS

#### A. CONTINUED PUBLIC HEARING TO REVIEW AND CONSIDER THE SIX-LOT RESIDENTIAL PLANNED DEVELOPMENT PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION ENV-02-16; GENERAL PLAN MAP AMENDMENT GPA-02-18; SPECIFIC PLAN MAP AMENDMENT SPA-01-18; ZONING MAP AMENDMENT ZOA-01-18; VESTING TENTATIVE RESIDENTIAL SUBDIVISION MAP MAP-01-16;

**DEVELOPMENT PLAN PERMIT DP-01-19; AND TREE REMOVAL PERMIT TRP-31-19.**

**RECOMMENDATION:**

Continue Public Hearing to December 22, 2020 Planning Commission Regular Meeting.

**8. ACTION ITEMS**

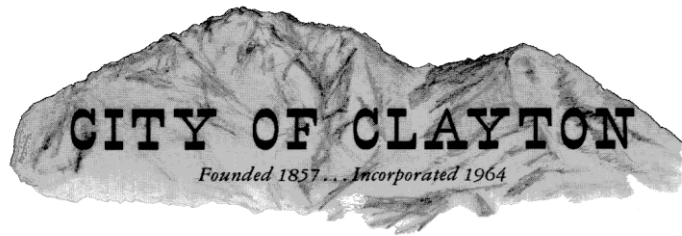
A. None

**9. PLANNING COMMISSION REQUESTS AND UPCOMING AGENDA DEVELOPMENT**

This time is set aside for the Planning Commission to make requests of staff, and/or issues of concern to Planning Commissioners are briefly presented, prioritized, and set for future meeting dates.

**10. ADJOURNMENT**

The next Planning Commission Regular Meeting is Tuesday, December 8, 2020.



## MINUTES

### PLANNING COMMISSION REGULAR MEETING VIRTUAL PLANNING COMMISSION REGULAR MEETING

TUESDAY, October 27, 2020  
7:00 P.M.

CALL TO ORDER  
7:20 P.M.

**1. PLEDGE OF ALLEGIANCE**

**2. ROLL CALL**

Chair A.J. Chippero, Vice Chair Terri Denslow, Commissioner Bassam Altwal, Commissioner Peter Cloven, and Commissioner Frank Gavidia.

**3. PRESENTATION AND ANNOUNCEMENTS:**

**A. Presentations:**

None.

**B. Announcements:**

None.

**4. ACCEPTANCE OF THE AGENDA:**

Director Matthew Feske requested that Item 7.A be withdrawn from the agenda and will be tentatively rescheduled for the December 8, 2020 Planning Commission Regular Meeting and notices will be published in the newspaper and mailed out.

Motion and Vote 5-0-0 to accept the agenda with Item 7.A. removed.

**5. PUBLIC COMMENT (Non-Agenda Items):**

Commissioner Altwal – Asked if Planning Commissioners are required by law to have their images appear on the screen.

Director Feske - Not required by law because of technology issues that may arise that may prevent live video or image however it is appropriate that Planning Commissioners have live video or image on the screen when possible.

Commissioner Gavidia – Stated that his technical issues will be resolved by the next meeting.

**6. CONSENT CALENDAR**

Commissioner Altwal made changes to the minutes.  
Vice Chair Denslow made changes to the minutes.

Motion and vote 5-0-0 to approve consent calendar with amended minutes

**A. MINUTES:**

Planning Commission Minutes of September 22, 2020.

**7. PUBLIC HEARINGS**

**A. PUBLIC HEARING TO REVIEW AND CONSIDER THE SIX-LOT RESIDENTIAL PLANNED DEVELOPMENT PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION ENV-02-16; GENERAL PLAN MAP AMENDMENT GPA-02-18; SPECIFIC PLAN MAP AMENDMENT SPA-01-18; ZONING MAP AMENDMENT ZOA-01-18; VESTING TENTATIVE RESIDENTIAL SUBDIVISION MAP MAP-01-16; DEVELOPMENT PLAN PERMIT DP-01-19; AND TREE REMOVAL PERMIT TRP-31-19.**

ITEM WAS REMOVED FROM AGENDA

**8. ACTION ITEMS**

**A. NONE.**

**9. PLANNING COMMISSION REQUESTS AND UPCOMING AGENDA DEVELOPMENT**

Vice Chair Denslow – Asked about two public hearing items on the Advanced Agenda for December 22, 2020.

Director Feske – Stated that the Advanced Agenda is a place holder for items for informational purposes only. If the two items remain on track, staff will work with the applicants on actual schedule.

Director Feske – Announced and invited all to look at the city website, the Community Development page for enhanced communications that include the Advanced Agenda, Planning Commission Weekly Report, Community Development Monthly Newsletter, and Monthly Virtual Coffee with the Community Development Director

Chair Chippero - Requested that, if any of the Planning Commissioners wish to attend the virtual coffee, to please do so as a member of the public and not as a Planning Commissioner.

Commissioner Cloven - Expressed appreciation for the information from Community Development Department.

Director Feske - Thanked the Community for the inspiration to provide the enhanced communications and the Interim City Manager Fran Robustelli for the encouragement.

**10. ADJOURNMENT**

Meeting adjourned at 7:28 p.m.