

Minutes
City of Clayton Planning Commission
Regular Meeting
Tuesday, March 9, 2021

1. CALL TO ORDER

Chair A.J. Chippero called the meeting to order at 7:02 p.m.

2. PLEDGE OF ALLEGIANCE

Vice Chair Denslow lead the Pledge of Allegiance.

3. ROLL CALL

Present: Chair A.J. Chippero
 Vice Chair Terri Denslow
 Commissioner Frank Gavidia
 Commissioner Ed Miller

Excused: Commissioner Bassam Altwal

Chair Chippero called for a moment of silence for the recent passing of a relative of Commissioner Altwal.

4. PRESENTATIONS AND ANNOUNCEMENTS

None.

5. ACCEPTANCE OF THE AGENDA

Chair Chippero called for a vote to accept the agenda. The agenda was accepted by vote of 4-0.

6. PUBLIC COMMENT

None.

Commissioner Gavidia recused himself and left the meeting at 7:07 p.m.

7. CONSENT CALENDAR

A. Approval of Planning Commission Minutes of February 23, 2021 Meeting.

Vice Chair Denslow stated that she did not intend to vote to approve the draft minutes of the February 23, 2021 meeting.

Commissioner Miller moved and Vice Chair Denslow seconded the motion to continue the item to the next regular meeting of the Planning Commission on March 23, 2021, to allow staff to make various corrections to the draft minutes. The motion passed 3-0.

8. PUBLIC HEARINGS

None.

9. ACTION ITEMS

- A. A Resolution of the Clayton Planning Commission recommending that the Clayton City Council deny without prejudice the proposed subdivision and development of six detached single-family residences on approximately 9.03 acres located on the north side of Marsh Creek Road at the intersection with Diablo Parkway, APN 119-070-008, because the proposed project does not conform with the Marsh Creek Road Specific Plan.**

There were no public comments on the item.

Vice Chair requested revisions be made to the draft resolution to include minor corrections, to add the previous dates of public hearings at which the application had been considered, and to add text pertaining to inconsistency of the proposed project's 2:1 slopes to the Marsh Creek Road Specific Plan (Specific Plan).

Community Development Director Matthew Feske clarified that 2:1 slopes are allowed by the Specific Plan if mitigation is included, and that the project included a bench as its mitigation, such that the 2:1 slopes were not inconsistent with the Specific Plan.

In response to questions from Commissioner Miller, both Chair Chippero and Director Feske clarified that staff prepared the resolution of denial in accordance with the direction of the Planning Commission at its February 23 meeting, and that Conditions of Approval would not be adopted for a denial.

Vice Chair Denslow moved and Commissioner Miller seconded the motion to adopt the resolution of denial, as amended to include minor corrections and the dates of previous public hearings on the application. The motion passed 3-0.

10. 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.

Chair Chippero confirmed with Director Feske that Planning Commission agendas and other Planning Commission information were posted on the City website.

Commissioner Miller shared that he planned to attend the upcoming training academy about which Director Feske had informed them.

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11. ADJOURNMENT

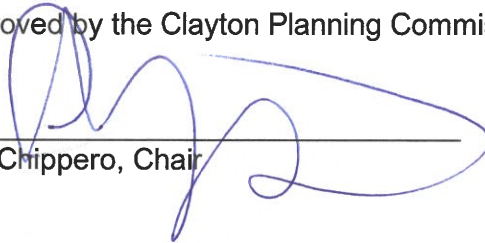
The meeting was adjourned at 7:26 p.m. to the regularly-scheduled meeting of the Planning Commission on April 6, 2021.

Respectfully submitted:



Dana Ayers, AICP, Interim Secretary

Approved by the Clayton Planning Commission:



A.J. Chippero, Chair