

Minutes
Clayton Planning Commission Meeting
Tuesday, May 28, 2019

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

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

Present: Chair Bassam Altwal
Vice Chair Peter Cloven
Commissioner A.J. Chippero
Commissioner William Gall
Commissioner Frank Gavidia

Absent: None

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

2. ADMINISTRATIVE

- 2.a. Review of agenda items.
- 2.b. Declaration of Conflict of Interest.
- 2.c. Commissioner Frank Gavidia to report at the City Council meeting of June 4, 2019.

3. PUBLIC COMMENT

Ann Stanaway, 1553 Haviland Place, indicated that Contra Costa County had a Geographic Information System (GIS) service that is a great tool for the public to use.

4. MINUTES

- 4.a. Approval of the minutes for the May 14, 2019 Planning Commission meeting.

Commissioner Gall moved and Commissioner Gavidia seconded a motion to approve the May 14, 2019 Planning Commission minutes, as submitted. The motion passed 5-0.

5. PUBLIC HEARINGS

None.

6. OLD BUSINESS

None.

7. NEW BUSINESS

- 7.a. **GPA-01-19, City of Clayton.** Review of Fiscal Year 2019-2020 Capital Improvement Program Projects for Conformity with the Clayton General Plan.

Staff Recommendation: Staff recommends that the Planning Commission find the City's Capital Improvement Program Projects for the Fiscal Year 2019-2020 are in conformity with the Clayton General Plan. And, pursuant to the California Environmental Quality Act (CEQA), Section 15061(b)(3), it can be seen with certainty that there is no possibility that finding the Capital Improvement Program in conformance with the General Plan may have a significant effect on the environment; it is, therefore, not subject to CEQA, and, additionally, since this is a consistency finding, the previous environmental documentation for the General Plan is adequate CEQA documentation.

Interim Director Woltering presented the staff report.

Ann Stanaway, 1553 Haviland Place, inquired about where she could obtain a copy of the Clayton General Plan.

Interim Director Woltering indicated that an electronic version of the Clayton General Plan is publicly available on the City's website and a hard copy could be printed out from the electronic version on the City's website. He added that he would be happy to go over any section of the Clayton General Plan that Ms. Stanaway had questions about.

Commissioner Chippero had the following comment and question:

- It appears that some Capital Improvement Program (CIP) projects have been completed and some CIP projects continue on, such as the front door of City Hall project. Interim Director Woltering indicated that was correct.
- What is a table top lighted intersection? Interim Director Woltering indicated it is a lighted raised intersection that is slightly elevated to create a platform and serves as a traffic calming feature.

Vice Chair Cloven asked, regarding the School Intersection Enhancement CIP project, is that project a result of accidents that have happened at Mt. Diablo Elementary School? Interim Director Woltering indicated that he did not have the current history on the project and so was not aware if the accidents were the impetus for the project.

Chair Altwal had the following comments:

- It is good that we are improving safety for intersections near our schools.
- It might be good to consider having traffic cameras installed at our intersections in order to more effectively catch drivers who violate traffic laws.
- He wished that there would be coordination between the contractors repaving the streets and the contractors digging up the streets. He mentioned that the street he lives on was repaved but then contractors doing utility work have dug up the street which has impacted the quality of the street pavement.

Commissioner Gavidia indicated that it would benefit availability of fields for use to have artificial turf since this would encourage people to use our fields instead of going to Concord or Pittsburg to use their fields.

Vice Chair Cloven indicated that he felt the \$50,000 estimated cost for the Green Infrastructure CIP project was a financial burden to the City, when considering that this project is a mandate by the San Francisco Regional Water Quality Control Board.

Commissioner Gavidia moved and Commissioner Chippero seconded a motion for the Planning Commission to find the specified City's Capital Improvement Program projects for the Fiscal Year 2019-2020 are in conformity with the Clayton General Plan and there is no possibility that this finding may have a significant impact on the environment. The motion passed 5-0.

8. COMMUNICATIONS

8.a. Staff.

Interim Director Woltering indicated that the Town Center Parking Waiver Extension will go before the City Council for first reading and introduction at the June 4, 2019 City Council meeting.

8.b. Commission.

None.

9. ADJOURNMENT

9.a. The meeting was adjourned at 7:30 p.m. to the next regularly-scheduled Planning Commission meeting on June 11, 2019.



Submitted by
David Woltering, AICP
Interim Community Development Director



Approved by
Bassam Altwal
Chair