

Minutes
Clayton Planning Commission Meeting
Tuesday, April 12, 2016

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
 Commissioner Tuija Catalano

Absent: None

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. Commissioner Dan Richardson to report at the City Council meeting of April 19, 2016 (alternate Commissioner Gregg Manning).

3. PUBLIC COMMENT

None

4. MINUTES

- 4.a. Approval of the minutes for the February 9, 2016 Planning Commission meeting.

Commissioner Manning moved and Commissioner Catalano seconded a motion to approve the minutes, as submitted. The motion passed 4-0-1 (Commissioner Richardson abstained as he did not attend the February 9, 2016 Planning Commission meeting).

5. PUBLIC HEARINGS

- 5.a. **TUP-02-16, Temporary Use Permit, Pat Middendorf, 6955 Marsh Creek Road (APN: 119-080-009).** Review and consideration of a Temporary Use Permit for the "Round Up" fundraiser event occurring from 5:00 p.m. to 11:00 p.m. on Saturday June 11, 2016 at the Easley Ranch, 6955 Marsh Creek Road. The western-themed event will involve barbecued food, two country western bands, and a dancefloor. Pursuant to California Environmental Quality Act (CEQA) Guideline 15304(e) – Minor Alterations to Land, the event is categorically exempt from CEQA.

Assistant Planner Sikela presented the staff report.

Chair Bruzzone asked about the parking plan proposed for the event.

Assistant Planner Sikela indicated that vendor and handicapped parking would be provided at the event site while event parking would be provided at nearby Diablo View Middle School. Staff is aware that some event attendees may choose to park in surrounding neighborhoods adjacent to the site.

Chair Bruzzone asked is this event larger than the annual wedding/reception events that are held at the Easley Estates?

Assistant Planner Sikela indicated that the wedding/reception events usually involve 50 to 200 attendees whereas the "Round Up" event is proposed to attract a larger crowd.

Commissioner Manning indicated the following:

- Similar events used to be held at the Easley Ranch many years ago, as recently as the 1990s, and those events attracted far more people—as many as 1,400—than the 500 to 700 attendees that are anticipated to attend the "Round Up" event.
- I have no problem with people parking in the surrounding neighborhoods since they park in these areas for such events as the Art and Wine Festival which attracts thousands of people.

The public hearing was opened.

Pat Middendorf, the applicant, indicated the following:

- I have just emailed to the City the insurance paperwork with a policy endorsement naming the City as additional insured.
- We are going to allow a maximum attendance of 500 people to the "Round Up" event.
- We have had a tremendous supportive response from the community as donations have already been contributed for our event and we have sold out of early event access tickets.

Vice Chair Johnson asked about the monitoring of the event to ensure that the attendees are 21 years or older.

The applicant responded with the following:

- There is an electric gate allowing for only one point of access to the event and we will have posted security at the gate who will check for identification to ensure attendees are 21 years or older.
- Wrist bands will be issued to attendees after their age is confirmed.
- Event bartenders will be paid and not volunteers. They are also trained to check for identification.

Commissioner Catalano asked if the proceeds generated by the "Round Up" event will go to the "Relay For Life" event.

The applicant responded that, yes, "Round Up" event proceeds will go to the "Relay For Life" event and the proceeds from the "Relay For Life" event will go to the American Cancer Society.

Jim Weaver, 926 Sylvaner Court, indicated the following:

- Support the "Round Up" event as we think it is for a wonderful cause.
- Have concerns about the four annual wedding and reception events held at the Easley Ranch because of the excessive noise generated by these events.
- The bass from the event-related music can be heard inside my home.
- The voice-only announcement portions of these events are extremely loud.
- We want to be good neighbors and, when the noise gets too loud, would rather contact an Easley event coordinator first rather than immediately going to the police.

Director Gentry indicated the following:

- Staff will work with property owner, Robert Easley, to address the noise issues.
- We will obtain a contact number from Robert Easley for concerned neighbors to call during events.
- The Easley Ranch is allowed a maximum of four administratively-approved temporary events each calendar year; any temporary events beyond that would need review and approval by the Planning Commission.

Vice Chair Johnson indicated that any concerned parties are welcome to call the Clayton Police Department if the point of contact cannot be reached on the event contact number.

Commissioner Richardson asked staff to work with the applicant on orienting the amplification equipment away from neighborhoods adjacent to the event site.

Commissioner Catalano clarified the 55-decibel allowance at the property line as required by the Clayton General Plan Noise Element and indicated she agreed with Commissioner Richardson's request regarding orientation of the amplification equipment.

The public hearing was closed.

Commissioner Manning moved and Commissioner Richardson seconded a motion to conditionally approve Temporary Use Permit TUP-02-16, with the findings of approval and conditions of approval recommended by staff. The motion passed 5-0.

6. OLD BUSINESS

None.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

8.a. Staff

Director Gentry indicated that, at the City Council meeting of April 6, 2016, the City Council approved the contract for the environmental work for the Silver Oak Estates project.

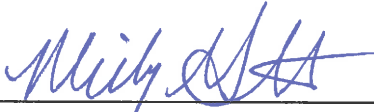
Assistant Planner Sikela provided updates on the Verna Way and St. John's projects.

8.b. Commission

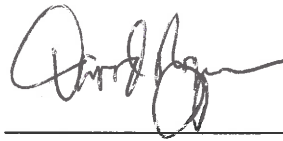
Chair Bruzzone reported on recent TRANSPAC meetings he attended and highlighted a potential tax measure being reviewed for transportation funds.

9. ADJOURNMENT

9.a. The meeting was adjourned at 7:55 p.m. to the regularly-scheduled meeting of the Planning Commission on April 26, 2016.



Submitted by
Mindy Gentry
Community Development Director



Approved by
David Bruzzone
Chair

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