

**Minutes**  
**Clayton Planning Commission Meeting**  
**Tuesday, April 24, 2018**

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

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

Present:           Chair Carl Wolfe  
                      Vice Chair Bassam Altwal  
                      Commissioner A. J. Chippero  
                      Commissioner Peter Cloven  
                      Commissioner William Gall

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 William Gall to report at the City Council meeting of May 1, 2018.

**3. PUBLIC COMMENT**

None.

**4. MINUTES**

- 4.a.    Approval of the minutes for the March 27, 2018 Planning Commission meeting.

**Commissioner Cloven moved and Commissioner Gall seconded a motion to approve the minutes, as amended. The motion passed 5-0.**

**5. PUBLIC HEARINGS**

- 5.a.    **SPR-02-18, Site Plan Review Permit, George Pangan, 5859 Clayton Road (APN: 118-062-011).** A request for approval of a Site Plan Review Permit to allow the construction of a single-story garage addition measuring approximately 700 square feet in area and 14 feet in height on an existing split-level single-family residence.

Assistant Planner Sikela presented the staff report.

Commissioner Cloven expressed concern over adequate vehicular turning area being available in the driveway after the addition was constructed, so that a vehicle leaving the property onto Clayton Road would not have to back out on Clayton Road. Assistant Planner Sikela explained that the existing front setback is 54 feet and the proposed front setback is 36 feet. As a result, the remaining 36 feet would appear to be adequate space for a vehicle to maneuver in order to be positioned in such a manner to drive forward from the property onto Clayton Road.

Vice Chair Altwal indicated that a side-loaded garage addition might be preferable to the proposed front-loaded garage. A side-loaded garage would have a garage door that would be located further away from Clayton Road and may alleviate concerns regarding adequate maneuvering area for a vehicle.

The public hearing was opened.

Vice Chair Altwal asked the applicant, Mr. Pangan, if he had considered a side-loaded garage as part of the design of the addition. The applicant indicated that he had not considered a side-loaded garage and preferred the front-loaded garage design as proposed.

Chair Wolfe had the following questions:

- What is the purpose of the second hallway adjacent to the proposed master bedroom? The applicant indicated that the second hallway is merely transitional space to provide separation between the proposed master bedroom and other areas of the house. The existing master bedroom is quite small and, since we have two young children, we need more space inside the residence.
- Could the master bedroom addition area be used as a second dwelling unit? Director Gentry indicated that the proposed master bedroom addition area would not qualify as a second dwelling unit since it does contain kitchen facilities.

Commissioner Chippero asked the applicant if he agreed with the conditions of approval proposed by staff requiring the masonry wainscoting be applied to the front elevation of the proposed garage. The applicant indicated that he agreed with staff's proposed conditions of approval.

The public hearing was closed.

Vice Chair Bassam Altwal expressed concern that enough space be provided on the property after the proposed garage is constructed in order to enable a vehicle to maneuver so that the vehicle exits forward onto Clayton Road instead of backing out onto Clayton Road.

Commissioner Cloven indicated that his only concern was that a vehicle would have enough space to turn around on the property to exit forward onto Clayton Road.

Chair Wolfe asked how we can ensure that there is enough space on the property for the vehicle to turn around.

Director Gentry indicated the following:

- There is adequate space on the property to install a hammerhead turnaround driveway.
- As part of review of the construction plans for building permit issuance, staff ensures the plans are consistent with the plans approved by the Planning Commission as well as the conditions of approval, staff would ensure that a hammerhead turnaround is shown in the construction plans.

Vice Chair Altwal confirmed with staff that the existing and proposed front setback measurements listed in the staff report were consistent with the existing and proposed front setback measurements shown on the project plans. Assistant Planner Sikela confirmed that the existing and proposed front setback measurements listed in the staff report were consistent with the front setback measurements shown on the project plans.

Commissioner Cloven indicated that he was in support of the project as long as staff can verify an adequate turning radius will exist on the property after the proposed addition is constructed.

Given the concerns expressed regarding adequate space for maneuvering a vehicle to exit forward onto Clayton Road, the public hearing was re-opened to discuss this issue with the applicant.

The applicant indicated the following:

- A semi-circular driveway currently exists on the lot.
- We never back our vehicles out onto Clayton Road and, instead, always drive forward out onto Clayton Road
- The garage addition will not encroach into the semi-circular driveway and will, therefore, not impede the maneuvering area of vehicles to enable forward egress onto Clayton Road.

Chair Wolfe asked the applicant that, if a recreational vehicle (RV) was parked in the driveway, would there still be adequate enough space to ensure that another vehicle could exit forward onto Clayton Road? The applicant answered that, yes, there would be adequate space for a vehicle to exit forward onto Clayton Road if an RV was parked in the driveway.

Assistant Planner Sikela indicated that he would work with the applicant to ensure that all hardscape areas, including the driveway, shall be shown on the construction plans in order to address the Planning Commission's concerns regarding the provision of adequate space to maneuver a vehicle on the lot to allow a vehicle to exit onto Clayton Road in a forward facing manner.

**Commissioner Cloven moved and Chair Wolfe seconded a motion to approve Site Plan Review Permit SPR-02-18, with the findings and conditions of approval recommended by staff, and with staff assurance that all hardscape areas, including the driveway, shall be shown on the construction plans in order to address the Planning Commission's concerns regarding the provision of adequate space on the lot to allow a vehicle to maneuver and exit in a forward facing manner onto Clayton Road. The motion passed 4-0-1 (Vice Chair Altwal abstained).**

**6. OLD BUSINESS**

None.

**7. NEW BUSINESS**

None.

**8. COMMUNICATIONS**

8.a. Staff


None.

8.b. Commission

None.

**9. ADJOURNMENT**

9.a. The meeting was adjourned at 7:33 p.m. to the regularly-scheduled meeting of the Planning Commission on May 8, 2018.



Submitted by  
Mindy Gentry  
Community Development Director



Approved by  
Carl Wolfe  
Chair