



AGENDA
Planning Commission
Regular Meeting
March 26, 2024
7:00 p.m.

Hoyer Hall at Clayton Community Library
6125 Clayton Road, Clayton, California
and
Via Zoom Webinar
Webinar ID: 820 1662 4084

This meeting is being held with accommodations for both in-person and virtual attendance and participation by the public. Members of the public who prefer to view or listen to the meeting and to address the Planning Commission remotely during the meeting may do so using the methods listed under “Instructions for Virtual Planning Commission Meeting Participation” below.

Chair: Richard Enea
Vice Chair: Maria Shulman
Commissioner: Joseph Banchemo
Commissioner: Bretten Casagrande
Commissioner: Daniel Richardson

Agendas are posted at: 1) City Hall, 6000 Heritage Trail; 2) Clayton Library, 6125 Clayton Road; and 3) Ohm’s Bulletin Board, 1028 Diablo Street, Clayton. A digital copy of the Agenda with a complete packet of information including staff reports and exhibits related to each agenda item is available for public review on the City’s website at <https://claytonca.gov/community-development/planning/planning-commission/planning-commission-agendas/>.

Any writings or documents provided to a majority of the Planning Commission after distribution of the Agenda Packet and regarding any public item on this Agenda are available for review on the City’s website at <https://claytonca.gov/community-development/planning/planning-commission/planning-commission-agendas/>.

If you have a physical impairment that requires special accommodations to participate, please call the City Clerk’s office at least 24 hours in advance of the meeting at 925-673-7300.

Most Planning Commission decisions are appealable to the City Council within 10 calendar days of the decision. Please contact Community Development Department staff for further information immediately following the decision. If the decision is appealed, the City Council will hold a public hearing and make a final decision. If you challenge a final decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing(s), either in spoken testimony at the hearing(s) or in written correspondence delivered to the Community Development Department at or prior to the public hearing(s). Further, any court challenge must be made within 90 days of the final decision on the noticed matter.

Instructions for Virtual Planning Commission Meeting Participation

The following options are provided as a courtesy for those who would prefer to view, listen to, or provide comments remotely for the meeting. While City staff will make every effort to facilitate virtual participation in the meeting, the City cannot guarantee that the public's access to teleconferencing technology will be uninterrupted, and technical difficulties may occur from time to time. Unless required by the Brown Act, the meeting will continue despite technical difficulties for participants using the teleconferencing option.

Videoconference: To join the meeting on-line via smart phone or computer, click on the link: <https://us02web.zoom.us/j/82016624084>; or, through the Zoom application, enter **Webinar ID: 820 1662 4084**. No registration or meeting password is required.

Phone-in: Dial toll free 877-853-5257. When prompted, enter the Webinar ID above.

E-mail Public Comments: If preferred, please e-mail public comments to the Community Development Director at danaa@claytonca.gov by 5:00 p.m. on the day of the Planning Commission meeting. All emailed public comments received prior to 5:00 p.m. on the day of the Planning Commission meeting will be forwarded to the entire Planning Commission.

Each person attending the meeting via video conferencing or telephone and who wishes to speak on an agendized or non-agendized matter shall have a set amount of time to speak as determined by the Planning Commission Chair.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ACCEPTANCE OF THE AGENDA:** The Planning Commission will discuss the order of the agenda, may amend the order, add urgency items, note disclosures or intentions to abstain due to conflict of interest on agenda items or action 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. At the Chair's discretion, up to 3 minutes will be allotted 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.
 - A. **Minutes:**
Planning Commission Meeting of February 27, 2024
7. **PUBLIC HEARING**
 - A. **Douglas Road Planned Development – Request for Approval of Site Plan Review Permit Application SPR-01-2024.**
This is a public hearing on a request by Erik Fjellbo and Linda Fjellbo for approval of a Site Plan Review Permit (SPR-01-2024) to allow the construction of two custom, detached single-family residences on two newly created lots that were established as part of the Douglas Road Planned Development Parcel Map. The residence on Parcel B is a split-level residence measuring approximately 4,855 square feet in area, 21 feet in height on the front elevation, and 30 feet in height on the rear elevation. The residence on Parcel C is a split-level residence measuring approximately 4,795 square feet in area, 22 feet in height on the front elevation, and 32 feet in height on the rear elevation. Both residences would be located at 500 Douglas Road, Parcels B and C (Assessor's Parcel Numbers 119-560-019 and 119-560-020, respectively).

Environmental Determination: Categorical Exemption Class 3 (New Construction or Conversion of Small Structures), Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act.

8. **COMMUNICATIONS:** This time is set aside for the Planning Commission to make requests of staff, and/or for issues of concern to Planning Commissioners to be briefly presented, prioritized, and set for future meeting dates. This time is also provided for staff to share any informational announcements with the Commission.
9. **ADJOURNMENT**
The next Planning Commission Regular Meeting is Tuesday, April 9, 2024.

**Minutes
City of Clayton Planning Commission
Regular Meeting
Tuesday, February 27, 2024**

1. CALL TO ORDER

Chair Richard Enea called the meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Enea led the Pledge of Allegiance.

3. ROLL CALL

Present: Chair Richard Enea
 Vice Chair Maria Shulman
 Commissioner Joseph Banchemo
 Commissioner Bretten Casagrande
 Commissioner Daniel Richardson

Planning Commission Secretary/Community Development Director Dana Ayers, Assistant Planner Milan Sikela, and Administrative Assistant Lesley Sanders were present from City staff.

4. ACCEPTANCE OF THE AGENDA

There were no changes to the agenda as submitted.

5. PUBLIC COMMENT

There were no comments from the public on any matter not on the agenda.

6. CONSENT CALENDAR

A. Minutes of Planning Commission Regular Meeting of November 28, 2023.

There being no member of the public attending in person or virtually who wished to comment on the Consent Calendar, Chair Enea invited a motion. Commissioner Richardson moved to adopt the Consent Calendar with Meeting Minutes of the November 28, 2023 meeting, as submitted. Vice Chair Shulman seconded the motion. The motion passed by vote of 5 to 0.

7. PUBLIC HEARING

A. **Extension of Approval of the Development Plan Permit (DP-01-19) for the Oak Creek Canyon Residential Development.**

This is a request by Doug Chen of West Coast Home Builders, Inc. (Applicant), for a second, one-year extension to exercise the Development Plan Permit approval granted by the Clayton City Council on June 29, 2021, for the Oak Creek Canyon Residential Development (Project). The Project encompasses grading and site preparation, removal of nine of the 21 existing trees on the property, installation of a new roadway and utilities infrastructure, and construction of six detached single-family residences ranging from approximately 3,049 to 4,488 square feet in area and between 23 to 32 feet in height, along with Project-related landscaping, drainage, fencing, lighting, and retaining walls on a 9.03-acre property located on the north side of Marsh Creek Road at its intersection with Diablo Parkway (Assessor's Parcel No. 119-070-008).

Director Ayers summarized the staff report. She also noted for the record that two items of correspondence had been received from: 1) Moita and Moita, LLP; and 2) Doug Chen of West Coast Home Builders. Copies of both items had been provided for the public and Commissioners to review. Director Ayers concluded by stating that staff recommended approval of the extension request.

In response to Commissioner Banchemo, Director Ayers advised that the Clayton Municipal Code did not limit the number of extensions that could be granted for an entitlement but did limit the length of each extension to one year.

There being no further questions from the Commissioners, Chair Enea opened the public hearing on the item.

David Fish representing West Coast Home Builders thanked the Commissioners for their time and hoped that they would support their extension request.

Commissioner Richardson referenced a gas pipeline break that happened in recent years in Walnut Creek and said that he appreciated the caution exercised by the developer in precisely locating the pipeline near this Project.

Vince Moita referenced his letter submitted in the record. He specifically noted that the detention basin designed within the Project site would have a lower holding capacity than the 7.8 acre-feet identified in the Marsh Creek Road Specific Plan (MCRSP) for detention of runoff from all of the properties in MCRSP Area A, within which the Project site was located. He

requested that the Commission delay their decision on the extension request for 60 days to allow for additional evaluation by the City Engineer. Mr. Moita referenced the increase in Clayton's allocation of housing from 141 in 2021 when the Project was approved, to 570 units for the current sixth housing cycle. He said that the Heartland and Moita property owners contributed to the cost for planning of the MCRSP area and that he believed the MCRSP was the planning mechanism for meeting the City's housing allocation as an alternative to adding density near existing homes. He anticipated that the smaller basin on the Project site would limit the developability of properties in MCRSP Area A.

There being no other member of the public attending in person or virtually who wished to comment on the item, Chair Enea closed the public hearing.

In response to the Chair, Director Ayers advised that City staff had evaluated the Project in the context of the MCRSP with review of the initial entitlement request in 2020 and 2021. Director Ayers added that stormwater regulations have changed since the 1990s when MCRSP was adopted, particularly with respect to how much water can be discharged from one property onto another. Chair Enea confirmed with Director Ayers that the matter for the Commission to deliberate at tonight's meeting was whether to extend the approved entitlement and not whether the subdivision design was adequate.

There being no further comments from Commissioners, Chair Enea invited a motion on the item. Commissioner Richardson moved to adopt the resolution attached to the staff report, approving a one-year extension on the term of approval of Development Plan Permit DP-01-19 for the Oak Creek Canyon Residential Development. Vice Chair Shulman seconded the motion. The motion passed by vote of 5 to 0.

8. COMMUNICATIONS

There were no communications from staff or Commissioners.

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9. ADJOURNMENT

The meeting was adjourned at 7:16 p.m. to the next regular meeting of the Planning Commission on March 12, 2023.

Respectfully submitted:

Dana Ayers, AICP, Secretary

Approved by the Clayton Planning Commission:

Richard Enea, Chair



PLANNING COMMISSION AGENDA REPORT

To: Honorable Chair and Planning Commissioners

From: Milan J. Sikela, Jr.
Assistant Planner

Date: March 26, 2024

Subject: Agenda Item 7.A.
Douglas Road Planned Development – Request for Approval of
Site Plan Review Permit Application SPR-01-2024.

SUMMARY

This is a public hearing on a request by Erik Fjellbo and Linda Fjellbo for approval of a Site Plan Review Permit (SPR-01-2024) to allow the construction of two custom, detached single-family residences on two newly created lots that were established as part of the Douglas Road Planned Development Parcel Map. The residence on Parcel B is a split-level residence measuring approximately 4,855 square feet in area, 21 feet in height on the front elevation, and 30 feet in height on the rear elevation. The residence on Parcel C is a split-level residence measuring approximately 4,795 square feet in area, 22 feet in height on the front elevation, and 32 feet in height on the rear elevation. Both residences would be located at 500 Douglas Road, Parcels B and C (Assessor's Parcel Number [APN] 119-560-019 and 119-560-020, respectively).

RECOMMENDATION

Staff recommends that the Planning Commission open the public hearing and accept written and spoken testimony, close the public hearing and adopt the attached Resolution approving Site Plan Review Permit application SPR-01-2024.

PROJECT INFORMATION

Applicants/Property Owners: Erik S. Fjellbo and Linda M. Fjellbo

Location: 500 Douglas Road
Existing Residence Parcel (APN 119-560-018)
Parcel B (APN 119-560-019)
Parcel C (APN 119-560-020)
See **Attachment B** for Vicinity Map

General Plan Designation: Low Density – Single Family Residential (1.1 to 3.0 units per acre)

Zoning Classification: Planned Development.

Environmental Review: The subject Site Plan Review Permit request is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Categorical Exemption Class 3 (New Construction or Conversion of Small Structures), Section 15303 of the State Guidelines for Implementation of CEQA.

Public Notice: On March 15, 2024, a public hearing notice was posted at the notice boards at Clayton City Hall, Clayton Community Library, and in the Town Center as well as being mailed to the owners of real property located within 300 feet of 500 Douglas Road, Parcels B and C.

BACKGROUND

In August 2018, the Planning Commission approved the Douglas Road Parcel Map to subdivide an existing approximate 63,537 square-foot property (subject property) located at 500 Douglas Road into three separate parcels (See **Attachment C**). Prior to being subdivided, the subject property had an existing detached single-family residence located in the southern part of the subject property. After the subject property was subdivided into three parcels, the southernmost parcel of the three contained the existing residence (Existing Residence Parcel) while the two newly-created lots (Parcel B and Parcel C) remained undeveloped. From the previously-existing subject property, the gross lot size of each of the three parcels—the Existing Residence Parcel, Parcel B, and Parcel C—is 21,669 square feet, 17,683 square feet, and 24,185 square feet, respectively.

ANALYSIS

Erik Fjellbo and Linda Fjellbo, the applicants, request approval of a Site Plan Review Permit to allow the construction of two custom, detached single-family residences on newly-created Parcels B and C of the Douglas Road Parcel Map. The proposed residence on Parcel B is a split-level residence measuring approximately 4,855 square feet in area, 21 feet in height on the front elevation, and 30 feet in height on the rear elevation. The proposed residence on Parcel C is a split-level residence measuring approximately 4,795 square feet in area, 22 feet in height on the front elevation, and 32 feet in height on the rear elevation. Both residences would be located at 500 Douglas Road, Parcels B and C. See **Attachment D** for the proposed Site Plan, Floor Plan, Roof Plan, and Elevations of the residence on Parcel B and **Attachment E** for the proposed Site Plan, Floor Plan, Roof Plan, and Elevations of the residence on Parcel C.

Site Plan Review Permit Required

In accordance with Clayton Municipal Code (CMC) Section 17.44.020, a Site Plan Review Permit is required in any zoning district for the design of any new development, including new construction, remodeling, or additions, that meets certain criteria. Subsection A of CMC Section 17.44.020 lists construction of a single-story or a multi-story single-family residence over 16 feet in height among the types of development requiring review and approval of a Site Plan Review Permit by the Planning Commission.

Architectural Review

Parcel B

The custom detached single-family residence on Parcel B is proposed with a split-level design. As a result of the topography of the lot sloping downward from the front of the property adjacent to Douglas Road toward the rear of the property, the residence is a single-story structure on the front measuring approximately 21 feet in height, becoming a two-story structure on the rear measuring approximately 30 feet in height. The residence is proposed with horizontal dark green (“Rockwood Dark Green”) wood siding, white/light tan (“Loggia”) trim, black (“Tricorn Black”) fascia, composition shingle (“Weatherwood”) roof material, and a mixture of 7:12 and 5:12 roof pitches.

Parcel C

The custom detached single-family residence on Parcel C is proposed with a split-level design. With the same topographic conditions on Parcel C as there is on Parcel B—which entails the lot sloping downward from the front of the property adjacent to Douglas Road toward the rear of the property—the residence is a single-story structure on the front measuring approximately 22 feet in height, becoming a two-story structure on the rear measuring approximately 32 feet in height. The residence is proposed with horizontal light green (“Evergreen Fog”) wood siding, white/light gray (“Conservative Gray”) trim, dark green (“Ripe Olive”) fascia, composition shingle (“Weatherwood”) roof material, and a 7:12 roof pitch.

Photographic samples of the exterior colors and materials for the residences on Parcels B and C are provided as **Attachment F**.

Setback Analysis and Height Analysis

The three-lot Douglas Road Planned Development (Project site) is located in the Planned Development zoning district. The intent and purpose of Planned Development districts is to allow for flexibility in land use and development standards. Since the Project site is zoned Planned Development, the applicant has proposed Project site-specific development standards with regard to setbacks of the residences (See **Attachment G**). Pursuant to CMC Section 17.28.080, the Planning Commission is authorized to “adopt as part of a Site Plan...regulations, limitations and restrictions different from those specified elsewhere in City Ordinances, but which are designed to protect, foster and maintain the health, safety, and general welfare of the community.” Staff has also provided an excerpt of the City’s zoning map (See **Attachment H**) to assist the Planning Commission in understanding the existing zoning pattern adjacent to and within the proximity of the Project site.

The proposed residences on Parcels B and C comply with the proposed setbacks as does the existing home on the Existing Residence Parcel. Also, as listed in the Project site development standards and in accordance with the CMC, the height of the proposed residences on Parcels B and C comply with the maximum single-family residence height allowance of 35 feet as does the existing home on the Existing Residence Parcel.

Residential Floor Area and Building Footprint Analysis

In accordance with CMC Chapter 17.78, new residential construction is subject to calculation of residential floor area and building footprint analyses. These standards apply in all residential districts, including Planned Development districts (except for those Planned Development districts listed as exempt in CMC Section 17.78.040). As part of the analyses of the residential floor area and building footprint for the proposed residences, staff notes that CMC Section 17.04.110.B specifies that portions of a lot lying within an easement or right-of-way for pedestrian or vehicular access “shall not be included in order to satisfy minimum area, setback or dimensional requirements.” Therefore, while the existing gross areas of Parcels B and C are 17,683 square feet and 24,185 square feet, respectively, when subtracting out the area of each Parcel that is dedicated, in part, to the private vehicular and pedestrian access easement that contains Douglas Road, the net areas of Parcels B and C are 14,223 square feet and 14,968 square feet, respectively. As a result, staff has analyzed the building footprint and floor area proposed for both residences using the net areas of Parcels B and C and has determined that the proposal meets the applicable requirements as shown below.

Building Footprint

Building Footprint – Parcel B

Lot Size	Building Footprint Allowed	Proposed Building Footprint	Proposed Project Compliant?
14,223 sq ft	3,710 sq ft	3,575 sq ft	Yes

Building Footprint – Parcel C

Lot Size	Building Footprint Allowed	Proposed Building Footprint	Proposed Project Compliant?
14,968 sq ft	3,740 sq ft	3,670 sq ft	Yes

Building Footprint – Existing Residence Parcel

Lot Size	Building Footprint Allowed	Existing Building Footprint	Existing Residence Compliant?
17,528 sq ft	4,382 sq ft	4,091 sq ft	Yes

Floor Area

Floor Area – Parcel B

Lot Area	Floor Area Allowed	Proposed Floor Area	Proposed Project Compliant?
14,223 sq ft	5,503 sq ft	4,855 sq ft	Yes

Floor Area – Parcel C

Lot Area	Floor Area Allowed	Proposed Floor Area	Proposed Project Compliant?
14,968 sq ft	5,550 sq ft	4,795 sq ft	Yes

Floor Area – Existing Residence Parcel

Lot Area	Floor Area Allowed	Existing Floor Area	Existing Residence Compliant?
17,528 sq ft	4,382 sq ft	4,091 sq ft	Yes

CONCLUSION

Staff has reviewed the Project relative to the Standards of Review for Site Plan Review Permits listed in Clayton Municipal Code Section 17.44.040 which include conformity with the General Plan, preservation of general safety (seismic, landslide, flooding, fire, traffic), and development that is complementary to adjacent existing structures in terms of materials, colors, size and bulk. Staff has also evaluated the project with respect to the Residential Floor Area (which includes Building Footprint) calculations listed in Chapter 17.78 of the Clayton Municipal Code. As is further outlined in the recommended Findings for Approval provided in the proposed Planning Commission Resolution for the Project (See **Attachment A**), staff has determined that the Project, as conditioned, is in conformance with the Clayton Municipal Code and staff recommends approval of the Project subject to the Conditions of Approval provided in **Attachment A**.

ATTACHMENTS

- A. Proposed Planning Commission Resolution No. 02-2024
- B. Vicinity Map
- C. Excerpt of Douglas Road Parcel Map
- D. Proposed Site Plan, Floor Plan, Roof Plan, and Elevations for Residence on Parcel B
- E. Proposed Site Plan, Floor Plan, Roof Plan, and Elevations for Residence on Parcel C
- F. Proposed Exterior Colors and Materials for Residences on Parcel B and Parcel C
- G. Proposed Development Standards for the Douglas Road Planned Development
- H. Excerpt of Clayton Zoning Map

ATTACHMENT A

**CITY OF CLAYTON
PLANNING COMMISSION
PROPOSED
RESOLUTION NO. 02-2024**

A RESOLUTION OF THE CLAYTON PLANNING COMMISSION APPROVING A SITE PLAN REVIEW PERMIT TO ALLOW THE CONSTRUCTION OF TWO CUSTOM DETACHED SINGLE FAMILY RESIDENCES ON TWO NEWLY-CREATED LOTS THAT WERE ESTABLISHED AS PART OF THE DOUGLAS ROAD PLANNED DEVELOPMENT PARCEL MAP LOCATED AT 500 DOUGLAS ROAD (SPR-01-2024)

WHEREAS, the City received an application from Erik Fjellbo and Linda Fjellbo requesting approval of a Site Plan Review Permit to allow the construction of two custom detached single family residences (Project) on newly-created Parcel B and Parcel C of the Douglas Road Planned Development Parcel Map; and

WHEREAS, the proposed residence on Parcel B is a split-level residence measuring approximately 4,855 square feet in area, 21 feet in height on the front elevation, and 30 feet in height on the rear elevation; and

WHEREAS, the proposed residence on Parcel C is a split-level residence measuring approximately 4,795 square feet in area, 22 feet in height on the front elevation, and 32 feet in height on the rear elevation; and

WHEREAS, Section 17.44.020 of the Clayton Municipal Code (CMC) authorizes the Planning Commission to approve a Site Plan Review Permit in accordance with the standards of review in CMC Section 17.44.040; and

WHEREAS, the Douglas Road Planned Development Parcel Map (Project Site) is located in a Planned Development zoning district; and

WHEREAS, the Project Site does not have development standards currently established for the lots within the Project; and

WHEREAS, in order to establish development standards for the Project Site, CMC Section 17.28.080 authorizes the Planning Commission to adopt regulations, limitations and restrictions, where pertinent and as applicable, as part of their review of a Site Plan Review Permit for the Project; and

WHEREAS, the Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Categorical Exemption Class 3 (New Construction or Conversion of Small Structures), Section 15303 of the State Guidelines for Implementation of CEQA; and

WHEREAS, on March 26, 2024, the Clayton Planning Commission held a duly-noticed public hearing on the Site Plan Review Permit request (SPR-01-2024), and received and considered testimony and evidence, both spoken and documentary.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission does determine the foregoing recitals are true and correct and makes the following Findings for Approval of Site Plan Review Permit application SPR-01-2024 based on the Site Plan Review Permit Standards of Review:

A. The use is in conformity with the General Plan and any applicable Specific Plan;

The Project is consistent with the General Plan designation and policies since the Project consists of construction of two custom detached single family residences, a permitted use within the Single Family Low Density land use designation. There is no established Specific Plan that is applicable to the Project.

B. The use is in conformity with City-adopted standards in the Zoning Ordinance as related to Site Plan Review Permits;

In accordance with Clayton Municipal Code Section 17.28.050.A, since the Project is comprised of less than four units, a Site Plan Review Permit is required for proposed construction of developments located in Planned Development districts. Proposed development standards for such developments located in Planned Development districts can be reviewed and approved by the Planning Commission through the Site Plan Review Permit process which includes, but is not limited to, establishing setback limitations on structures, as well as other regulations, limitations, and restrictions listed in Clayton Municipal Code Section 17.28.080. Project-specific setbacks are being proposed for the Project; however, notwithstanding the proposed setbacks, the proposed Project-related development standards will, to a large extent, mirror regulations applicable to single family residential districts established in Title 17 (Zoning) of the Clayton Municipal Code. The proposed development standards, which encompass the proposed setbacks as well as provisions that refer directly to already-established requirements, shows the use is in conformity with City-adopted standards in the Zoning Ordinance as related to Site Plan Review Permits.

C. Shall not negatively affect the general safety (e.g., seismic, landslide, flooding, fire, traffic) of the City or surrounding area;

The Project preserves the general safety of the community regarding seismic, landslide, flooding, fire, and traffic hazards since the Project will be constructed in compliance with the Clayton Municipal Code, California Building Standards Code, and other agency regulations where applicable.

D. Shall maintain solar rights of adjacent properties;

The Project will not block adjacent properties from direct sunlight from any angle of the ecliptic.

E. Shall reasonably maintain the privacy of adjacent property owners and/or occupants;

The Project reasonably maintains the privacy of adjacent property owners and/or occupants since the Project is proposed with development standards that comply with the Clayton Municipal Code, and because the Project Site is located adjacent to an existing Single Family Residential (R-40-H) zoned subdivision as well as other subdivisions that contain large lots with ample setbacks that place existing adjacent residences away from the proposed residences on the Project Site.

F. Shall reasonably maintain the existing views of adjacent property owners and/or occupants;

The Project reasonably maintains the existing views of adjacent property owners and/or occupants since the Project Site is located downslope from and below existing surrounding ridgelines and daylight lines and would not prevent property owners and/or occupants inhabiting existing residences from continuing to see the existing surrounding contours of these existing slopes and other attributes in and around the Mitchell Creek riparian corridor and the small valley surrounding the Mitchell Creek riparian corridor.

G. Shall be complementary, although not identical, with adjacent existing structures in terms of materials, colors, size, and bulk;

The Project is complementary, although not identical, with adjacent existing structures in terms of materials, colors, size, and bulk since the proposed residences have been designed with exterior colors and materials that are complementary with the colors and materials of existing adjacent residences as well as utilizing proposed designs styles that include volume and massing consistent with the size and bulk of existing adjacent residences.

H. Shall be in accordance with the design standards for manufactured homes per Section 17.36.078 of the Clayton Municipal Code;

The Project is not proposed to entail the construction of any manufactured homes; therefore, this finding is not applicable.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission does hereby approve Site Plan Review Permit SPR-01-2024 to allow the construction of two custom detached single family residences on two newly-created lots that were established as part of the Douglas Road Planned Development Parcel Map located at 500 Douglas Road, subject to the following Conditions of Approval:

1. The applicant shall indemnify, protect, defend, and hold harmless the City and its elected and appointed officials, officers, employees, and agents from and against any and all liabilities, claims, actions, causes, proceedings, suits, damages, judgments, liens, levies, costs, and expenses of whatever nature, including, but not limited to, attorney's fees, costs, and disbursements arising out of or in any way relating to the issuance of this entitlement, any actions taken by the City relating to this entitlement, and any environmental review conducted under the California Environmental Quality Act for this entitlement and related actions.

2. The applicant shall comply with all Conditions of Approval listed in the Planning Commission Notice of Decision for the Douglas Road Parcel Map (MAP-01-17) which was conditionally approved by the Planning Commission on August 28, 2018 (attached hereto as **Exhibit A**).
3. Prior to issuance of a building permit or final inspection for the residences on Parcel B and Parcel C, as applicable, the applicant shall pay all outstanding open space in-lieu fees and development impact fees as listed below.
 - A. Community Facilities Development Impact Fee: \$450 per unit.
 - B. Offsite Arterial Improvement Development Impact Fee: \$1,456 per unit.
 - C. Childcare Development Impact Fee: \$450 per unit.
 - D. Parkland Dedication Development Impact Fee: \$2,569 per unit.
 - E. Open Space In-Lieu Fee:
 - F. Fire Development Protection Development Impact Fee: \$300 per unit.
 - G. Construction and Demolition Recycling Fee: \$203 per unit.
4. Any major changes to the Project shall require Planning Commission review and approval. Any minor changes to the Project shall be subject to City staff review and approval.
5. The applicant shall obtain the necessary permits from the Building Division of the Contra Costa County Department of Conservation and Development. All construction shall comply with the California Building Code.
6. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.
7. All grading, construction, and other work shall occur only between 7:00 a.m. and 5:00 p.m. Monday through Friday, in accordance with Section 15.01.010 of the Clayton Municipal Code.

PASSED AND ADOPTED by the Planning Commission of the City of Clayton at a regular meeting on the 26th day of March 2024.

AYES:

NOES:

ABSTAINED:

ABSENT:

APPROVED:

ATTEST:

Rich Enea
Chair

Dana Ayers, AICP
Community Development Director



6000 Heritage Trail • Clayton, California 94517
925-673-7300 • Fax 925-672-4917

PLANNING COMMISSION NOTICE OF DECISION

DATE: August 30, 2018

TO: Dan Condon
500 Douglas Road
Clayton, California 94517

RE: Douglas Road Parcel Map and Douglas Road Planned Development
(ENV-02-17 and MAP-01-17)

Following a public hearing on August 28, 2018, the Clayton Planning Commission approved the project described below. The project was approved based on the findings and conditions of approval listed in this Notice of Decision.

PROJECT DESCRIPTION

A request for approval of a Parcel Map to subdivide an existing 1.47-acre lot into three parcels at 500 Douglas Road (APN: 119-560-012). The proposed southernmost parcel would contain the existing single-family residence and the remaining two northernmost parcels would create two single-family residential lots. Pursuant to California Environmental Quality Act (CEQA) Guidelines 15303, 15315, and 15332, the project is categorically exempt from CEQA, and pursuant to CEQA Guideline 15061(b)(3) it can be seen with certainty that this activity will not have a significant effect or physical change to the environment.

FINDINGS

Based upon the evidence set forth in the staff report, which includes relevant information from the project application, as well as testimony at the public hearing, the Planning Commission, on the basis of the whole record before it, makes the following findings, as conditioned, on the Douglas Road Parcel Map (MAP-01-17):

1. The subdivision map, design, and improvements are consistent with the Clayton General Plan Single Family Low Density land use designation, policies, and objectives for the site by complying with the intended land uses and density (1.1 – 3.0 units per acre) for the site, in accordance with Section 66473.5 of the State Government Code (Subdivision Map Act) and the City's regulation as related to tentative subdivision maps; and

2. The subdivision complies with State Government Code Section 66412.3 (Subdivision Map Act) by providing more residential units for the housing needs of the region while simultaneously not burdening public services needs of existing and future residents nor impacting fiscal and environmental resources; and
3. The subdivision has, to the maximum extent feasible, considered and provided availability for future passive or natural heating and cooling opportunities since large lots being proposed which will provide adequate distance from neighboring existing properties, thereby minimizing or eliminating impacts to natural heating and cooling opportunities; and
4. The project, as conditioned and mitigated, will not result in any significant effects on the environment, and there is no evidence that the proposed project will have the potential for any adverse effect on fish and wildlife resources, or their habitat, as defined in Section 711.2 of the Fish and Game Code.

The above-stated findings assume acceptance and approval of the proposed conditions of approval listed below.

CONDITIONS OF APPROVAL

These conditions of approval apply to the 500 Douglas Road Vesting Tentative Map Existing Conditions, Proposed Conditions, and Stormwater Quality Control Plan, prepared by Kier & Wright Civil Engineers & Surveyors, Inc., date stamped July 30, 2018.

GENERAL CONDITIONS

1. Routine inspection of the stormwater conveyance and treatment facility, and the corresponding landscaping and irrigation improvements, shall be conducted by the property owner of each residential lot. The property owner of each residential lot shall be responsible for any needed maintenance work or repairs in their entirety.
2. The property owner of each residential lot shall perform and prepare annual inspections and reports for the stormwater conveyance and treatment facility, which shall be submitted to the City along with payment of the City's required fees. In addition, the property owner of each residential lot shall be responsible to comply with the reports in relation to needed maintenance work or repairs.
3. The deeds for all lots shall contain language which prohibits any future land division(s) to create additional home sites.
4. The project is subject to development impact fees. The applicant shall be responsible for all fees and environmental review costs, including those charged by the California Department of Fish and Wildlife.
5. At the time of filing of the final subdivision map, the subdivider shall pay the parkland dedication fees as determined by the City (pursuant to Chapter 16.12 of the Clayton Municipal Code).

6. The developer shall satisfy the open space requirement as outlined in Section 17.28.100 of the Clayton Municipal Code prior to the filing of the final subdivision map.
7. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and other fees that are due.
8. All conditions of approval shall appear on the improvement drawings.
9. Pursuant to Government Code Section 66474.9, the applicant (including the subdivider or any agent thereof) shall defend, indemnify, and hold harmless the City of Clayton and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul the City's approval concerning this subdivision map application, which action is brought within the time period provided for in Section 66499.37. The City will promptly notify the subdivider of any such claim, action, or proceeding and cooperate fully in the defense.
10. The applicant agrees to indemnify, protect, defend, and hold harmless the City and its elected and appointed officials, officers, employees, and agents from and against any and all liabilities, claims, actions, causes, proceedings, suits, damages, judgments, liens, levies, costs, and expenses of whatever nature, including attorney's fees and disbursements arising out of or in any way relating to the issuance of this entitlement, any actions taken by the City relating to this entitlement, or the environmental review conducted under the California Environmental Quality Act for this entitlement and related actions. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.
11. A Site Plan Review Permit (and any other entitlements, as applicable) shall be obtained from the City for the future construction of the single family homes on Parcels B and C.

GRADING CONDITIONS

12. Prior to the issuance of a grading permit, the grading plan shall include a requirement (via notation) indicating that if cultural resources, or human remains, are encountered during site grading or other site work, all such work shall be halted immediately within 100 feet of the area of discovery and the contractor shall immediately notify the City of the discovery. In such case, the City, at the expense of the project applicant, shall retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The archaeologist shall be required to submit to the City for review and approval a report of the findings and method of curation or protection of the resources. Further grading or site work within the vicinity of the discovery, as identified by the qualified archaeologist, shall not be allowed until the preceding steps have been taken. to the issuance of a grading permit, the grading plan shall include a requirement (via notation) indicating that if cultural resources, or human remains, are encountered during site grading or other site work, all such work shall be halted immediately within 100 feet of the area of discovery and the contractor shall immediately notify the City of the discovery. In such case, the City, at the expense of the

project applicant, shall retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The archaeologist shall be required to submit to the City for review and approval a report of the findings and method of curation or protection of the resources. Further grading or site work within the vicinity of the discovery, as identified by the qualified archaeologist, shall not be allowed until the preceding steps have been taken.

13. Pursuant to State Health and Safety Code §7050.5(c) State Public Resources Code §5097.98, if human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find and the Contra Costa County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission who shall notify the person believed to be the most likely descendant. The most likely descendant shall work with the contractor to develop a program for re-internment of the human remains and any associated artifacts. Additional work is not to take place in the immediate vicinity of the find, which shall be identified by the qualified archaeologist at the applicant's expense, until the preceding actions have been implemented.
14. Prior to the issuance of a grading permit, the applicant shall prepare to the satisfaction of the City Engineer, an erosion control plan that utilizes standard construction practices to limit the erosion effects during construction of the proposed project. Actions include, but are not limited to, the following:
 - a. Hydro-seeding;
 - b. Placement of erosion control measures within drainage ways and ahead of drop inlets;
 - c. The temporary lining (during construction activities) of drop inlets with "filter fabric";
 - d. The placement of straw wattles along slope contours;
 - e. Use of designated equipment and vehicle "wash-out" location;
 - f. Use of siltation fences;
 - g. Use of on-site rock/gravel road at construction access points; and
 - h. Use of sediment basins and dust palliatives.
15. During grading and construction, the project contractor shall ensure that the following measures are implemented:
 - a. Grading and construction activities shall be limited to the daytime hours between 7:00 a.m. to 5:00 p.m. Monday through Friday, as specified in Section 15.01.101 of the Clayton Municipal Code. Any such work beyond said hours and days is strictly prohibited unless previously specifically authorized in writing by the City Engineer or designee or by project conditions of approval;
 - b. The distances between on-site construction and demolition staging areas and the nearest surrounding residences shall be maximized to the greatest extent possible; and
 - c. All construction and demolition equipment that utilizes internal combustion engines shall be fitted with manufacturer's mufflers or equivalent.

16. Signature blocks shall be provided for the Community Development Director and City Engineer on the grading and improvement construction plans.
17. Two feet of flat area shall be provided between a property or right-of-way line and the top of slope.
18. The recommendations of the geotechnical report shall be incorporated into the grading and construction plans and the Geotechnical Engineer shall sign the grading and improvement plans as conforming to the recommendations of the geotechnical report.
19. All grading shall be performed under the direction and inspection of a registered soils or geotechnical engineer and shall be in conformance with the recommendations of the geotechnical report and the requirements of the City Engineer. Prior to the construction of any improvements, the engineer shall submit a testing and observation report to the City Engineer for review and approval.
20. Grading and stormwater permits shall be obtained from the City Engineer.
21. The applicant shall implement all of the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, which include the following:
 - a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - d. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - e. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - f. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
 - g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - h. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

STREET CONDITION

22. Access to each parcel shall be provided by a paved access roadway meeting City of Clayton standards for a private street. The private street shall, at a minimum, include curb and gutter on one side of the access, curb only on the opposite side of the access, and a structural section that is adequate to carry fire apparatus and is approved by the Contra Costa Fire District and City Engineer.

DRAINAGE CONDITIONS

23. Total storm runoff peak flows from the site shall not exceed pre-development levels. All stormwater runoff from impervious areas shall be treated and contaminants removed prior to discharge from the site. The design and of the detention and treatment facilities shall be subject to the approval of the City Engineer.
24. The applicant shall submit a Final Stormwater Control Plan and a Stormwater Operation and Maintenance Plan fully addressing the requirements of the City's most current Municipal Regional Stormwater National Pollutant Discharge Elimination System (NPDES) Permit (Permit No. CAS612008, as amended November 10, 2015), including the new "Green Streets/Green Infrastructure" requirements, and to the satisfaction of the City Engineer. The applicant shall execute with the City of Clayton and record against each parcel, a Stormwater Operations and Maintenance agreement in full compliance with the City's most current Municipal Regional Stormwater National Pollutant Discharge Elimination System (NPDES) Permit (Permit No. CAS612008, as amended November 10, 2015).
25. Maintenance of all drainage facilities shall be the responsibility of the homeowner on whose lot the facilities are located.
26. The improvement plans shall reflect that all on-site storm drain inlets shall be labeled "No Dumping – Drains to Creek" using thermoplastic stenciling or equivalent permanent method, subject to City approval.
27. The Mosquito and Vector Control District and its contractors shall have the right of access to conduct inspections and maintenance of all on-site drainage devices.
28. Developer shall, prior to commencement of construction, enter into a recorded covenant and agreement for each lot with the following requirements at a minimum:
 - a. Bioretention planter to be maintained as originally constructed and in accordance with the approved Operations and Maintenance Plan. Planters may not be modified without the approval of the City Engineer.
 - b. By September 15th of each year, lot owner is to perform (or have performed by a firm approved by the City) a pre-rainy season inspection and submit a report to the City along with payment of the required fees. Any deficiencies noted shall be remedied within 20 calendar days of completion of the inspection.
 - c. City shall have the right of access to inspect the bioretention planter at any time.

- d. Should said City inspection reveal any problems or inadequacies with the bioretention planter or drainage system, Owner shall be notified and must remedy the problems or inadequacies within 30 days of said notice.

UTILITY CONDITIONS

29. Sanitary sewer plans shall be submitted to the City of Concord and the Clayton City Engineer for review and approval.
30. A sewer cleanout shall be provided on each sewer lateral at the front property line of each residential lot.
31. The applicant shall connect all residences to the sanitary sewer system, obtain applicable permits, and pay applicable fees as required by the Cities of Clayton and Concord.
32. The applicant shall install two four-inch conduits and pull-boxes with pull lines for City use for future tele-communication purposes. Conduits shall be installed in the public utility easement with termination on residential property lines behind the curbs.
33. The width of new access and maintenance easements for underground facilities shall be twice the depth of the facility with a minimum width of ten (10) feet, as determined appropriate and applicable by the City Engineer.
34. The applicant shall obtain the necessary approvals from all applicable utility providers.
35. The applicant shall furnish and install all conduit, boxes, pull rope and acutrema required by utility companies serving any or all of the three parcels.
36. Utilities shall be undergrounded, subject to review and approval by the City Engineer and any applicable agencies.
37. Prior to issuance of grading or construction permits, the existing septic tank shall be abandoned in consultation with the Contra Costa County Environmental Health Department. Proof of abandonment shall be provided to the City Community Development Department and City Engineer.

ENGINEERING CONDITIONS

38. The applicant shall obtain an encroachment permit for all work in the public right-of-way.
39. All required easements or rights-of-way for off-site improvements shall be obtained by the applicant at no cost to the City of Clayton. Advance permission shall be obtained from any property or easement holders for any work to be done within such property or easements.

40. Upon recording of the final parcel map, the City shall be given a full size, reproducible, Mylar copy of the recorded map and an electronic file of the map in AutoCAD. Upon completion of the improvements and prior to City Council acceptance, the City shall be given a full size, reproducible Mylar copy of the grading, construction, irrigation and landscape plans (plus electronic copies in both PDF and AutoCAD formats), annotated to reflect changes that occur during construction and signed by the Project Engineer and Landscape Architect.
41. All work shall be designed and constructed in accordance with the Municipal Code requirements and City Standard Plans and Specifications.
42. During construction, the project contractor, at the expense of the project applicant, shall completely remove and re-compact the existing non-engineered fill on-site under the supervision of a registered geotechnical engineer, according to the recommendations presented in the Geotechnical Investigation. The contractor shall remove the upper undocumented fill soil from the area extending at least five feet beyond the edge of the planned building envelopes and also below the planned rear retaining wall. Once removed, subsequent engineered fill may be used as approved by a licensed geotechnical engineer. A written summary of the operations shall be submitted to the City Engineer.

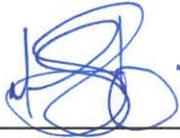
EXPIRATION CONDITION

43. The Douglas Road Parcel Map (MAP-01-17) shall expire pursuant to the tentative map expiration provisions listed in the State of California Government Code Subdivision Map Act.

ADVISORY NOTES

1. The applicant shall comply with all applicable State, County, and City codes, regulations and adopted standards as well as pay all associated fees and charges.
2. The applicant shall obtain the necessary and required approvals from the Contra Costa County Fire Protection District.
3. The applicant shall provide an adequate and reliable water supply for fire protection as set forth in the Uniform Fire Code.
4. NO PARKING — FIRE LANE signs or red curbs shall be provided throughout both sides of the twenty (20) foot wide access driveway/roadway and turnaround. The applicant shall submit a minimum of two (2) copies of site improvement plans indicating existing hydrant locations and proposed fire apparatus access for review and approval prior to obtaining building permits.
5. The twenty (20) foot wide access driveway/roadway and turnaround improvements must be completed and inspected by the Contra Costa County Fire Protection District prior to construction on the two residential lots.

6. Development on any parcel in this subdivision shall be subject to review and approval by the CCCFPD to ensure compliance with minimum CCCFPD requirements.
7. Any future proposed residences are required to be protected with an approved automatic fire sprinkler system complying with the 2016 edition of NFPA 13D or Section R313.3 of the 2016 California Residential Code. A minimum of two (2) sets of sprinkler plans shall be submitted to the CCCFPD for each proposed residence for review and approval prior to installation.
8. Additional requirements may be imposed by the Contra Costa County Fire Protection District. Before proceeding with the project, it is advisable to check with the Fire District.



Milan J. Sikela, Jr.
Assistant Planner

August 30, 2018

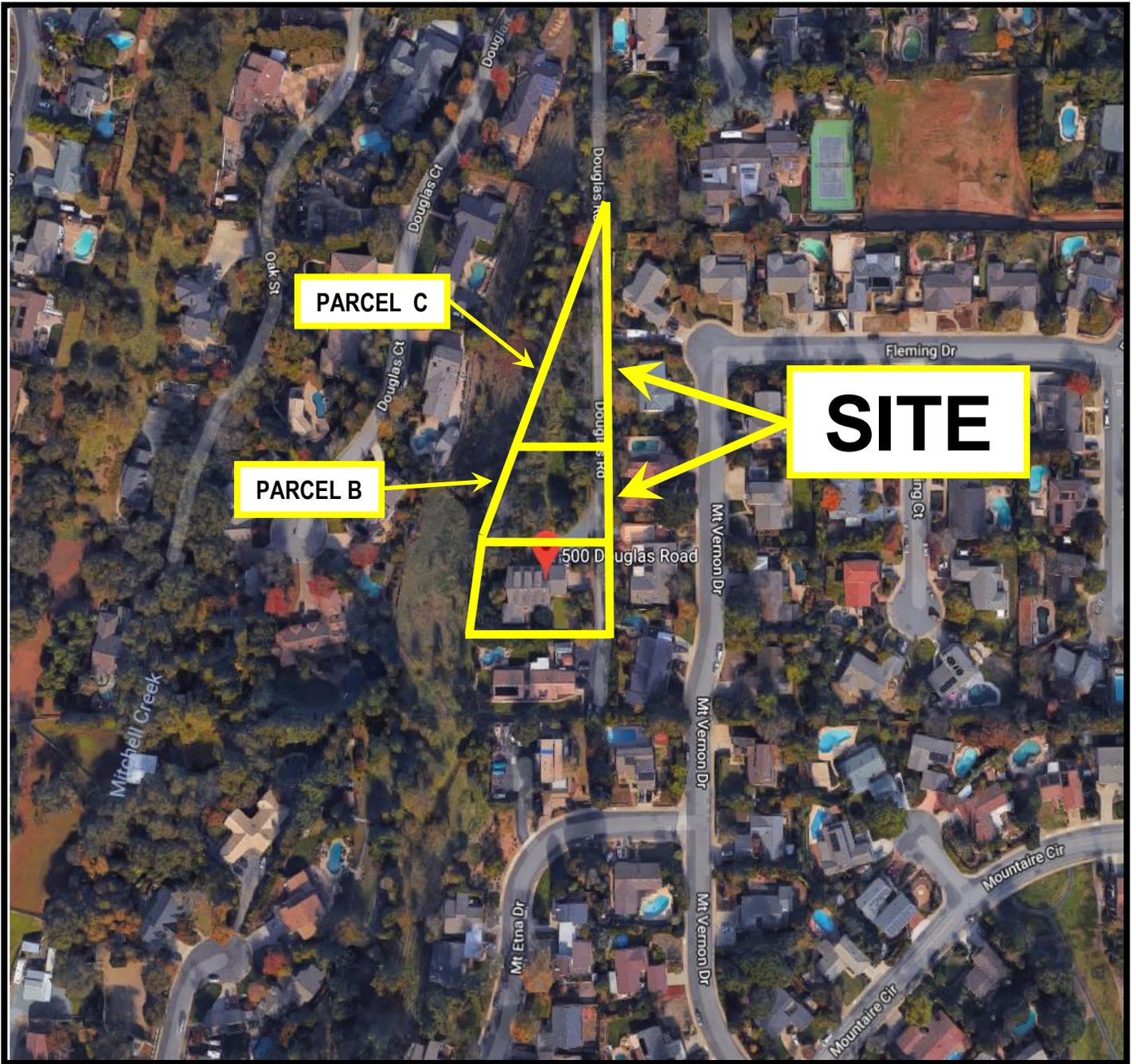
Date

INSTRUCTIONS TO APPLICANT: Please sign and return one copy of this Notice of Decision to the Community Development Department, 6000 Heritage Trail, Clayton, California, 94517; and retain the other copy for your files. If you have any questions, please call 925-673-7340.

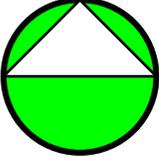
I (We) agree to comply with the above conditions.

_____, this ____ day of _____, 20 ____
Applicant's Signature

All actions of the Planning Commission are subject to appeal to the City Council as provided in Chapter 17.68 of the Clayton Municipal Code. Any appeal must be made in writing to the City Clerk within ten (10) days from the date of this Notice of Decision and must be accompanied by an appeal fee. An appeal form is available at the Community Development Department.



VICINITY MAP

 <p>CITY OF CLAYTON Founded 1917 Incorporated 1954</p>	<p>Douglas Road Planned Development Site Plan Review Permit SPR-01-2024 500 Douglas Road, Parcel B and Parcel C Assessor's Parcel Number 119-560-012</p>	 <p>NORTH</p>
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(Not to Scale)

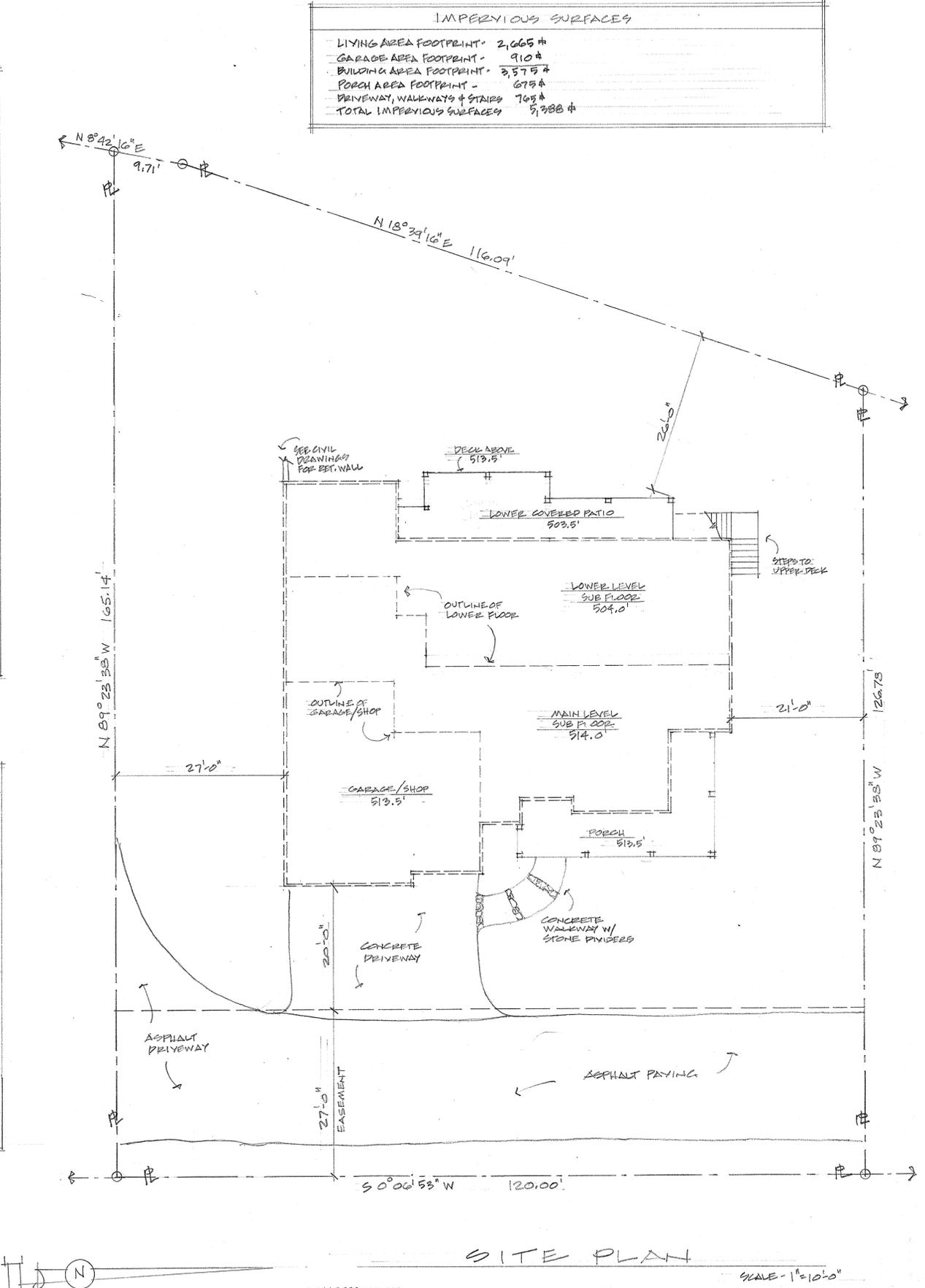
CONSULTANTS	
GENERAL CONTRACTOR	
FJELLBO & SONS 500 DOUGLAS RD. CLAYTON, CALIF. ATTN: ERIK FJELLBO	925-286-4014
BUILDING DESIGN	
MASTICK DESIGN 285 MIRACLE LN. SANTA CRUZ, CA. 95060 ATTN: BRUCE MASTICK	925-784-8146
STRUCTURAL ENGINEER	
ROBERT GORMAN P.O. BOX 95 MORAGA, CALIF. 94556 ATTN: ROBERT GORMAN	925-376-7230
CIVIL ENGINEER	
GILBERT A. FITCH & ASSOC. P.O. BOX 21542 CONCORD, CALIF. 94521	925-822-3116
TITLE 24	
WEST COAST ENERGY DESIGN 1075 VICTORINE RD. LIVERMORE, CALIF. ATTN: LANNY DANA	925-243-1767

CODE COMPLIANCE	
BUILDING CODES & ORDINANCES	
• 2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE PART 1	
• 2022 CALIFORNIA BUILDING CODE PART 2, VOLUME 1 (based on the 2021 INTERNATIONAL BUILDING CODE)	
• 2022 CALIFORNIA BUILDING CODE PART 2, VOLUME 2 (based on the 2021 INTERNATIONAL BUILDING CODE)	
• 2022 CALIFORNIA RESIDENTIAL CODE PART 2.5 (based on the 2021 INTERNATIONAL RESIDENTIAL CODE)	
• 2022 CALIFORNIA ELECTRICAL CODE PART 3 (based on the 2020 NATIONAL ELECTRICAL CODE)	
• 2022 CALIFORNIA MECHANICAL CODE PART 4 (based on the 2021 UNIFORM MECHANICAL CODE)	
• 2022 CALIFORNIA PLUMBING CODE PART 5 (based on the 2021 UNIFORM PLUMBING CODE)	
• 2022 CALIFORNIA ENERGY CODE PART 6 (PART 7 NOT USED)	
• 2022 CALIFORNIA HISTORICAL BUILDING CODE PART 8	
• 2022 CALIFORNIA FIRE CODE PART 9 (based on the 2021 INTERNATIONAL FIRE CODE)	
• 2022 CALIFORNIA EXISTING BUILDING CODE PART 10	
• 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE) PART 11	
• 2022 CALIFORNIA REFERENCE STANDARDS CODE PART 12	
• CONTRA COSTA COUNTY CODE, TITLE VII	
• CITY OF CLAYTON ORDINANCES	

IMPERVIOUS SURFACES	
LIVING AREA FOOTPRINT	2,665 #
GARAGE AREA FOOTPRINT	910 #
BUILDING AREA FOOTPRINT	3,575 #
PORCH AREA FOOTPRINT	675 #
DRIVEWAY, WALKWAYS & STAIRS	765 #
TOTAL IMPERVIOUS SURFACES	5,988 #

GENERAL NOTES	
• CONTRACTOR TO NOTIFY DESIGNER OF ANY DIMENSIONAL DISCREPANCIES PRIOR TO CONSTRUCTION	
• CONTRACTOR TO READ AND FOLLOW ALL RECOMMENDATIONS FROM THE SOILS REPORT	
• CONTRACTOR TO READ AND FOLLOW ALL STRUCTURAL DRAWINGS AND CALCULATIONS	

PROJECT DATA	
APN	500 DOUGLAS RD PARCEL "B" CLAYTON, CALIF.
FLOOR AREAS	
LIVING AREAS	
MAIN FLOOR	2,665 #
LOWER FLOOR	1,280 #
TOTAL LN. AREA	3,945 #
GARAGE & SHOP AREAS	910 #
TOTAL BUILDING AREA	4,855 #
PORCH AREAS	
MAIN FLOOR	675 #



PLAN CONTENTS	
SHEET #	SHEET DESCRIPTION
1	SITE PLAN & PROJECT INFORMATION
2	MAIN FLOOR PLAN
3	LOWER FLOOR PLAN
4	EXTERIOR ELEVATIONS
5	EXTERIOR ELEVATIONS
6	ROOF PLAN
7	BUILDING SECTIONS
8	MAIN FLOOR ELEC, PLUMBING, & HVAC LAYOUT
9	LOWER FLOOR ELEC, PLUMBING & HVAC LAYOUT

NOTES:
 • SEE CIVIL ENGINEERING DRAWINGS PREPARED FOR THIS SITE BY GILBERT FITCH & ASSOC. CONCORD, CALIF.

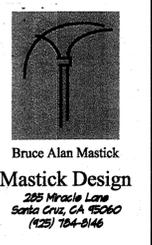
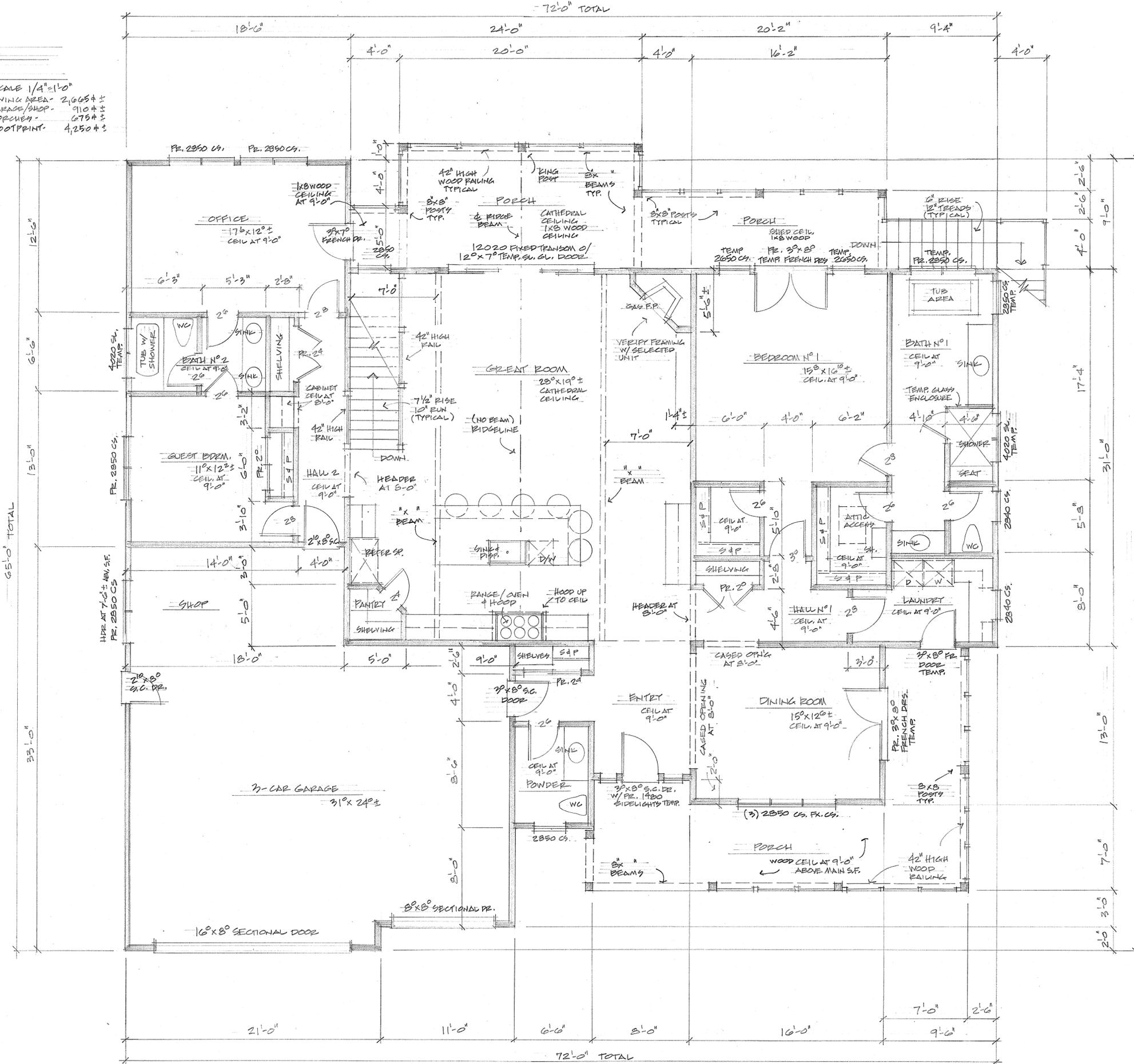


PROJECT
 NEW SINGLE FAMILY RESIDENCE
 FOR THE FJELLBO FAMILY
 DESIGN FOR - ERIK & LINNA FJELLBO
 500 DOUGLAS RD.
 CLAYTON, CALIF.

DRAWN BY
 B.M.
 DATE
 JULY 2023
 SCALE
 1" = 10'-0"
 SHEET
 1
 OF SHEETS

MAIN FLOOR PLAN

SCALE 1/4" = 1'-0"
 LIVING AREA - 2,665 ±
 GARAGE/SHOP - 910 ±
 PORCHES - 675 ±
 FOOTPRINT - 4,250 ±



PROJECT
 NEW SINGLE FAMILY RESIDENCE
 FOR THE FJELLBO FAMILY
 DESIGN FOR - ERIK + LINDA FJELLBO
 500 DOUGLAS RD.
 CLAYTON, CALIF.
 APT

DRAWN BY
 BAM
 DATE
 JULY 2023
 SCALE
 1/4" = 1'-0"

SHEET
 2
 OF SHEETS



Bruce Alan Mastick
Mastick Design
 285 Miracle Lane
 Santa Cruz, CA 95060
 (831) 754-8146

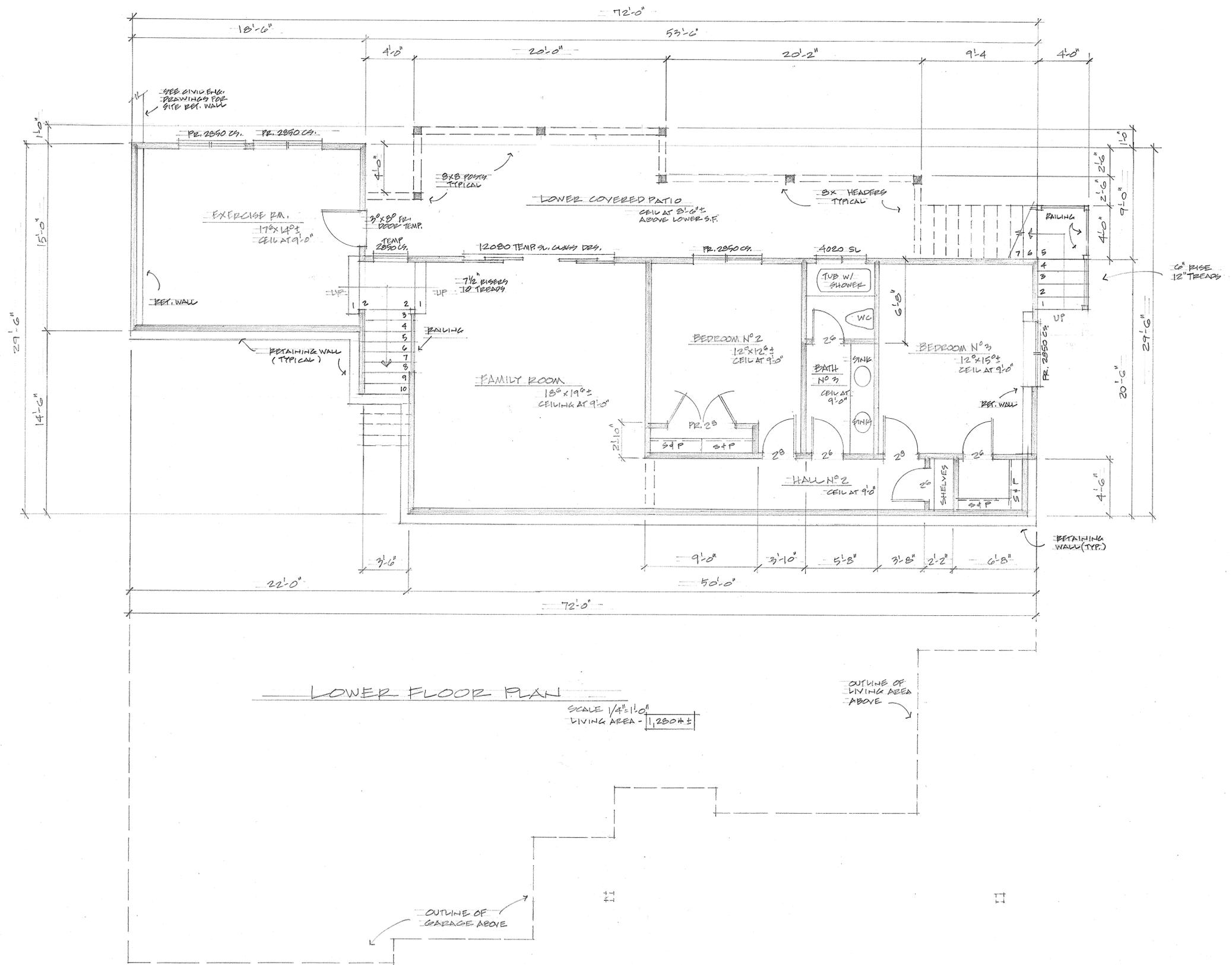
PROJECT
**NEW SINGLE FAMILY RESIDENCE
 FOR THE FJELLOBO FAMILY**
 DESIGN FOR - ERIK LINDA FJELLOBO
 500 DOUGLAS RD.
 CLANTON, CALIF.

APN

DRAWN BY
 EAM
 DATE
 JULY 2023
 SCALE
 1/4" = 1'-0"
 SHEET

3

OF SHEETS



LOWER FLOOR PLAN

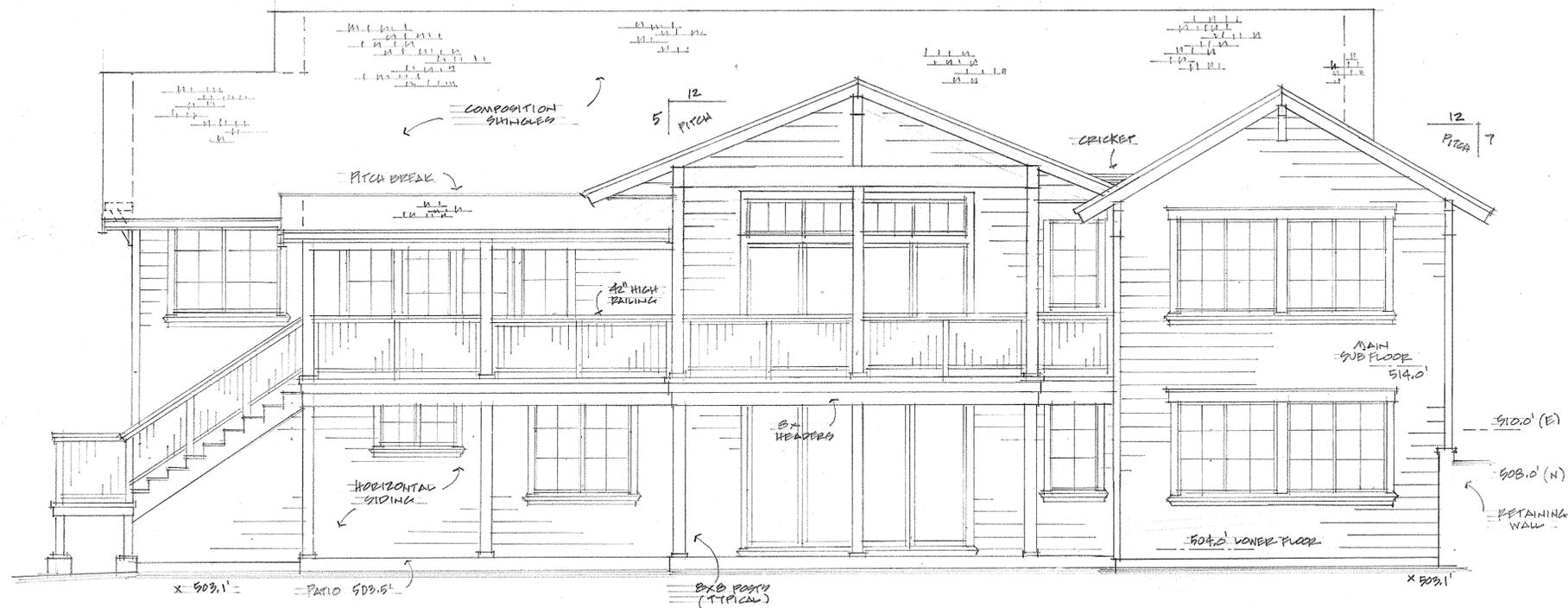
SCALE 1/4" = 1'-0"
 LIVING AREA - 1,280 ±

OUTLINE OF
 LIVING AREA
 ABOVE

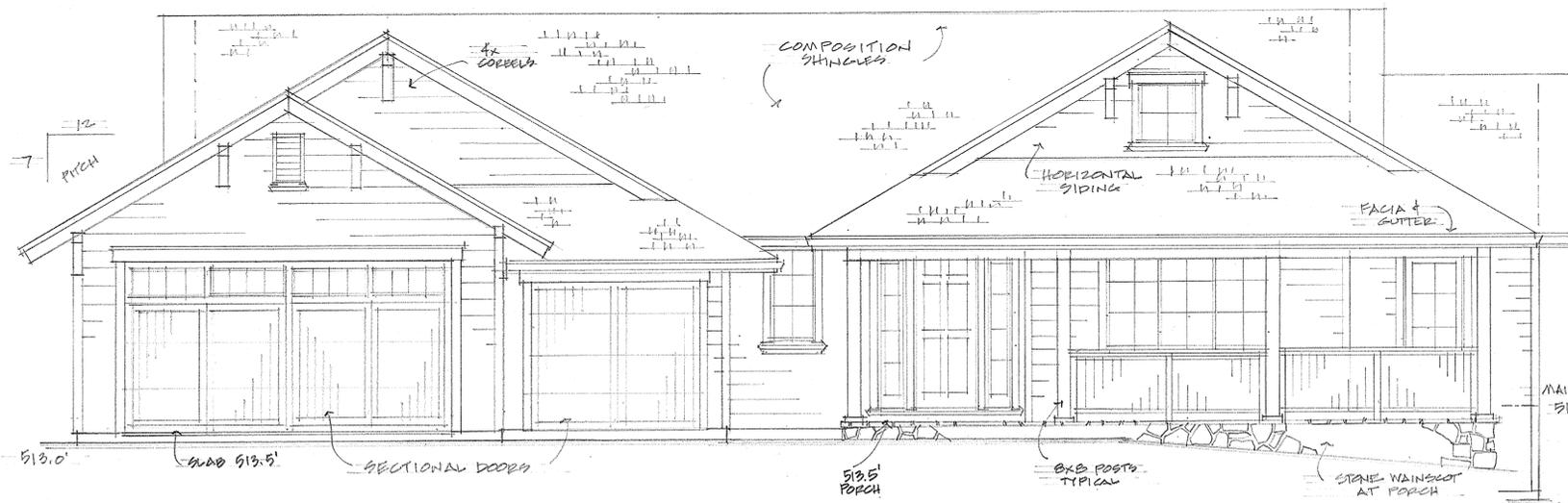
OUTLINE OF
 GARAGE ABOVE

EXTERIOR
ELEVATIONS

SCALE 1/4" = 1'-0"



REAR ELEVATION (WEST)



FRONT ELEVATION (EAST)



Bruce Alan Mastick
Mastick Design
285 Miracle Lane
Santa Cruz, CA 95060
(408) 784-8146

PROJECT
NEW SINGLE FAMILY RESIDENCE
FOR THE FJELLEBO FAMILY
DESIGN FOR: ERIK & LINDA FJELLEBO
500 DOUGLAS RD.
CLAYTON, CALIF.
ARCH:

DRAWN BY
BAM

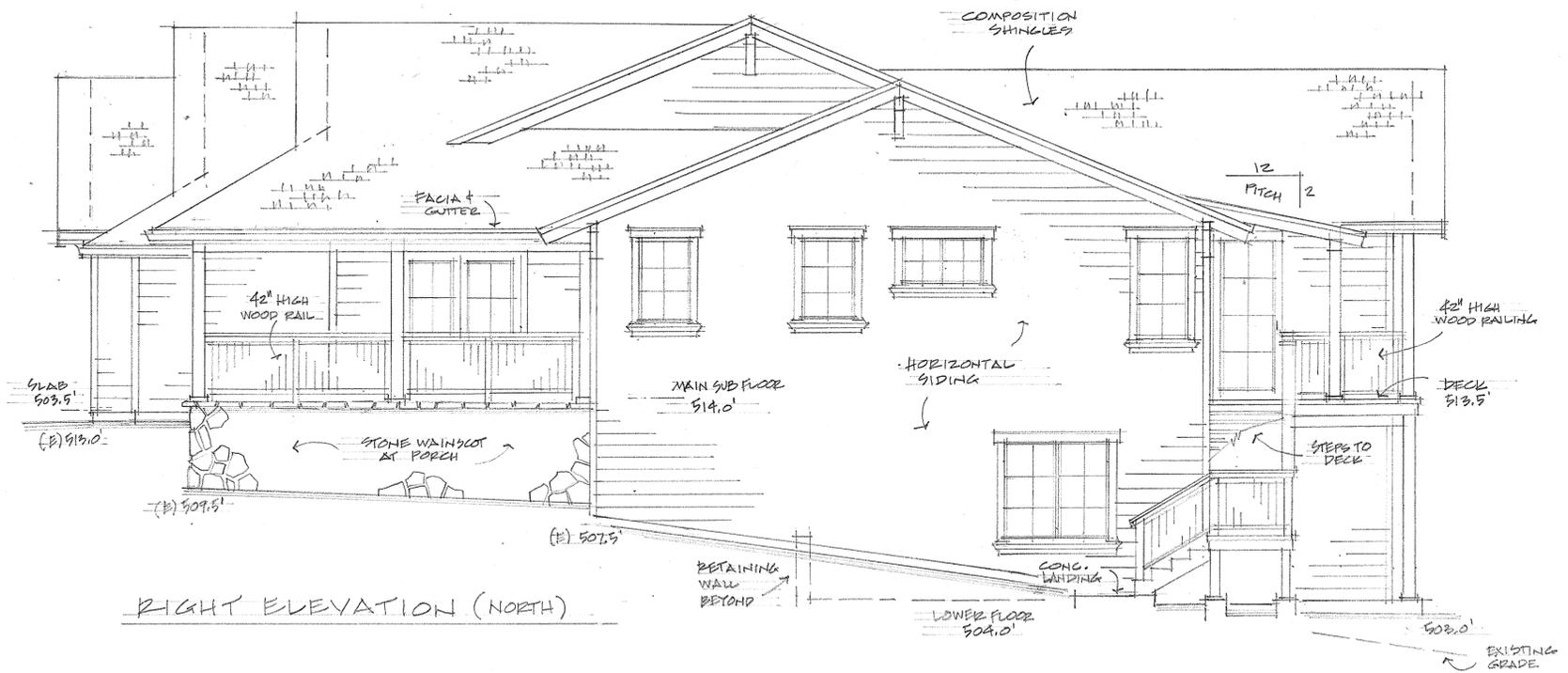
DATE
JULY, 2023

SCALE
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SHEET



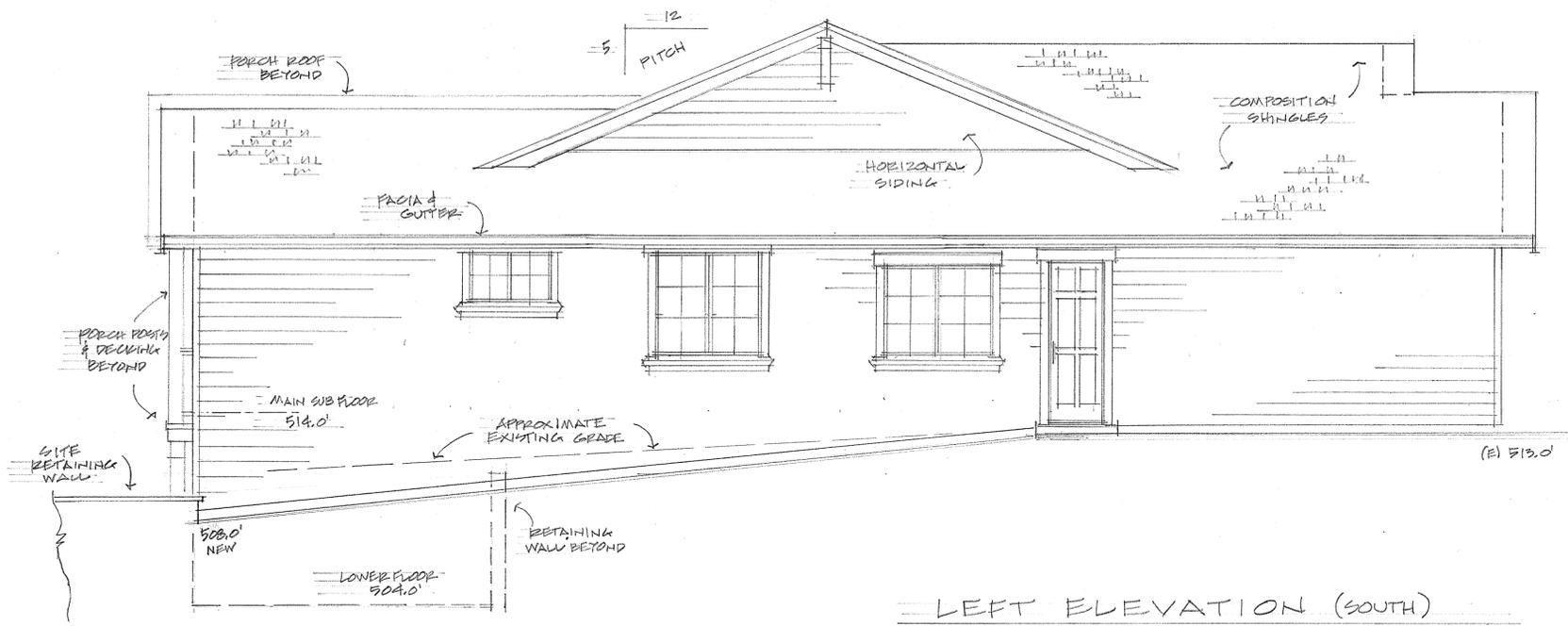
OF SHEETS



RIGHT ELEVATION (NORTH)

EXTERIOR ELEVATIONS

SCALE 1/4"=1'-0"



LEFT ELEVATION (SOUTH)



Bruce Alan Mastick
Mastick Design
 285 Miracle Lane
 Santa Cruz, CA 95060
 (408) 704-8146

PROJECT

NEW SINGLE FAMILY RESIDENCE
 FOR THE FJELIBO FAMILY
 DESIGN FOR - BENJ & LINDA FJELIBO
 500 POUJAS RD.
 CLAYTON, CALIF.

DRAWN BY
 B.A.M.

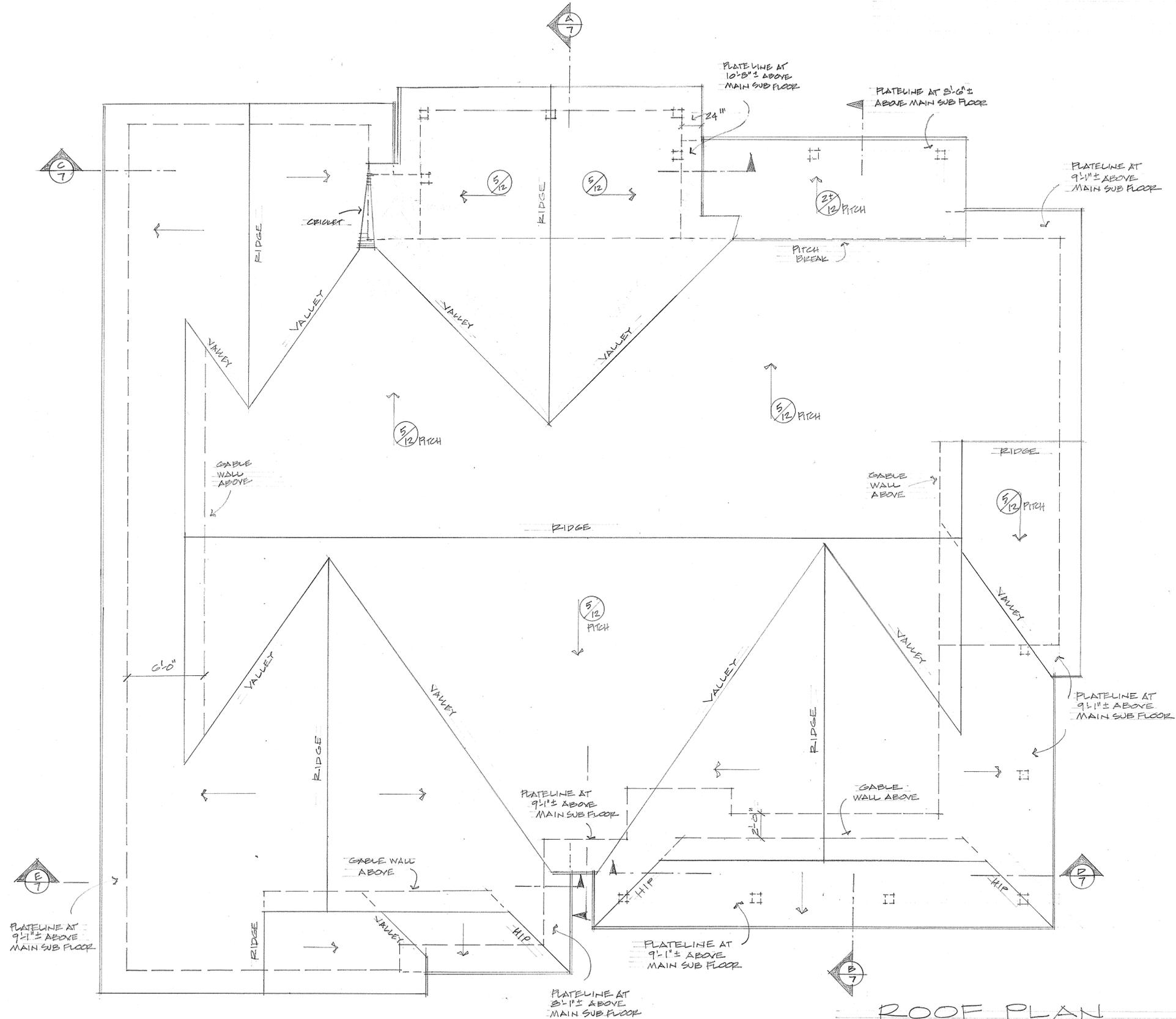
DATE
 JULY 2023

SCALE
 1/4"=1'-0"

SHEET

5

OF SHEETS



ROOF PLAN

SCALE 1/4" = 1'-0"

- NOTES -
- ROOF PITCH TO BE 7:12 UNLESS OTHERWISE NOTED
 - ROOF MATERIAL TO BE COMPOSITION SHINGLES
 - SEE SHEET N° 7 FOR BUILDING SECTIONS



Bruce Alan Mastick
Mastick Design
 285 Miracle Lane
 Santa Cruz, CA 95060
 (408) 704-8146

PROJECT

NEW SINGLE FAMILY RESIDENCE
 FOR THE FJELBO FAMILY
 DESIGN FOR - ERIC & LINDA FJELBO
 500 DOUGLAS RD.
 CLANTON, CALIF.

DRAWN BY
 B.A.M.

DATE
 JULY 2023

SCALE
 1/4" = 1'-0"

SHEET

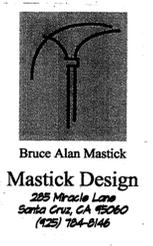
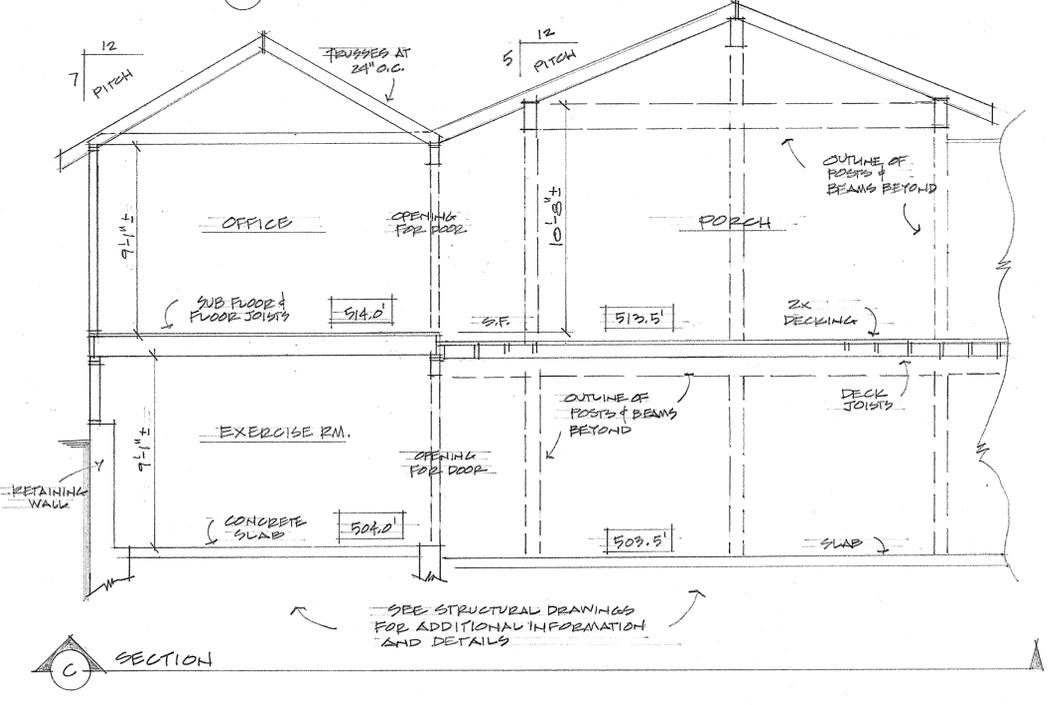
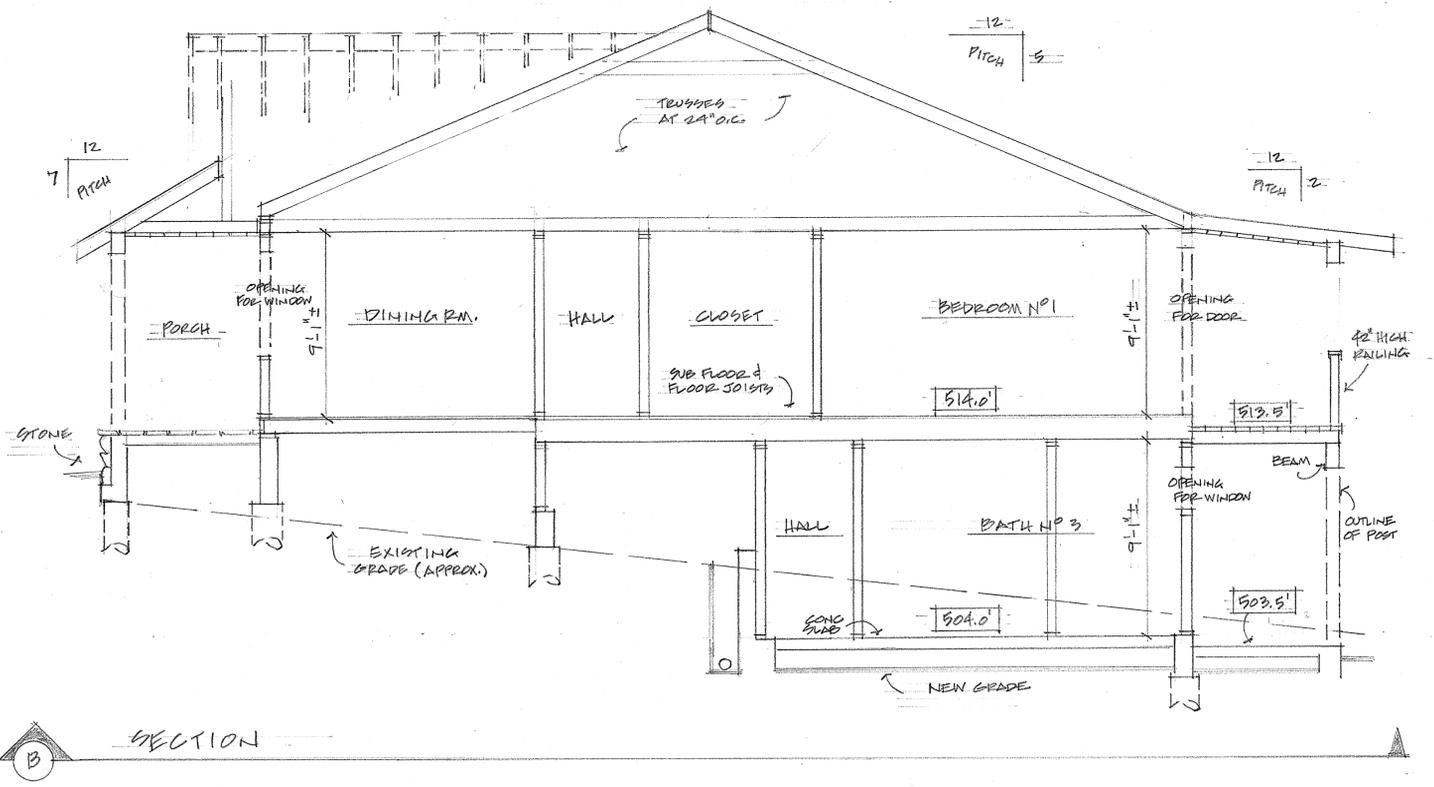
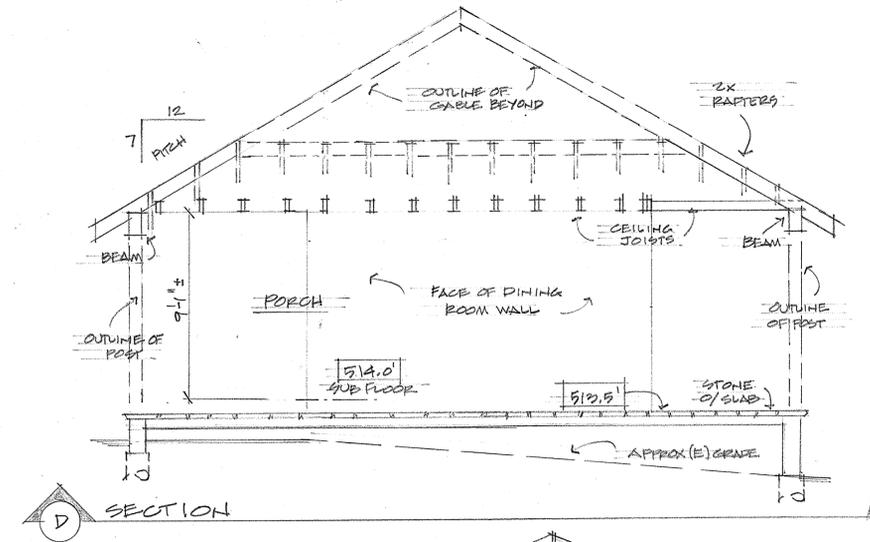
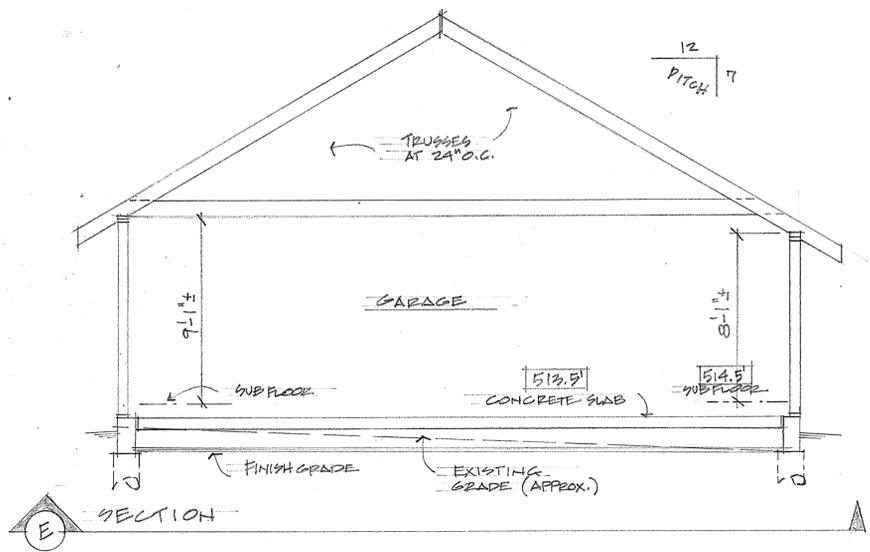
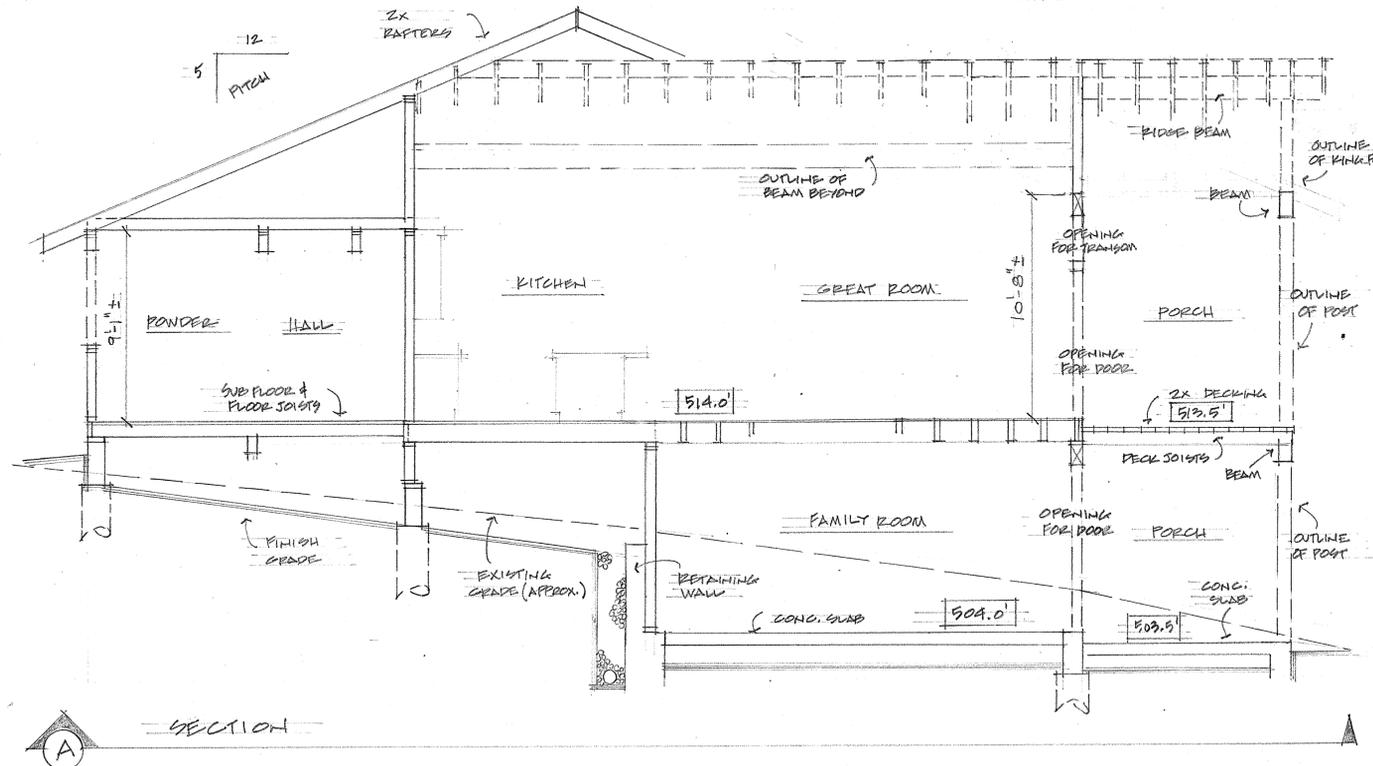


OF SHEETS

BUILDING SECTIONS

SCALE 1/4"=1'-0"

1. SEE ROOF PLAN SHEET NO. 6 FOR SECTION CUT LOCATIONS
2. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND DETAILS



PROJECT
 NEW SINGLE-FAMILY RESIDENCE
 FOR THE FJELLBO FAMILY
 DESIGN FOR: ERIK & LINDA FJELLBO
 500 DOUGLAS RD
 CLAYTON, CALIF.

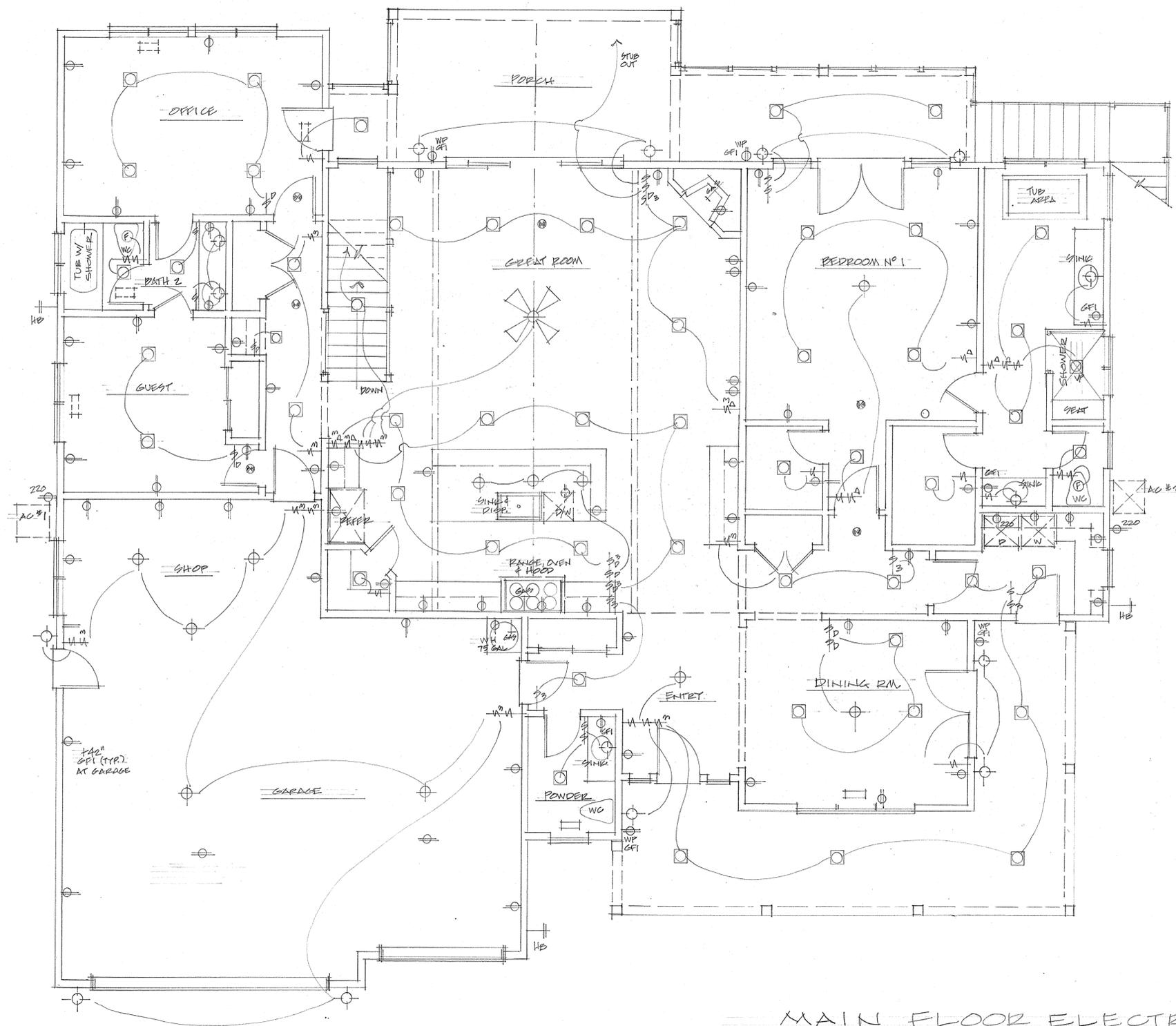
AR
 DRAWN BY
 B.A.M.
 DATE
 JULY 2023
 SCALE
 1/4"=1'-0"
 SHEET
 7
 OF SHEETS



Bruce Alan Mastick
Mastick Design
 285 Miraloma Lane
 Santa Cruz, CA 95060
 (408) 704-8146

ELECTRICAL / MECHANICAL LEGEND

	WALL SWITCH		SURFACE MOUNTED LIGHT
	3-WAY SWITCH		7" INCANDESCENT RECESSED LIGHT
	DIMMER SWITCH		5" INCANDESCENT RECESSED LIGHT
	OCCUPANCY SENSOR SWITCH		VAPOR RESISTANT LIGHT
	SWITCH CIRCUIT		FLUORESCENT RECESSED LIGHT
	110V WALL DUPLEX OUTLET		LOW VOLTAGE RECESSED LIGHT
	110V DEDICATED OUTLET		LED LIGHT
	110V GFCI OUTLET		FLOOD LIGHT
	110V JUNCTION BOX		DOUBLE FLOOD LIGHT
	110V 1/2 HOT OUTLET		INTERIOR DIRECTIONAL SPOT LIGHT
	220V WALL DUPLEX OUTLET		UNDERCABINET XENON LIGHT
	CEILING OUTLET (F = FLOOR)		UNDERCABINET FLUORESCENT LIGHT
	220V JUNCTION BOX		SINGLE TUBE FLUORESCENT LIGHT
	GFCI WATERPROOF OUTLET		DOUBLE TUBE FLUORESCENT LIGHT
	PHONE JACK		VENT FAN / LIGHT
	CABLE JACK		VENT FAN
	COMB. PHONE/TV JACK		CEILING FAN
	SMOKE DETECTOR 110V W/ BATTERY BACK UP		SUPPLY AIR FLR. REGISTER
	CARBON MONOXIDE DETECTOR		TOE-KICK REGISTER
	HOSE BIB W/ NON-REMOVABLE BACKFLOW PREVENTER		SUPPLY AIR CEILING REGISTER
	GAS OUTLET		SUPPLY AIR WALL REGISTER
	GAS METER		DOORBELL PUSH BUTTON
	ELECTRIC METER		DOOR CHIME
	ELECTRIC SUBPANEL		
	SETBACK THERMOSTAT		



MAIN FLOOR ELECTRICAL, PLUMBING & HVAC LAYOUT

SCALE 1/4"=1'-0"

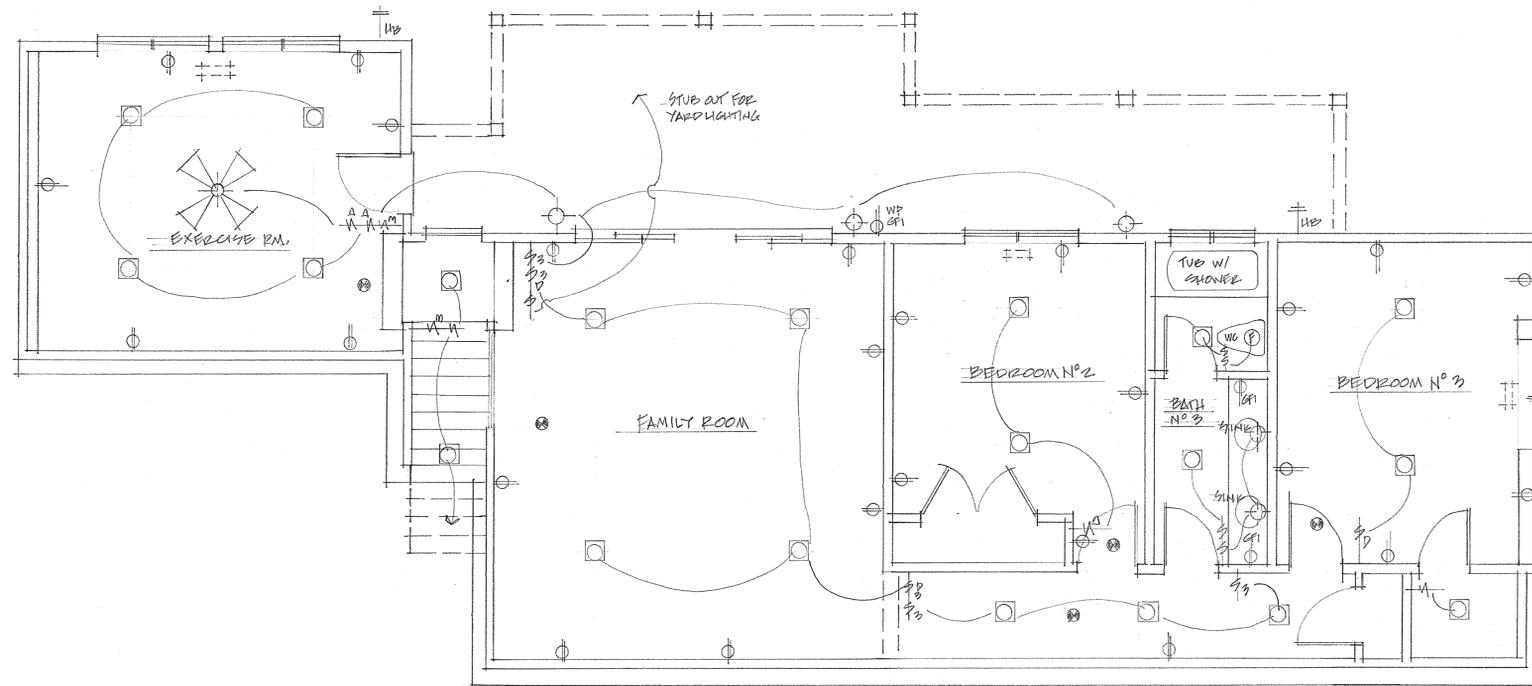
- NOTES:
1. VERIFY ALL LOCATIONS W/ OWNER PRIOR TO CONSTRUCTION
 2. ALL TITLE 24 REQUIREMENTS TO BE VERIFIED BY OWNER/BUILDER

PROJECT
NEW SINGLE-FAMILY RESIDENCE FOR THE FJELBO FAMILY
 DESIGN FOR: BEIK & LINDA FJELBO
 500 DOUGLAS RD
 CLAYTON, CALIF.
 APN: _____

DRAWN BY: **2AM**
 DATE: **JULY 2023**
 SCALE: **1/4"=1'-0"**
 SHEET:
 OF SHEETS

LOWER FLOOR ELECTRICAL,
PLUMBING & HVAC LAYOUT

SCALE 1/4" = 1'-0"



Bruce Alan Mastick
Mastick Design
285 Mirasol Lane
Santa Cruz, CA 95060
(408) 784-8146

PROJECT

NEW SINGLE-FAMILY RESIDENCE
FOR THE FJELLBO FAMILY
DESIGN FOR - ERIK & LINDA FJELLBO
500 DOUGLAS RD
CLAYTON, CALIF.
APN -

DRAWN BY

BAM

DATE

JULY 2023

SCALE

1/4" = 1'-0"

SHEET

9

OF SHEETS

CODE COMPLIANCE

CONSULTANTS

GENERAL CONTRACTOR
 FJELLBO & SONS
 500 DOUGLAS RD.
 CLAYTON, CALIF.
 ATTN: ERIK FJELLBO 925-286-4014

BUILDING DESIGN
 MASTICK DESIGN
 285 MIRACLE LN.
 SANTA CRUZ, CA. 95060
 ATTN: BRUCE MASTICK 925-784-8146

STRUCTURAL ENGINEER
 ROBERT GORMAN
 P.O. BOX 95
 MORAGA, CALIF. 94550
 ATTN: ROBERT GORMAN 925-376-7230

CIVIL ENGINEER
 GILBERT A. FITCH & ASSOC.
 P.O. BOX 21542
 CONCORD, CALIF. 94521
 925-822-5116

TITLE 24
 WEST COAST ENERGY DESIGN
 1075 VICTORINE RD.
 LIVERMORE, CALIF.
 ATTN: LANNY DANA 925-243-1767

PROJECT DATA

APN
 500 DOUGLAS RD.
 PARCEL "C"
 CLAYTON, CALIF.

FLOOR AREAS -
 LIVING AREAS -
 MAIN FLOOR - 2,710 #
 LOWER FLOOR - 1,125 #
 TOTAL LIV. AREA - 3,835 #

GARAGE & SHOP AREAS - 900 #
 TOTAL BUILDING AREA - 4,795 #

PORCH & DECK AREAS
 MAIN FLOOR -
 LOWER FLOOR -

PLAN CONTENTS

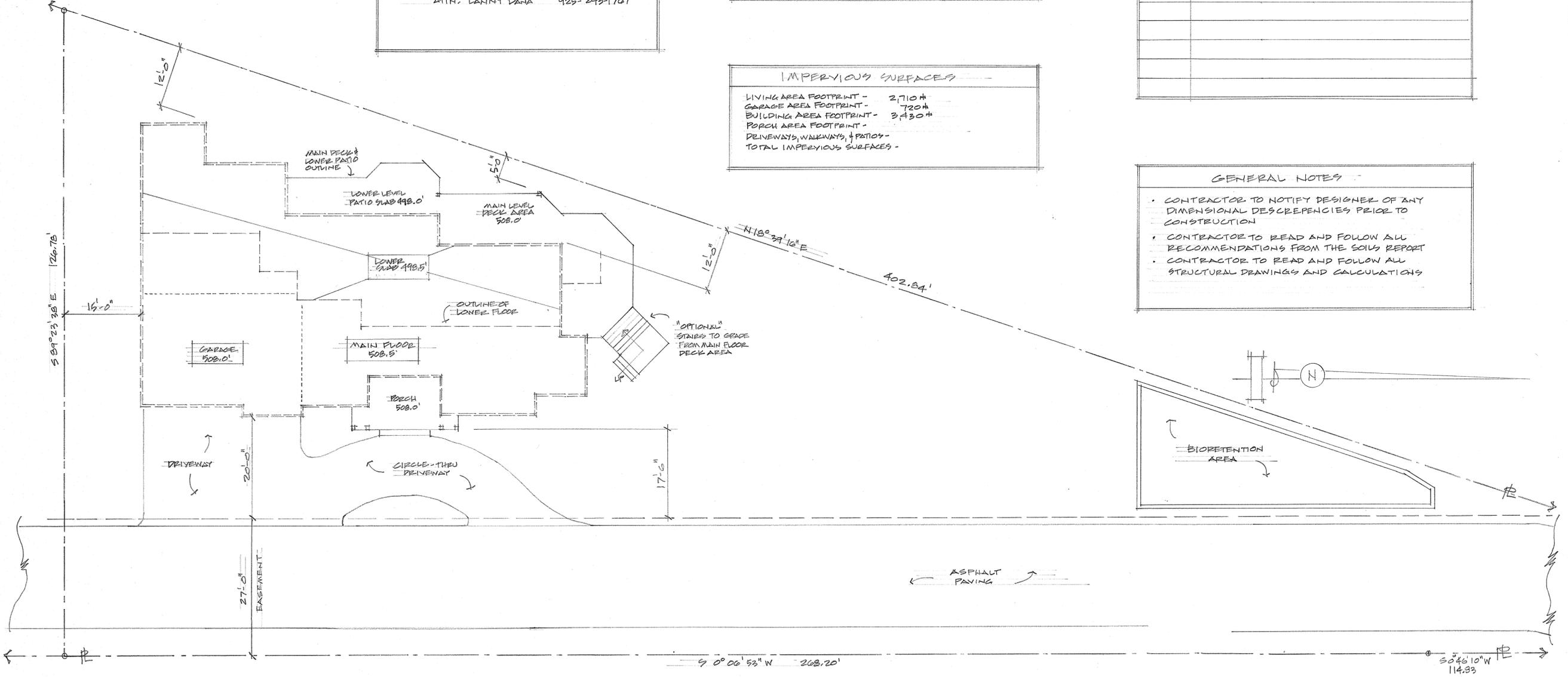
SHEET #	SHEET DESCRIPTION
1	SITE PLAN & PROJECT INFORMATION
2	MAIN FLOOR PLAN
3	LOWER FLOOR PLAN
4	EXTERIOR ELEVATIONS
5	EXTERIOR ELEVATIONS
6	ROOF PLAN

IMPERVIOUS SURFACES

LIVING AREA FOOTPRINT - 2,710 #
 GARAGE AREA FOOTPRINT - 720 #
 BUILDING AREA FOOTPRINT - 3,430 #
 PORCH AREA FOOTPRINT -
 DRIVEWAYS, WALKWAYS, & PATIOS -
 TOTAL IMPERVIOUS SURFACES -

GENERAL NOTES

- CONTRACTOR TO NOTIFY DESIGNER OF ANY DIMENSIONAL DISCREPANCIES PRIOR TO CONSTRUCTION
- CONTRACTOR TO READ AND FOLLOW ALL RECOMMENDATIONS FROM THE SOILS REPORT
- CONTRACTOR TO READ AND FOLLOW ALL STRUCTURAL DRAWINGS AND CALCULATIONS

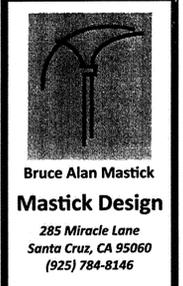


NOTES

SEE CIVIL ENGINEERING DRAWINGS PREPARED FOR THIS SITE BY GILBERT FITCH & ASSOC. CONCORD, CALIF.

SITE PLAN

SCALE 1"=10'-0"



PROJECT

NEW SINGLE-FAMILY RESIDENCE FOR PARCEL "C" & THE FJELLBO FAMILY

DESIGN FOR: ERIK & LINDA FJELLBO
 500 DOUGLAS RD
 CLAYTON, CALIF.

APN

DRAWN BY
 BAM

DATE
 SEPT 2023

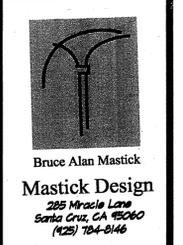
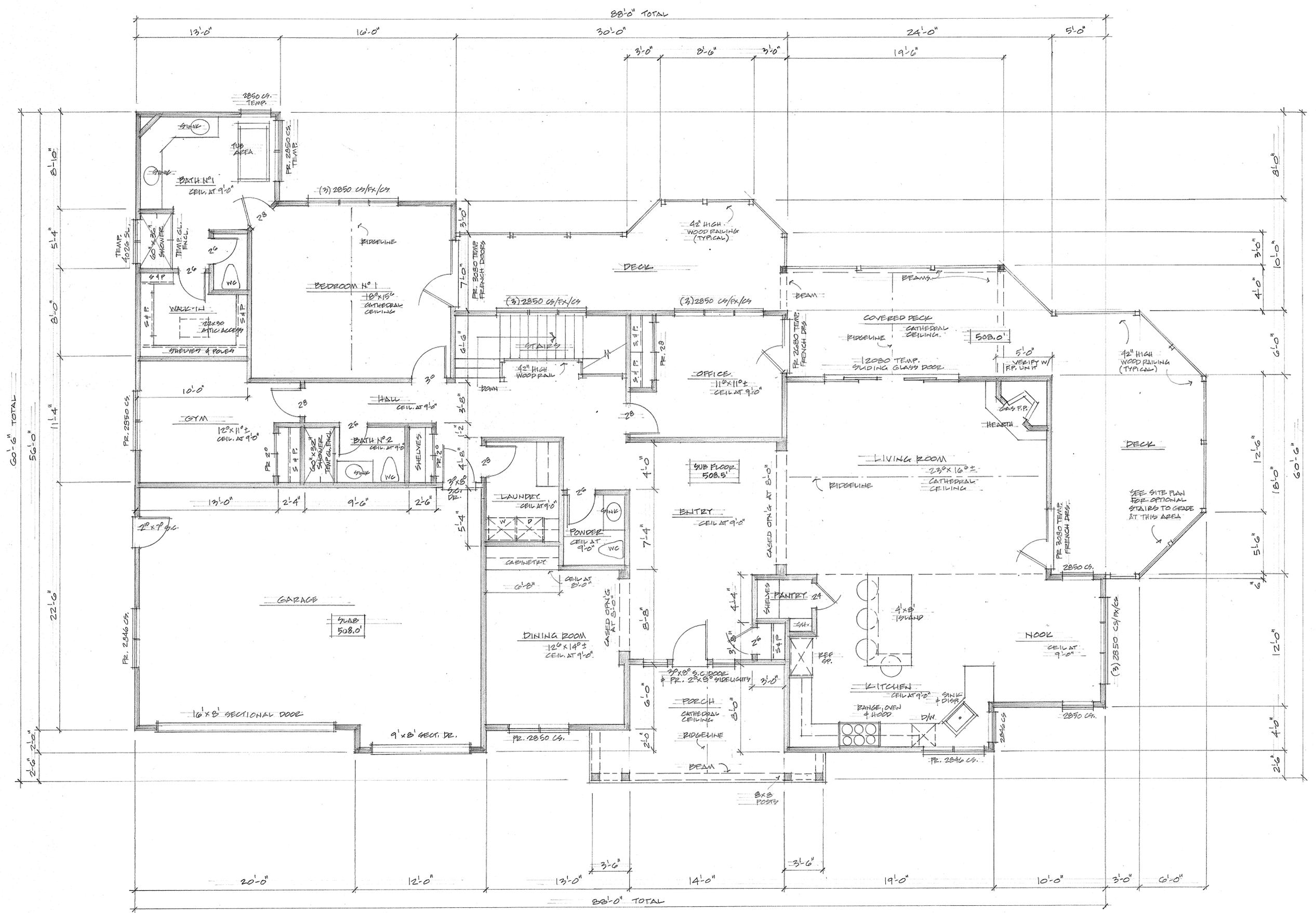
SCALE
 1"=10'-0"

SHEET
 1
 OF SHEETS

MAIN FLOOR PLAN

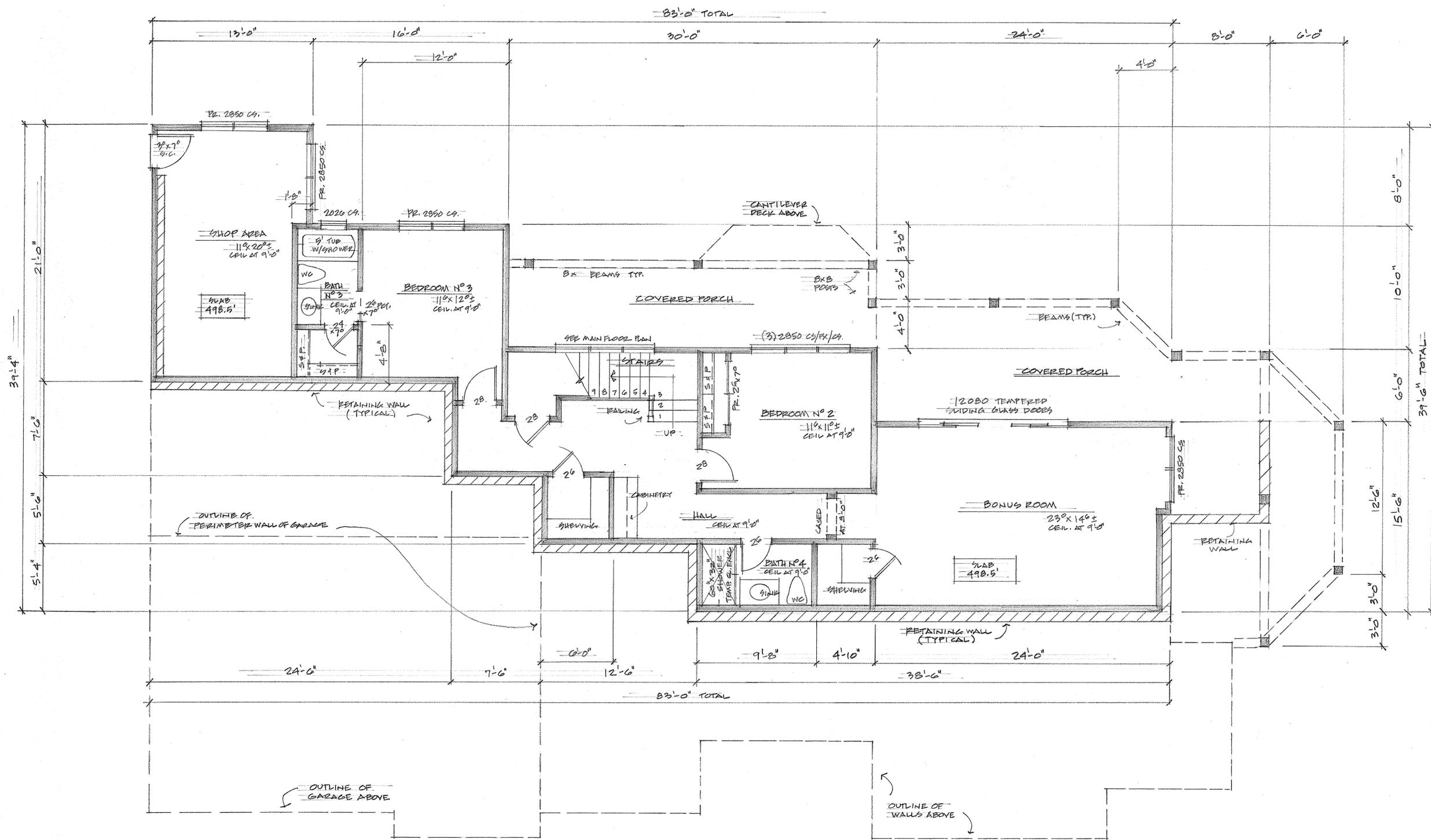
SCALE 1/4" = 1'-0"
 LIVING AREA - 2,710 ±
 GARAGE AREA - 720 ±

NOTES:
 ALL EXTERIOR WALLS TO BE 2X6 FRAMING
 WINDOW & DOOR HEADER HEIGHTS TO BE 8'-0" (U.O.N.)



PROJECT
 NEW SINGLE-FAMILY RESIDENCE
 FOR PARCEL C & THE FJELBO FAMILY
 DESIGN FOR - ERIC & LINDA FJELBO
 500 DOUGLAS RD.
 CLAYTON, CALIF.
 APR

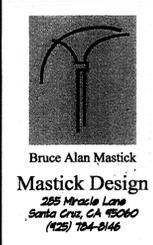
DRAWN BY
 B.A.M.
 DATE
 SEPT. 2023
 SCALE
 1/4" = 1'-0"
 SHEET
 2
 OF SHEETS



LOWER FLOOR PLAN

NOTES -
 ALL EXTERIOR WALLS TO BE 2x6 FRAMING
 WINDOW AND DOOR HEADER HEIGHTS TO BE 8'-0" (U.O.M.)

SCALE: 1/4" = 1'-0"
 LIVING AREA = 1,125±
 SHOP AREA = 240±



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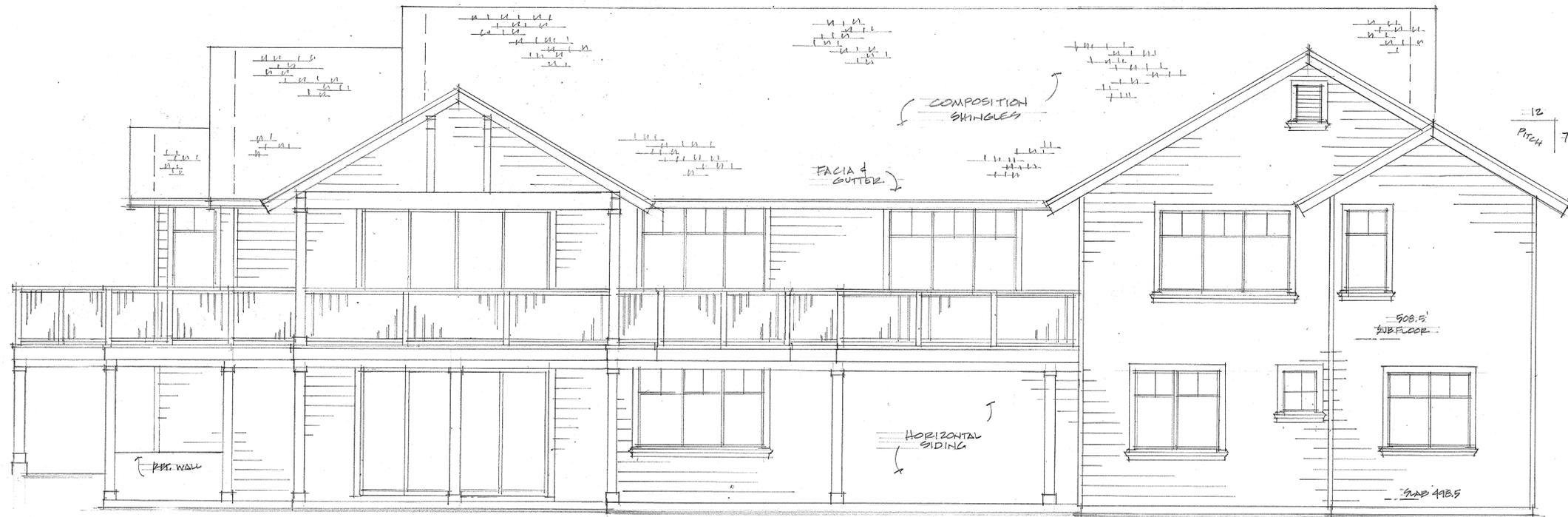
PROJECT
 NEW SINGLE FAMILY RESIDENCE
 FOR PARCEL "C" & THE FJELLBO FAMILY
 DESIGN FOR: BRIL + LINDA FJELLBO
 500 DOUGLAS RD.
 CLAYTON, CALIF.
 APN: _____

DRAWN BY
 BAM
 DATE
 SEPT. 2023
 SCALE
 1/4" = 1'-0"
 SHEET

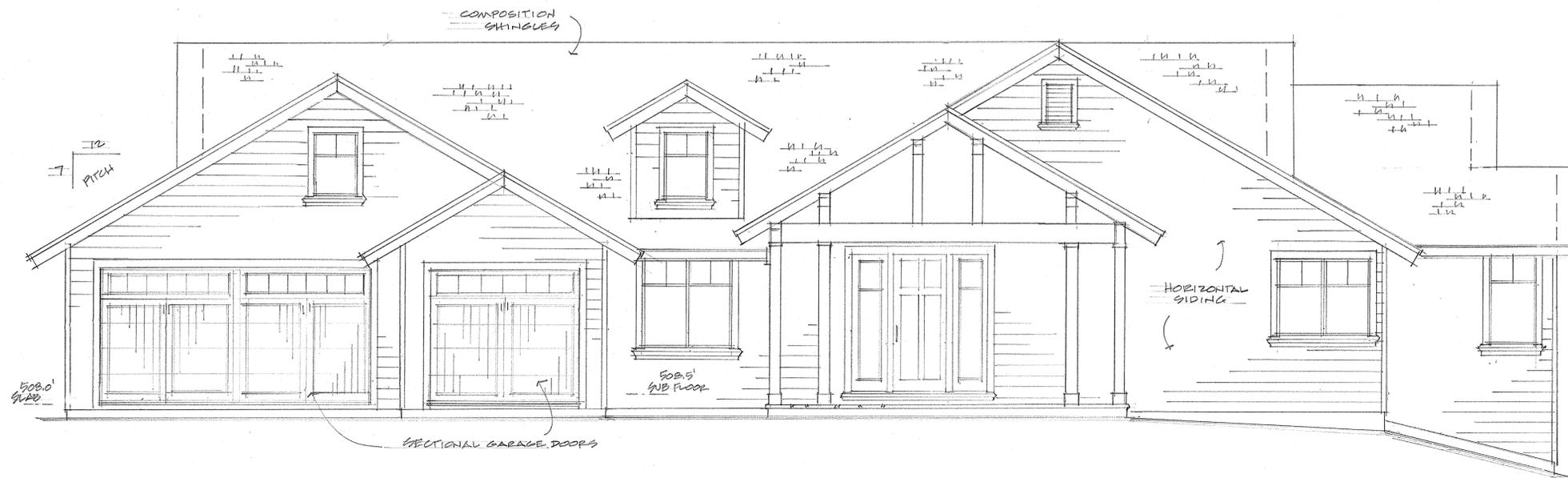
3
 OF SHEETS

EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"



REAR ELEVATION (WEST)



FRONT ELEVATION (EAST)



Bruce Alan Mastick
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 285 Miracle Lane
 Santa Cruz, CA 95060
 (925) 784-8146

PROJECT
 NEW SINGLE-FAMILY RESIDENCE
 FOR PARCEL "C" & THE FJELBO FAMILY
 DESIGN FOR: BRIK & LINDA FJELBO
 500 DOUGLAS RD,
 CLAYTON, CALIF.
 APR -

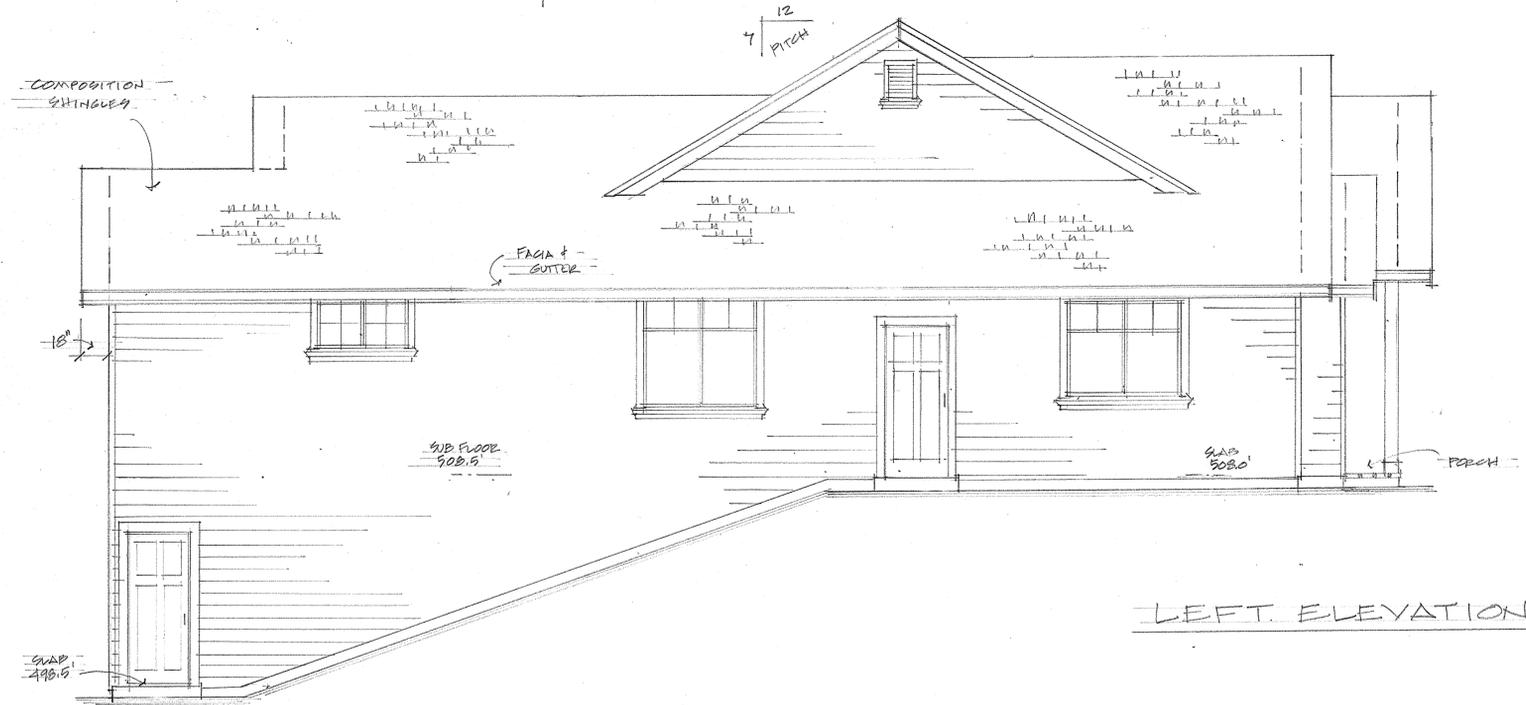
DRAWN BY
 B.A.M.
 DATE
 SEPT. 2023
 SCALE
 1/4" = 1'-0"

SHEET

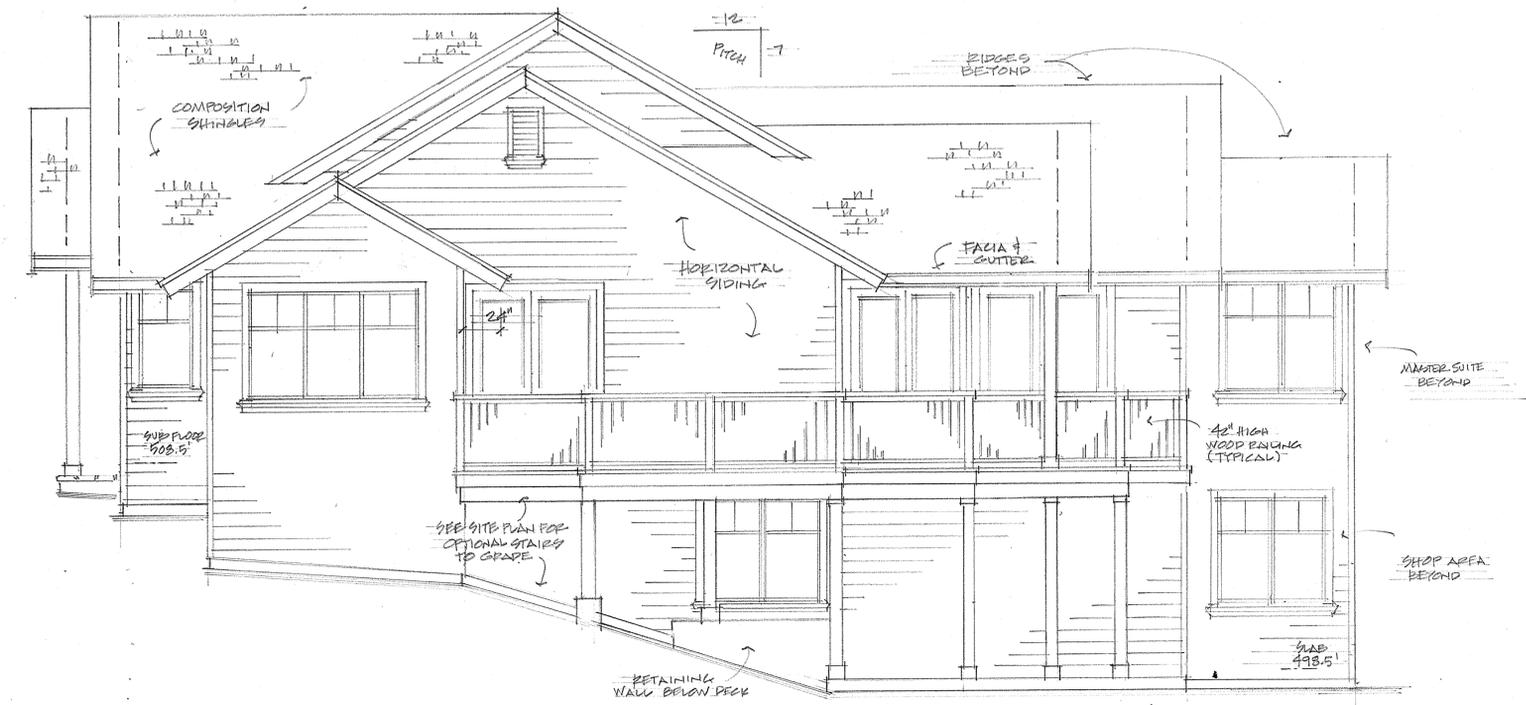
 OF SHEETS

EXTERIOR ELEVATIONS

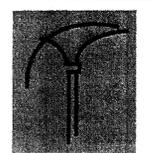
SCALE 1/4" = 1'-0"



LEFT ELEVATION (SOUTH)



RIGHT ELEVATION (NORTH)



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PROJECT

NEW SINGLE-FAMILY RESIDENCE
 FOR PARCEL "C" & THE FJELUBO FAMILY

DESIGN FOR: ERIK & LINDA FJELUBO
 500 DOUGLAS RD.
 CLAYTON, CALIF.

AFR

DRAWN BY
 B.A.M.

DATE
 SEPT 2023

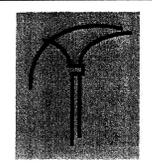
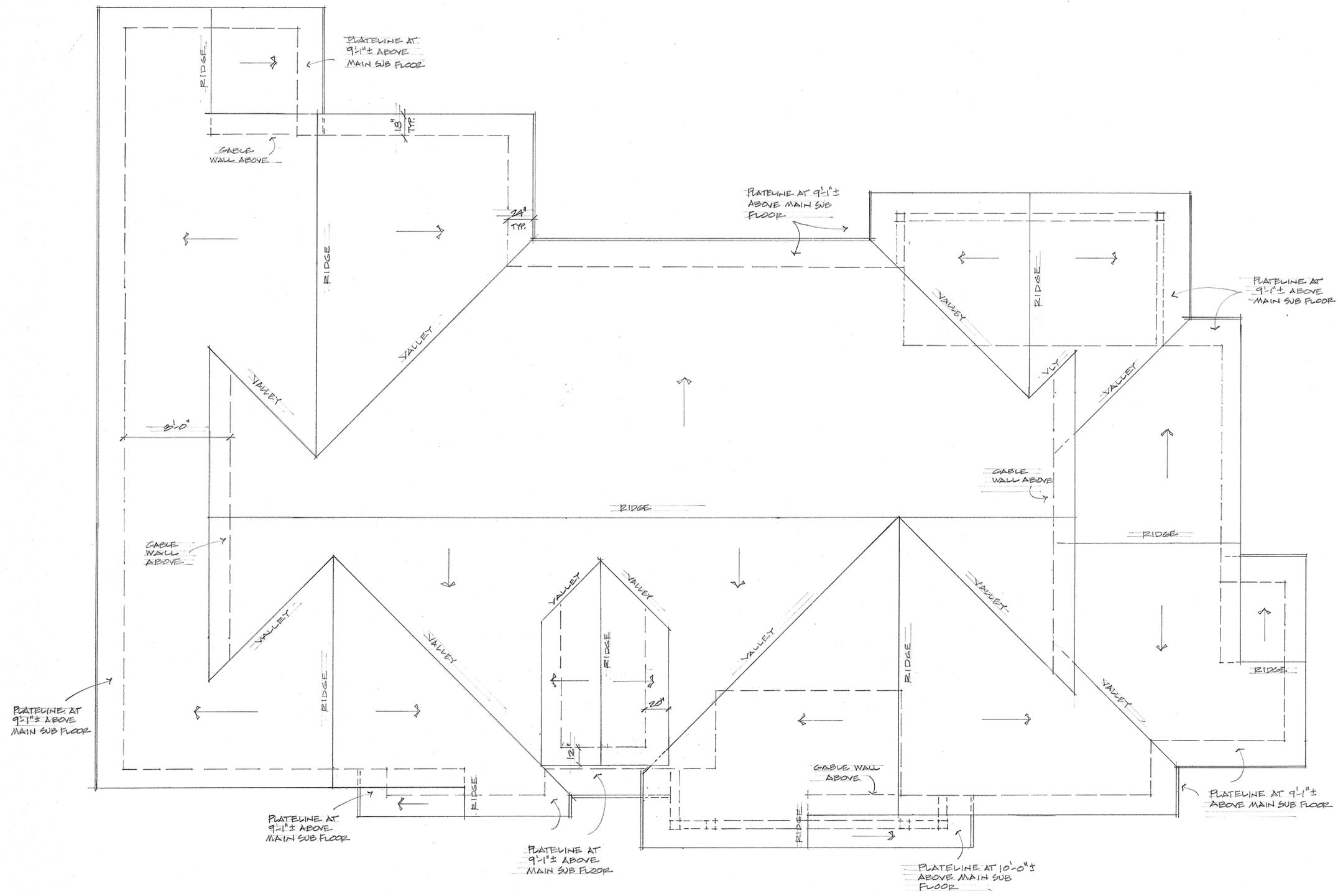
SCALE
 1/4" = 1'-0"

SHEET



OF SHEETS

ROOF PLAN
SCALE 1/4" = 1'-0"



Bruce Alan Mastick
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PROJECT
 NEW SINGLE FAMILY RESIDENCE
 FOR PARCEL C & THE FJELLBO FAMILY
 DESIGN FOR - ERIC & LINDA FJELLBO
 500 DOUGLAS RD.
 CLAYTON, CALIF.
 APR

DRAWN BY
 EAM

DATE
 SEPT, 2023

SCALE
 1/4" = 1'-0"

SHEET

6

OF SHEETS

face
and ..
guaranteed
LIFETIME
Warranty
10 Year
SureStart™
Protection
130 MPH
Wind
Warranty*
See website for
qualification requirements.
See actual warranty for specific details and limitations.



ATTACHMENT F

LANDMARK™ PREMIUM

Designer Shingles



Shown In Max Def Weathered Wood

Parcel
B

Max Def Burnt Sienna

Max Def Heather Blend

Max Def Moire Black

Fascia



Trim



Roof

Featured Color:
MAX DEF WEATHERED WOOD

Light and dark
for a very n

Body



Peace
mind ...
guaranteed

LIFETIME
Warranty

10
YEAR
SureStart™
Protection

130
MPH
Wind
Warranty*



LANDMARK™ PREMIUM

Designer Shingles



Shown in Max-Def Weathered Wood



Parcel 1
C

Max Def Burnt Sienna

Max Def Heather Blend

Max Def Moire Black

Fascia



Trim



Roof

Featured Color:
MAX DEF WEATHERED WOOD

Body



Light and dark
for a very

DOUGLAS ROAD PLANNED DEVELOPMENT

DEVELOPMENT STANDARDS

Parcel Where Residence is Located	Front Setback	Interior Side Setback	Exterior Side Setback	Rear Setback	Accessory Buildings and Structures	Principal Building Height	Accessory Building Height
Parcel B	20 feet	10-foot minimum 25-foot aggregate	Not Applicable	15 feet	Subject to Clayton Municipal Code Section 17.36.055	Subject to Clayton Municipal Code Section 17.16.070	Subject to Clayton Municipal Code Section 17.36.055
Parcel C	20 feet	10-foot minimum 25-foot aggregate	Not Applicable	12 feet for enclosed areas of residence 5 feet for exterior attached deck	Subject to Clayton Municipal Code Section 17.36.055	Subject to Clayton Municipal Code Section 17.16.070	Subject to Clayton Municipal Code Section 17.36.055
Existing Residence Parcel	20 feet	10-foot minimum 25-foot aggregate	Not Applicable	15 feet	Subject to Clayton Municipal Code Section 17.36.055	Subject to Clayton Municipal Code Section 17.16.070	Subject to Clayton Municipal Code Section 17.36.055

ATTACHMENT H

