



AGENDA
PLANNING COMMISSION
Regular Meeting

7:00 P.M. on Tuesday, January 26, 2016

Hoyer Hall, Clayton Community Library, 6125 Clayton Road, Clayton, California

- 1. CALL TO ORDER, ROLL CALL, PLEDGE TO THE FLAG**
- 2. ADMINISTRATIVE**
 - 2.a. Review of agenda items.
 - 2.b. Declaration of Conflict of Interest.
 - 2.c. Commissioner Tuija Catalano to report at the City Council meeting of February 2, 2016 (alternate Chair David Bruzzone).
- 3. PUBLIC COMMENT**
- 4. MINUTES**
 - 4.a. Approval of the minutes for the December 8, 2015 Planning Commission meeting.
- 5. PUBLIC HEARINGS**
 - 5.a. **CDD-02-16, SPR-01-16, Second Dwelling Unit Permit, Site Plan Review Permit, Vicki Sexton**, 1133 Easley Drive (APN: 119-542-013). Review and consideration of a Second Dwelling Unit Permit and Site Plan Review Permit to allow the construction of an 882-square-foot second-story attached second dwelling unit addition along with a 308-square-foot first-story gym addition and associated remodel work measuring a total of 1,190 square feet in area and 24 feet in height. Pursuant to California Environmental Quality Act (CEQA) Guideline 15303 – New Construction or Conversion of Small Structures, the project is categorically exempt from CEQA.

Staff Recommendation: Staff recommends that the Planning Commission receive and consider the staff report and all information provided and submitted to date, receive and consider any public testimony and, if determined to be appropriate, conditionally approve Second Dwelling Unit Permit CDD-02-16 and Site Plan Review Permit SPR-01-16.

- 5.b. **ZOA-01-16, Zoning Ordinance Amendment, City of Clayton.** Review and consideration of a City-initiated Ordinance amending the Clayton Municipal Code Title 17, prohibiting cannabis testing laboratories and delivery of cannabis. This ordinance is not subject to California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15060(c)(3) because this activity is not a project as defined by Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, and pursuant to CEQA Guidelines Section 15061(b)(3) it can be seen with certainty that this activity will not have a significant effect or physical change to the environment.

Staff Recommendation: Staff recommends that the Planning Commission continue this item to the next regularly-scheduled meeting of February 9, 2016.

6. OLD BUSINESS

None.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

- 8.a. Staff.
8.b. Commission.

9. ADJOURNMENT

- 9.a. The next regularly-scheduled meeting of the Planning Commission will be held on **Tuesday, February 9, 2016.**

Most Planning Commission decisions are appealable to the City Council within ten (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 oral 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. If you have a physical impairment that requires special accommodations to participate, please contact the Community Development Department at least 72 hours in advance of the meeting at 925-673-7340. An affirmative vote of the Planning Commission is required for approval. A tie vote (e.g., 2-2) is considered a denial. Therefore, applicants may wish to request a continuance to a later Commission meeting if only four Planning Commissioners are present.

Any writing or documents provided to the majority of the Planning Commission after distribution of the agenda packet regarding any item on this agenda will be made available for public inspection in the Community Development Department located at 6000 Heritage Trail during normal business hours.

Minutes
Clayton Planning Commission Meeting
Tuesday, December 8, 2015

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

Absent: Commissioner Tuija Catalano

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. Vice Chair Sandra Johnson to report at the City Council meeting of December 15, 2015.

3. PUBLIC COMMENT

Tom Finnegan, 32 Mirango Court, indicated the following:

- With regard to the High Street Townhomes conceptual plan, I am interested in learning more about the definition and parameters of the high density zoning and land use designation within the City.
- I would like to speak on the conceptual plan at the next Planning Commission meeting.
- I am opposed to the conceptual plan as I think the construction of higher-density housing would detract from our tight-knit community and small-town character here in Clayton.

Director Gentry indicated that a public hearing has not been scheduled for the High Street Townhomes conceptual plan so, as a result, the Planning Commission will only be listening to public comments at tonight's meeting and will not enter into a dialogue since the item is not on the agenda. There are certain parameters that the City has to follow with regard to the Brown Act and public noticing. Currently, there is no project application that has formally been submitted to the City at this point for staff or the Planning Commission to consider.

Emily Wood, Moraga, indicated that she wanted to make sure a climate action plan would be considered during the Clayton General Plan update in order to address energy and climate issues.

4. MINUTES

- 4.a. Approval of the minutes for the September 22, 2015 Planning Commission meeting.

Commissioner Manning moved and Vice Chair Johnson seconded a motion to approve the minutes. The motion passed 4-0.

5. PUBLIC HEARINGS

- 5.a. **ENV-01-08, DP-01-08, MAP-02-09, TE-01-15, Development Plan and Vesting Tentative Map Time Extensions, Creekside Terrace Mixed Use Project, City of Clayton, 1005 and 1007 Oak Street, west side of Oak Street between Center Street and High Street (APNs: 119-050-008, 119-050-009, and 119-050-034).** Review and consideration of a one-year time extension of the Creekside Terrace Development Plan from January 6, 2016 to January 6, 2017, and a six-month time extension of the Creekside Terrace Vesting Tentative Map from July 6, 2016 to January 6, 2017. This request is in accordance with Sections 17.28.190 (Development Plan) and 16.06.030 (Subdivision Map) of the Clayton Municipal Code.

Assistant Planner Sikela presented the staff report.

The public hearing was opened.

Commissioner Richardson inquired is there a maximum limit on the number of times that the Vesting Tentative Map or Development Plan can be extended?

Director Gentry responded no, there is no limit on the number of times.

Commissioner Manning indicated that the subject site has been considered for development for nearly a decade. Has there been any interest in the site?

Director Gentry indicated that the City has been in contact with one developer but no formal proposal has been submitted. However, the prospective developer seems to be doing his due diligence and still exploring the possibility of developing these parcels.

Dan Hummer, 282 Stranahan Circle, asked how large of a geographic area does the Creekside Terrace traffic analysis cover?

Director Gentry responded that the General Plan, which is the City's guiding document for land use and development, has an environmental document that analyzes the full potential of the General Plan. Every time a new land use or development project occurs that is not exempt from the California Environmental Quality Act (CEQA), such as a Specific Plan or a new development project, the information from the General Plan environmental document is utilized by those projects for baseline information. If CEQA-driven environmental analysis is required, a traffic study is one of the required project-related topics that need to be addressed. Typically, the minimum threshold for a project's traffic impacts to be significant enough to require a traffic study is 100 new peak-hour trips generated by the project. The size of the project will dictate how far-reaching the traffic study will be. The City relies on the Contra Costa Transportation

Authority thresholds, routes of regional significance, and levels of service in terms of which intersections are operating at an acceptable level and which are not. The City also looks at the cumulative traffic impacts projected out to the year 2040 as worst-case scenarios that could potentially be caused by projects in Clayton as well as projects in nearby communities such as Concord. In summary, considerable information is accumulated and analyzed for a traffic study which is tailored to each project.

Irina Liskovich, 218 Stranahan Circle, asked how many residential units are proposed as part of the Creekside Terrace project?

Director Gentry replied that seven second-floor residential units are included with the currently-approved design of the project. However, the prospective developer is looking at proposing a revised design that will incorporate a greater number of residential units in order to subsidize the first-floor commercial spaces.

Charles Nelson, 234 Stranahan Circle, expressed concern that projects should be analyzed for their impacts to population growth as well as police and fire services.

Chair Bruzzone indicated that projects are analyzed for their impacts to fire, police, school, traffic, and other issues as required by CEQA.

Commissioner Richardson reiterated that this public hearing is only about at time extensions for the Creekside Terrace Development Plan and Vesting Tentative Map. Staff is available at City Hall to respond to questions about the general development process or other newly-proposed higher-density projects in Clayton.

The public hearing was closed.

Commissioner Richardson moved and Commissioner Manning seconded a motion to adopt Resolution No. 02-15, thereby extending for one year the Creekside Terrace Development Plan from January 6, 2016 through January 6, 2017 and Creekside Terrace Vesting Tentative Map from July 6, 2016 to January 6, 2017. The motion passed 4-0.

6. OLD BUSINESS

None.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

8.a. Staff – None.

8.b. Commission.

Chair Bruzzone gave an update on the recent TRANSPAC meeting that he attended.

9. ADJOURNMENT

- 9.a. The meeting was adjourned at 7:25 p.m. to the regularly-scheduled meeting of the Planning Commission on January 12, 2016.

Submitted by
Mindy Gentry
Community Development Director

Approved by
David Bruzzone
Chair

Community Development\Planning Commission\Minutes\2015\1.208

**PLANNING COMMISSION
STAFF REPORT**

Meeting Date: January 26, 2016

Item Number: 5.a.

From: Milan J. Sikela, Jr.
Assistant Planner



Subject: Public Hearing to consider a Second Dwelling Unit Permit and Site Plan Review Permit to construct a two-story addition with a second-story second dwelling unit on an existing single-story residence (CDD-02-16, SPR-01-16)

Applicant: Vicki Sexton

REQUEST

Vicki Sexton is requesting a public hearing for the consideration of a Second Dwelling Unit Permit and Site Plan Review Permit to allow the construction of an 882-square-foot second-story attached second dwelling unit addition and 308-square-foot first-story gym addition and associated remodel work measuring a total of 1,190 square feet in area and 24 feet in height on an existing single-story residence.

PROJECT INFORMATION

Location: 1133 Easley Drive
APN: 119-542-013

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

Zoning: Single Family Residential R-12 District (12,600 square-foot minimum lot area).

Environmental Review: Pursuant to California Environmental Quality Act (CEQA) Guideline 15303 – New Construction or Conversion of Small Structures, the project is categorically exempt from CEQA.

Public Notice: On January 15, 2016, a public hearing notice was posted at the notice boards and mailed to property owners within 300 feet of the project site.

Authority: Section 17.47.030.A.2 of the Clayton Municipal Code (CMC) authorizes the Planning Commission to approve a Second Dwelling Unit Permit in accordance with the Second Dwelling Unit Permit Standards of Approval in CMC Section 17.47.030.B.

Section 17.44.020 of the CMC authorizes the Planning Commission to approve a Site Plan Review Permit in accordance with the Site Plan Review Permit Standards of Review in CMC Section 17.44.040.

DISCUSSION

The applicant, Vicki Sexton, is requesting a public hearing for the consideration of a Second Dwelling Unit Permit and Site Plan Review Permit to allow the construction of an 882-square-foot second-story attached second dwelling unit addition and 308-square-foot first-story gym addition and associated remodel work measuring a total of 1,190 square feet in area and 24 feet in height on an existing single-story residence at 1133 Easley Drive. The second-story second dwelling unit addition will incorporate matching composition shingle roofing material and a 6:12 roof pitch as well as matching exterior materials which consist of horizontal lap siding, brick siding, and stucco. The vicinity map is provided as **Attachment A** and the site plan, floor plan, architectural elevations, and roof plan are provided as **Attachment B**.

The existing single-story residence has a rambler or ranch-style design with a steep roof pitch. The proposed architecture of the addition lends consistency to the project by matching the existing exterior colors and materials of the principal dwelling unit while, at the same time, augmenting the overall presence of the structure with an undulating façade that utilizes projections and recesses as well as a dynamic roof plan over the second dwelling unit to break up the architectural massing of the home. In order to comply with the south side setback of 10 feet, the applicant has incorporated an angled outer wall paralleling the setback line on the left side elevation of the first-story gym and the second-story second dwelling unit. This unique feature along with the rhythm of windows and doors on the left side elevation provides further articulation and visual interest for the project. The addition is further embellished by the second-story balcony proposed for the rear elevation of the second dwelling unit which breaks up the rear two-story plane of the addition and adds an element of human scale to the structure. The balcony will be screened from neighboring properties by numerous large existing trees, reducing impacts to privacy (see **Attachment C** for a Google Earth image of the existing project site).

The attached second-story second dwelling unit is proposed with a kitchen, dining room, bedroom, bathroom, and living area graced with a balcony. The second dwelling unit complies with the City's regulations including the following:

- Maximum area allowed for an attached second dwelling unit is 45% of the total post-construction habitable floor area of the dwelling, excluding the garage (CMC Section 17.47.030.B.2.b). The total combined post-construction habitable floor area of both the existing residence, proposed gym, and proposed second dwelling unit (excluding garage area) is 3,272 feet. The 882-square-foot second dwelling unit comprises 27% of this 3,272-square-foot post-construction habitable floor area, complying with area requirements.
- Maximum height allowed for an attached second dwelling unit is 35 feet (CMC Section 17.47.030.B.3.a which refers to Section 17.16.070). At 24 feet in height, the second dwelling unit complies with height requirements.

- One off-street parking space is required for a second dwelling unit and, at a minimum, can be provided in the driveway (CMC Section 17.47.020.B.7). The existing residence contains three covered parking spaces and an estimated three uncovered parking spaces in the driveway, so there is ample off-street parking provided for the second dwelling unit.

The entrance door, allowing access to the second dwelling unit, is located on the left side of the residence—over 14 feet behind the nearest front corner of the building—which complies with CMC Section 17.47.020.B.8 requiring that “new entrances to an attached second dwelling unit shall be located on the side or rear of the principal dwelling.” Per CMC Section 17.47.040, staff has provided a condition that, prior to building permit issuance, the property owner shall provide a signed and notarized deed restriction stating that the second dwelling unit:

- Shall not be sold separately.
- Is restricted to a maximum size of 882 square feet.
- Shall be considered legal so long as the property owner either occupies the principal dwelling unit or the second dwelling unit on the subject property, or occupies the residence immediately adjacent to, on the same side of the street as, and sharing common side lot lines with the subject property.
- Restrictions shall be binding upon any successor in ownership of the subject property and lack of compliance shall void the permit and result in legal action against the property owner.

Two small porch covers are proposed over the two new doors on the first floor of the left side elevation; one door is for access to the new interior stairwell leading up to the second-story second dwelling unit, and the other door is for access to the proposed first-story gym. The proposed porch covers extend a maximum of two feet ten inches into the required side setback; however, the existing residence incorporates eaves measuring approximately three feet in width, which are larger than the typical 18-inch eaves found on many homes in Clayton. From staff’s perspective, these two porch covers could be constituted as an extension of the eaves, which are consistent with the placement, design, and dimensions of the existing eaves. Further, Section 17.36.030 of the CMC states that eaves “shall not constitute obstructions nor violate required setback regulations” as long as the eave does not “obstruct the light and ventilation of any adjoining parcel of land”...this Code Section gives the Planning Commission the latitude to consider the porch covers as an extension of the eaves, which protrude into the side setback two feet ten inches, but do not interfere with the light and ventilation of any adjacent properties. By integrating the porch covers with the existing eaves, the applicant has provided design continuity as well as a functional benefit allowing protection from the elements during the transition through the thresholds between interior and exterior areas.

Setback Analysis

The project meets the R-12 District standards as shown below.

Required Setbacks	Existing Setbacks		Proposed Setbacks		Project Compliance
Front Setback 20'	East	20'	East	No Change	Yes
Side Setback 10' interior 25' aggregate	South	10'	South	No Change	Yes
	North	28'	North	No Change	Yes
	Aggregate	38'	Aggregate	No Change	Yes
Rear Setback 15'	West	42'	West	No Change	Yes

Residential Floor Area Analysis

Building Footprint

The proposal meets the building footprint requirements as shown below.

Lot Area	Building Footprint Allowed	Existing Building Footprint	Proposed Building Footprint	Project Compliance
13,627 sq ft	3,680 sq ft	2,932 sq ft	3,116 sq ft	Yes

Floor Area

The proposal meets the floor area requirements as shown below.

Lot Area	Floor Area Allowed	Existing Floor Area	Proposed Floor Area	Project Compliance
13,627 sq ft	5,440 sq ft	2,932 sq ft	3,998 sq ft	Yes

CONCLUSION

Staff has reviewed the proposal relative to the Second Dwelling Unit Permit Standards of Approval and Site Plan Review Permit Standards of Review and has determined that the project, as conditioned, is in conformance with the Clayton Municipal Code. The proposed findings of approval listed below specifically address the standards.

RECOMMENDATION

Staff recommends that the Planning Commission receive and consider the staff report and all information provided and submitted to date, receive and consider any public testimony and, if determined to be appropriate, conditionally approve Second Dwelling Unit Permit CDD-02-16 and Site Plan Review Permit SPR-01-16 to allow the construction of an 882 square-foot second-story attached second dwelling unit addition and 308 square-foot first-story gym addition and associated remodel work measuring a total of 1,190 square feet in area and 24 feet in height on an existing single-story residence at 1133 Easley Drive.

PROPOSED FINDINGS OF APPROVAL FOR THE SECOND DWELLING UNIT PERMIT

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 determines that Second Dwelling Unit Permit CDD-02-16, as conditioned, conforms to the following standards:

1. The second dwelling unit meets all standards of approval identified in Section 17.47.030.B of the Clayton Municipal Code.

The second dwelling unit plans, prepared by John Campbell Architect, date stamped January 6, 2016, show that the proposed attached second-story second dwelling unit meets of all the standards of approval, where applicable, for location, setbacks, unit size, height, residential floor area, off-street parking, architectural compatibility, permanent foundation, existing development, and occupancy.

2. The second dwelling unit is similar or complementary in appearance and character with the principal dwelling the surrounding neighborhood.

The second dwelling unit complies with all applicable development standards in the Clayton Municipal Code and utilizes the existing exterior colors and materials of the principal dwelling unit, which are complementary to adjacent existing structures in the surrounding neighborhood.

3. Public utilities and services are adequate to serve both dwellings.

Public utilities and services are adequate and available to serve the existing principal dwelling and proposed second dwelling unit.

4. In order to encourage the development of dwelling units for disabled persons with limited mobility, the Planning Commission may make a finding that reasonable deviation from the stated standards of approval is necessary to install features that facilitate access and mobility for disabled persons.

A reasonable deviation from the stated standards of approval (or reasonable accommodation) was not requested as part of the second dwelling unit proposal; therefore, this finding is not applicable.

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

PROPOSED FINDINGS OF APPROVAL FOR THE SITE PLAN REVIEW PERMIT

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 makes the following findings that Site Plan Review Permit SPR-01-16, as conditioned:

1. Is consistent with the General Plan designation and policies.

The project is consistent with the General Plan designation and policies since the project consists of an enlargement of a single family home, an allowed use, within the Single Family Low Density land use designation.

2. Meets the standards and requirements of the Zoning Ordinance.

The project meets the development standards and regulations of the Zoning Ordinance as it is not exceeding the building footprint area, height, unit size, or floor area requirements. Also, the project will be constructed in compliance with Site Plan Review Permit requirements, findings, and conditions of approval.

3. Preserves the general safety of the community regarding seismic, landslide, flooding, fire, and traffic hazards.

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.

4. Maintains solar rights of adjacent properties.

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

5. Reasonably maintains the privacy of adjacent property owners and/or occupants.

The project reasonably maintains the privacy of adjacent property owners and/or occupants since existing on-site mature trees provide screening to minimize impact

6. Reasonably maintains 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 addition complies with the setback requirements of the Clayton Municipal Code.

7. Is 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 addition has been designed with exterior colors and materials that architecturally complement the surrounding residences. The project complies with all applicable zoning regulations and development standards for setback, building footprint, and residential floor area requirements. Also, the project will utilize the same exterior colors and materials as the existing residence, which seamlessly folds into the fabric of the neighborhood.

8. Is in accordance with the design standards for manufactured homes per Section 17.36.078.

The project consists of the expansion of an existing single family home and is not considered a manufactured home; therefore this finding is not applicable.

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

PROPOSED CONDITIONS OF APPROVAL

These conditions of approval apply to the *Sexton Second Unit Addition and Minor Remodel* plans prepared by John Campbell Architect, date stamped January 6, 2016.

1. Prior to building permit issuance, the property owner shall provide a signed and notarized declaration or agreement of restrictions regarding the second dwelling unit, in accordance with Clayton Municipal Code Section 17.47.040.
2. 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.
3. The project shall be constructed in accordance with the approved plans, prepared by John Campbell Architect, date stamped January 6, 2016, and as conditionally approved by the Clayton Planning Commission on January 26, 2016.
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. 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.
6. An encroachment permit shall be required for all work in the public right-of-way.

ADVISORY NOTES

Advisory notes are provided to inform the applicant of: (a) Clayton Municipal Code requirements; and (b) requirements imposed by other agencies. The advisory notes state requirements that may be in addition to the conditions of approval.

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 Second Dwelling Unit Permit and Site Plan Review Permit shall be used, exercised, or established within twelve months after the granting of the Permit, or a time extension must be obtained from the Planning Commission, otherwise the Permit shall be null and void (Clayton Municipal Code Sections 17.64.010-17.64.030).
3. All construction and other work shall occur only between 7:00 a.m. and 5:00 p.m. Monday through Friday. Any such work beyond these hours and days is strictly prohibited unless specifically authorized in writing by the City Engineer (Clayton Municipal Code Section 15.01.101) located at 5375 Clayton Road, Concord, 925-363-7433.
4. The applicant shall obtain the necessary building permits from the Contra Costa County Building Inspection Department. All construction shall conform to the California Building Standards Code.
5. 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 located at 2010 Geary Road, Pleasant Hill, 925-930-5500.
6. If the project site is located within an area subject to covenants, conditions, and restrictions (CC&Rs) administered by a homeowners' association (HOA), additional requirements and/or approvals may be required by the HOA. Before proceeding with the project, it is advisable to check with the HOA to ensure any applicable requirements are met.



ATTACHMENTS

- A. Vicinity Map
- B. *Sexton Second Unit Addition and Minor Remodel* plans prepared by John Campbell Architect, date stamped January 6, 2016
- C. Google Earth Image of Project Site, provided by staff on January 22, 2016

Com Dev\SPR\2016\SPR-01-16.sexton.second.story.addition.for.second.dwelling.unit\SPR-01-16.sexton.sr.for.pc.mtg.1.26.16
Community Development\Planning Commission\Final Staff Reports and Notices of Decision\2016\1-26-16\SPR-01-16.sexton.sr.for.pc.mtg.1.26.16

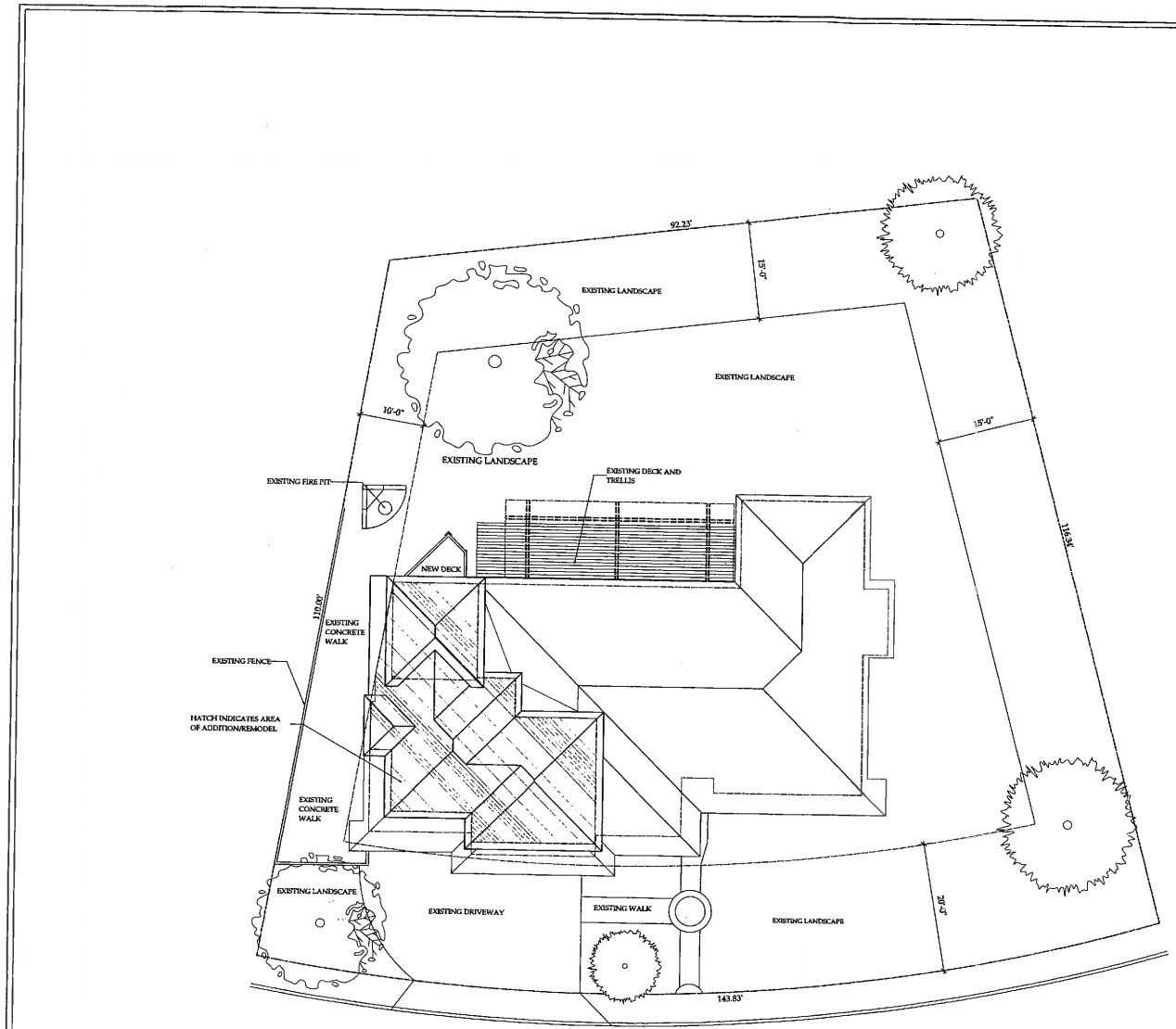


VICINITY MAP

	<p>Sexton Residence Second Dwelling Unit Permit CDD-02-16 Site Plan Review Permit SPR-01-16 1133 Easley Drive APN: 119-542-013</p>	 <p>(Not to Scale)</p>
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ATTACHMENT A

B-1



1133 EASLEY DRIVE

SITE PLAN
SCALE: 1/8" = 1'-0"

NOTE:
NO SURVEY WAS PERFORMED
NEIGHBOR PROPERTIES AND FOOTPRINT LOCATIONS ARE APPROXIMATE.



VICINITY MAP

SHEET INDEX

- ARCHITECTURAL PLANS**
- A-1 COVER SHEET/SITE PLAN
 - A-2 EXISTING FLOOR PLANS
 - A-3 PROPOSED FLOOR PLANS
 - A-4 EXISTING ELEVATIONS
 - A-5 PROPOSED ELEVATIONS
 - A-6 ROOF PLAN

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF ADDING A NEW 856 SQUARE FOOT SECOND UNIT OVER THE EXISTING GARAGES AT 1133 EASLEY. ALSO A 250 SQUARE FOOT WORKOUT ROOM WILL BE CREATED ON THE MAIN LEVEL RE-AND EXISTING SINGLE GARAGE.

THE SECOND UNIT WILL BE ADDED ABOVE EXISTING GARAGES AND EXTEND TO THE EXISTING FAMILY ROOM WALL.

THE SECOND UNIT WILL BE 850 SQ. FT. AND HAVE ONE BEDROOM AND ONE BATH.

THE FOOTPRINT OF THIS ADDITION WILL BE ENTIRELY WITHIN THE REQUIRED SETBACKS FOR THIS ZONING LOCATION.

PROJECT DATA

CONSTRUCTION TYPE: V-B
OCCUPANCY GROUP: R3A
ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES AND THE FOLLOWING:

- 2013 CALIFORNIA RESIDENTIAL CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA FIRE CODE & THE ORDINANCES & AMENDMENTS OF THE CITY OF ALAMEDA
- 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2013 CALIFORNIA ENERGY CODE

RECEIVED
JAN 6 2016
CITY OF CLAYTON
COMMUNITY DEVELOPMENT DEPT

AREA SUMMARY	
LOCATION: CITY OF CLAYTON	
ZONING	R-12
SITE AREA	13,627 +/- SF
BUILDING SF SUMMARY	
GARAGE SUMMARY	
EXISTING GARAGE SF	850 SF
PROPOSED GARAGE CHANGE SF	(124 SF) 726 SF
CONDITIONED SPACE	
EXISTING SF	2,062 SF
NEW LOWER LEVEL SF	399 SF
NEW SECOND UNIT SF	863 SF
TOTAL NEW ADDITIONAL SF	1,190 SF
TOTAL NEW ADDITIONAL SF	3,272 SF

John Campbell
Architect
2188 Montebello Drive
Clayton, CA 94515
(916) 534-9444
Email: jcamp@jcamp.com



COVER SHEET/SITE PLAN

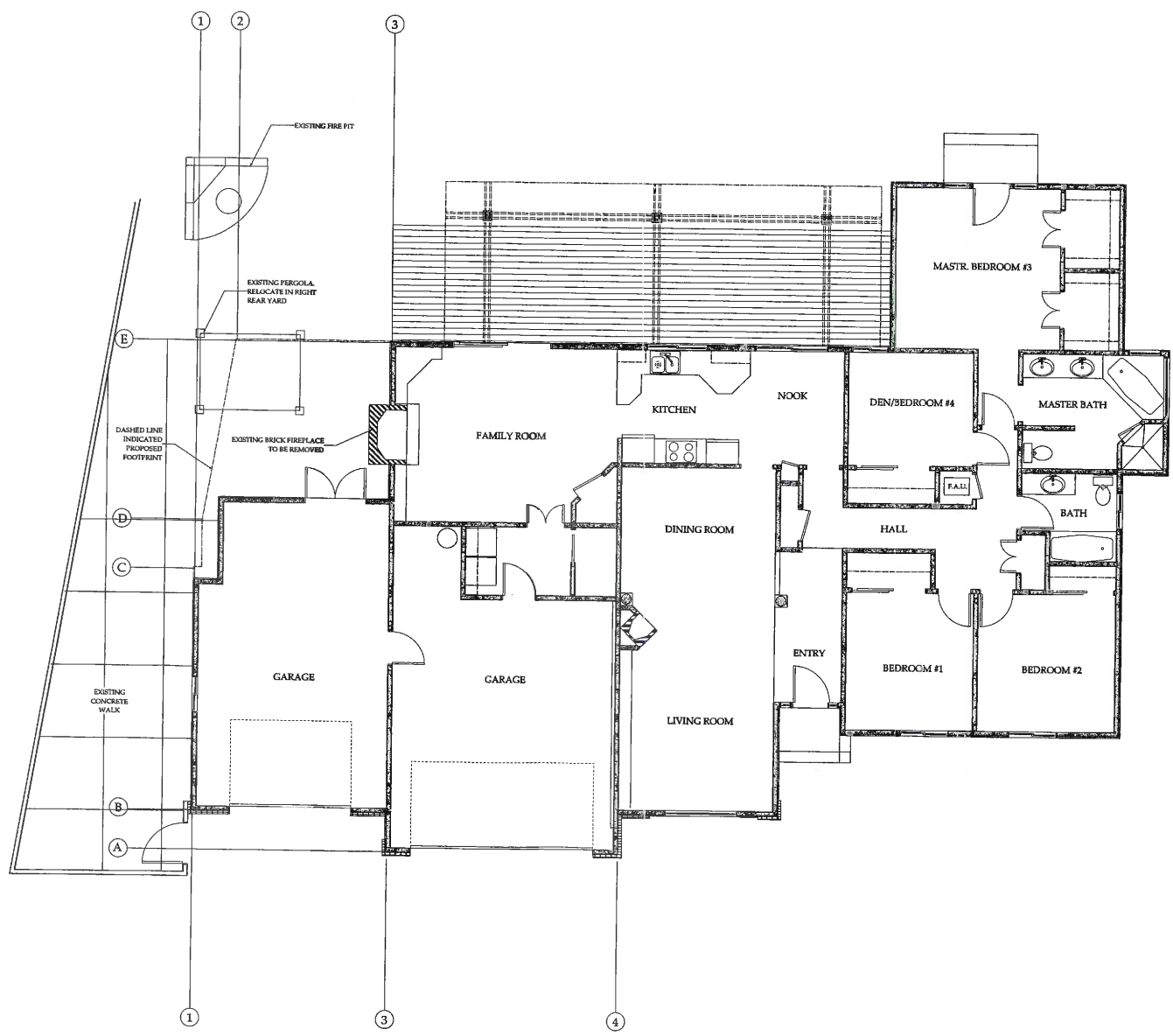
Job No. 10-2015
Date 01/05/2016
Drawn J.C.
Scale

SECOND UNIT ADDITION AND MINOR REMODEL FOR VICKI SEXTON
LOCATION: 1133 EASLEY DRIVE CLAYTON, CA

A-1

ATTACHMENT B

B-2



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

John Campbell
Architect
1133 North Main Street
Clayton, CA 94011
(510) 564-8800
www.jcampbellarch.com



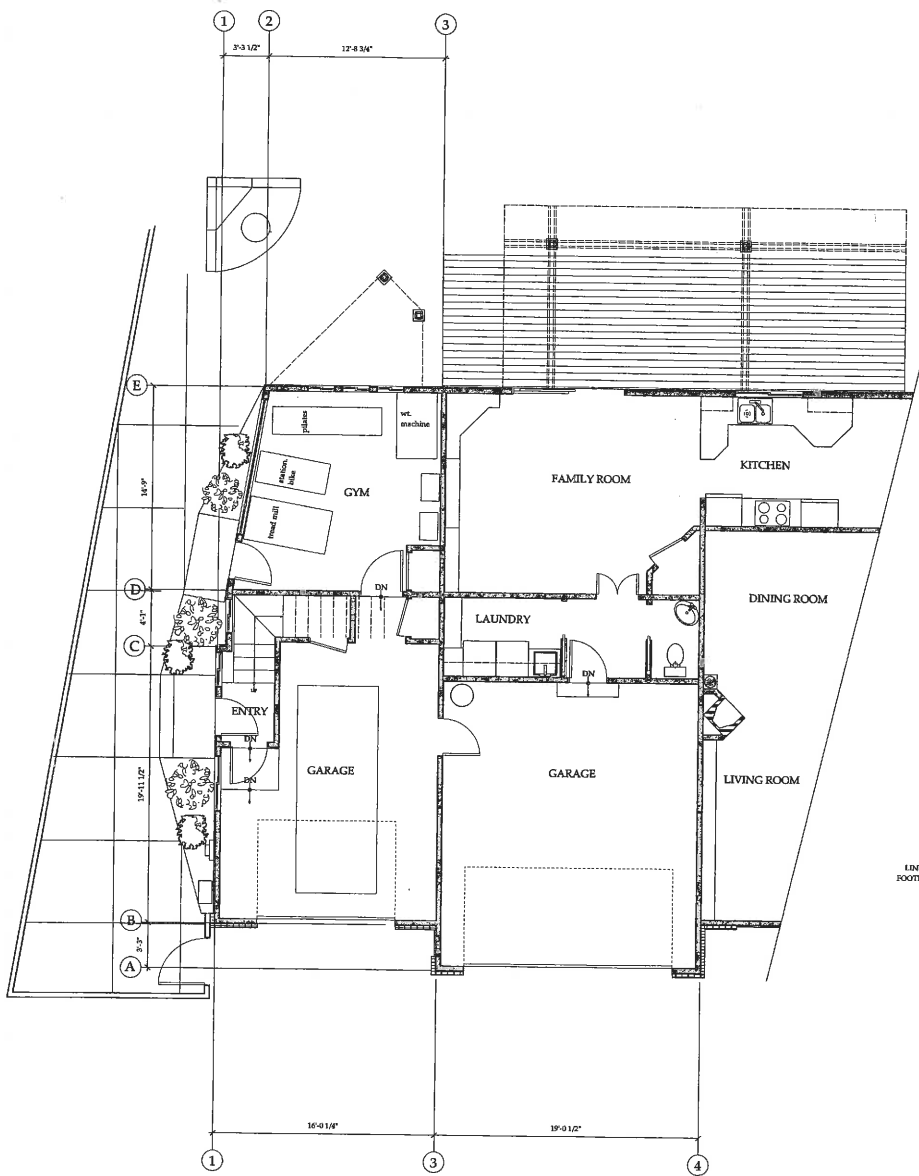
Revisions:

EXISTING FLOOR PLAN

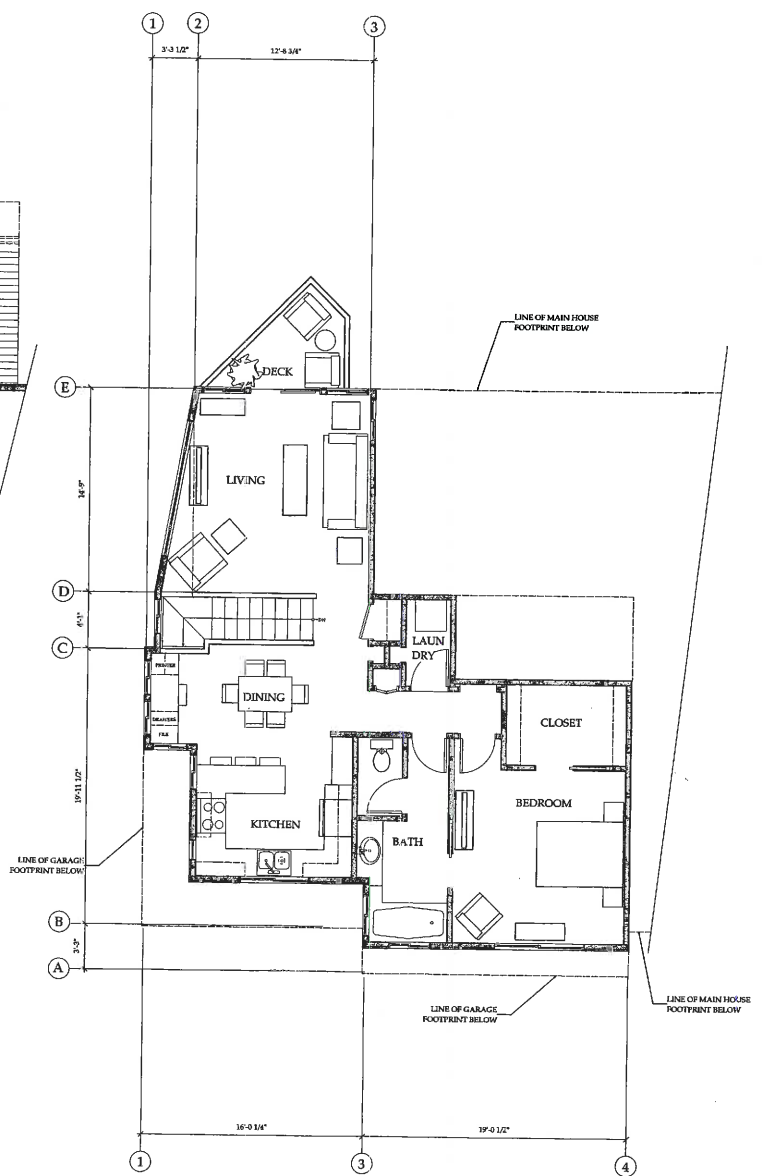
Job No. 18-2015
Date 01/05/2016
Drawn J.C.
Scale

SECOND UNIT ADDITION AND
MINOR REMODEL FOR:
VICKI SEXTON
LOCATION:
1133 EASLEY DRIVE
CLAYTON, CA

B-3



PROPOSED LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

John Campbell
Architect
2128 Westlake Drive
Oakland, CA 94612
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Fax: (510) 536-9408
Email: jcamp@jcamp.com

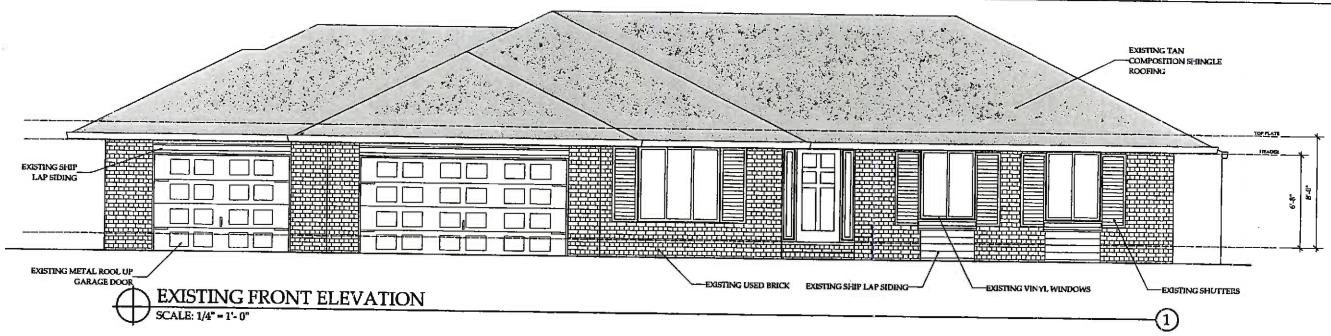


Revisions

PROPOSED FLOOR PLANS

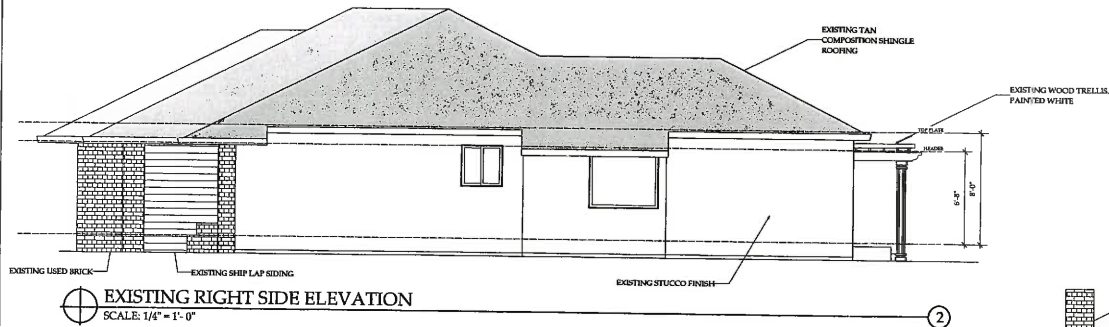
Job No.	19-3019
Date	08/05/2016
Drawn	JAC
Scale	

SECOND UNIT ADDITION AND
MINOR REMODEL FOR:
VICKI SEXTON
LOCATION:
1133 EAGLEY DRIVE
CLAYTON, CA



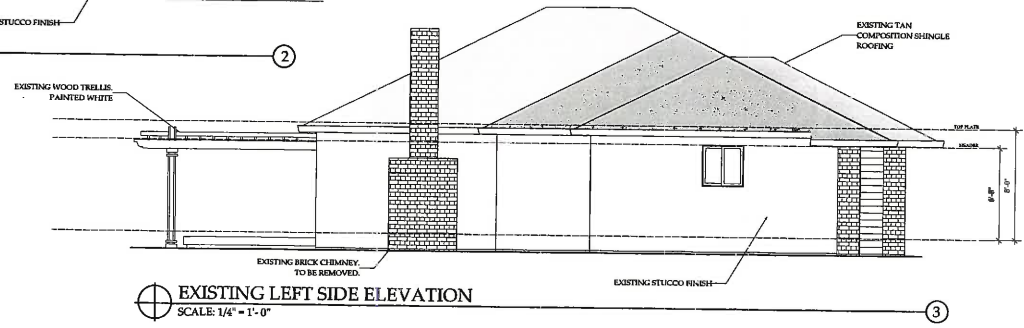
EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"

1



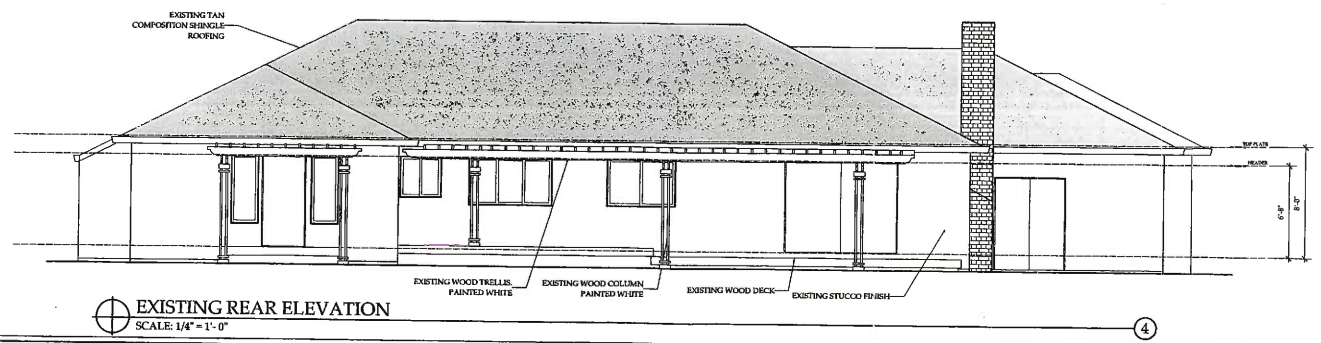
EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

2



EXISTING LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

3



EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"

4

B-4

John Campbell
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1518 MacArthur Blvd.
Emeryville, CA 94608
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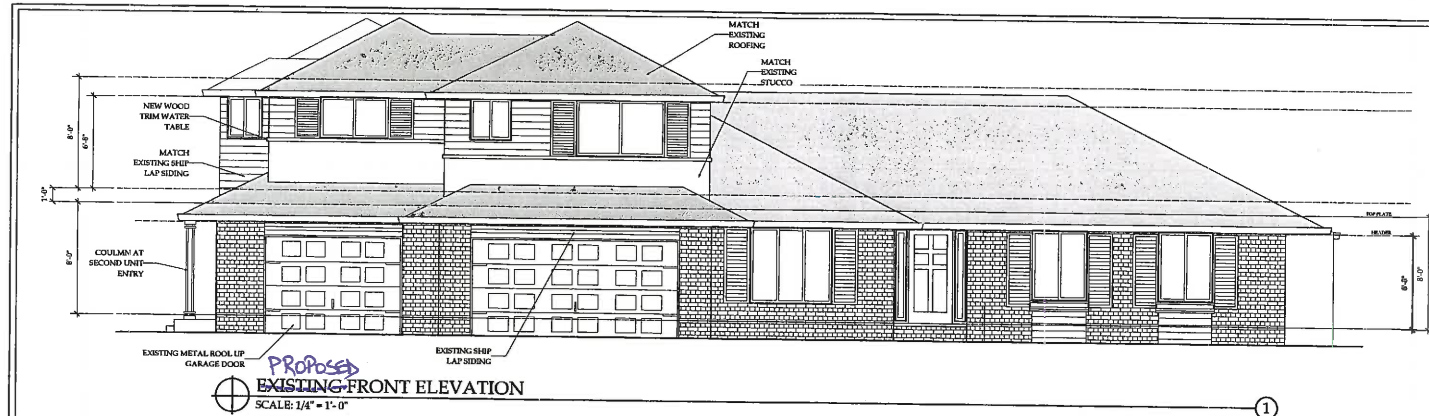


Revisions:

EXISTING ELEVATIONS

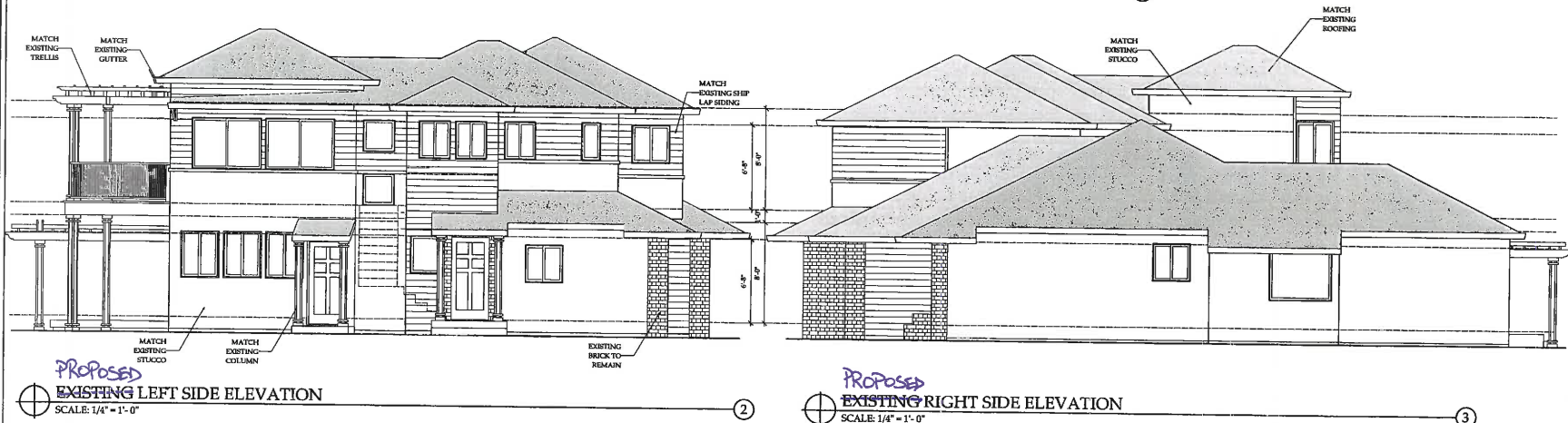
Job No.	20-2015
Date	01/05/2016
Drawn	J.C.
Scale	

SECOND UNIT ADDITION AND
MINOR REMODEL FOR:
VICKI SEXTON
LOCATION: 1133 EARLEY DRIVE
CLAYTON, CA



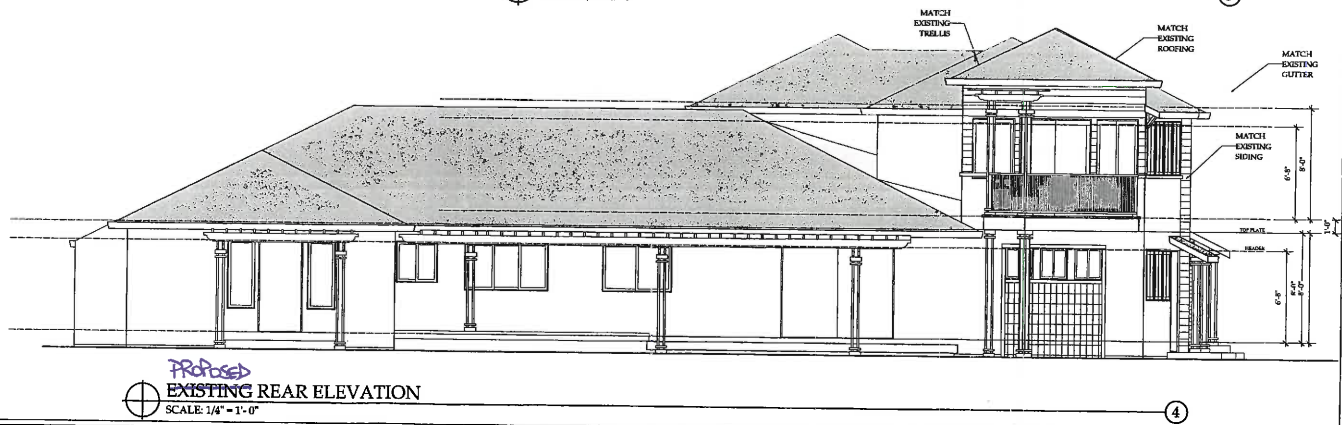
PROPOSED
EXISTING-FRONT ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
ALL FINISHES TO MATCH EXISTING CONDITIONS THAT WILL INCLUDE;
1. ROOFING
2. GUTTERS AND DOWNSPOUTS
3. STUCCO FINISH AND COLOR
4. BRICK FACING
5. TRELLIS AND COLUMN ELEMENTS
6. SHUTTERS
7. WINDOWS AND WINDOW TRIM
8. EXTERIOR DOORS AND DOOR TRIM



PROPOSED
EXISTING LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

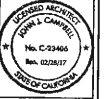
PROPOSED
EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED
EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"

B-5

John Campbell
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Clayton, CA 94611
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Revision:

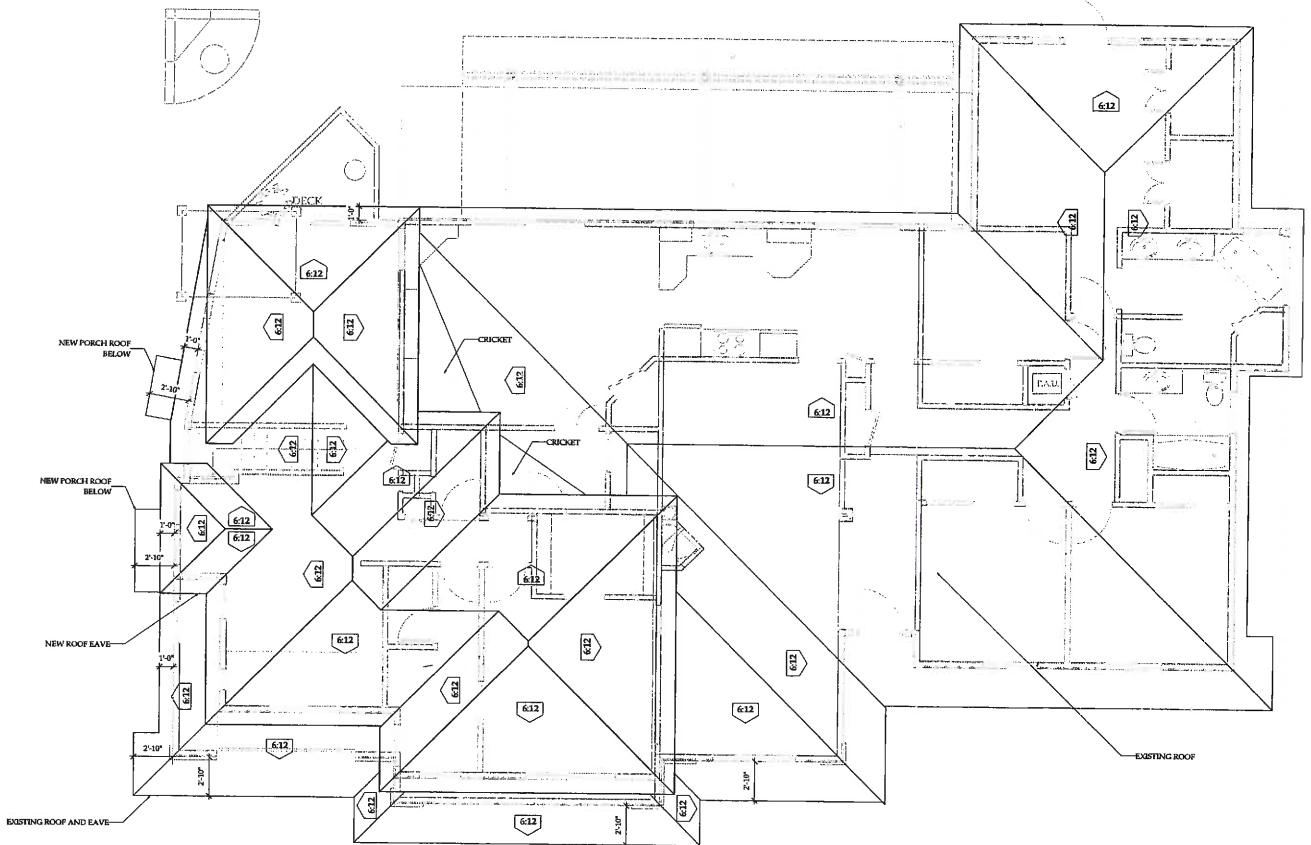
PROPOSED ELEVATIONS

Job No. 19-2513
Date 01/05/2018
Drawn J.C.
Scale

SECOND UNIT ADDITION AND
MINOR REMODEL FOR:
VICKI SEXTON
LOCATION:
1133 EAST BAY DRIVE
CLAYTON, CA

A-5
SHEET 5 OF 6

B-6



NOTE:
 ALL FINISHES TO MATCH EXISTING CONDITIONS.
 THAT WILL INCLUDE;
 1. ROOFING
 2. GUTTERS AND DOWNSPOUTS

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

1

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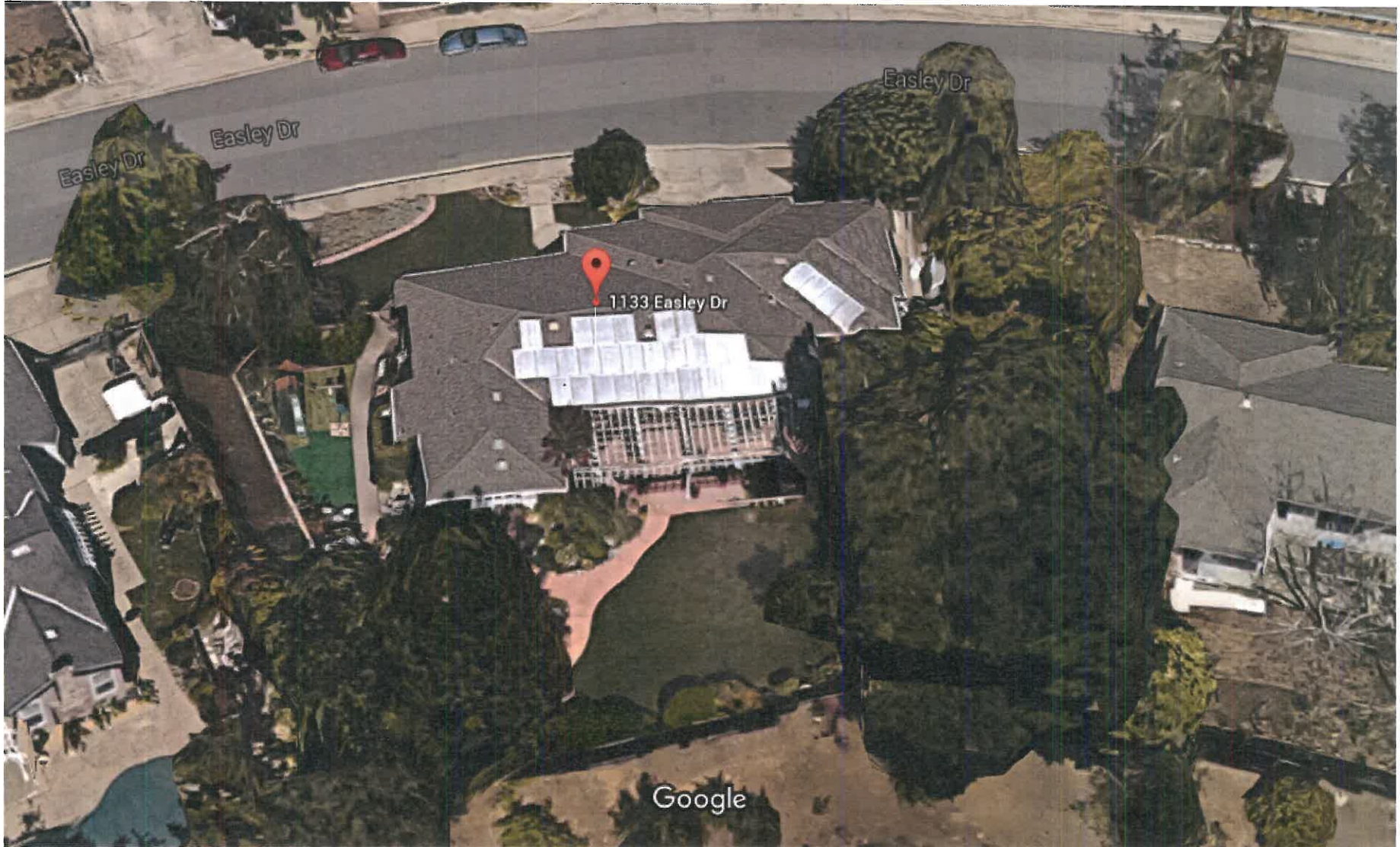
Revision:

ROOF PLAN

Job No.	10-2015
Date	01/05/2016
Drawn	J.C.
Scale	

SECOND UNIT ADDITION AND
 MINOR REMODEL FOR:
 VICKI SEXTON
 LOCATION:
 113 EASLEY DRIVE
 CLAYTON, CA

Google Maps 1133 Easley Dr



ATTACHMENT C

Imagery ©2016 Google, Map data ©2016 Google 20 ft

**PLANNING COMMISSION
STAFF REPORT**

Meeting Date: January 26, 2016

Item Number: 5.b.

From: Mindy Gentry 
Community Development Director

Subject: Public Hearing to consider a City initiated ordinance prohibiting cannabis testing laboratories and delivery of cannabis (ZOA-01-16)

Applicant: City of Clayton

Staff recommends this item be continued until the next regularly scheduled Planning Commission meeting, which is to be held on February 9, 2016.