



Agenda
Planning Commission Meeting
7:00 P.M. on Tuesday, February 26, 2008
Clayton Community Library Meeting Room
6125 Clayton Road, Clayton

CALL TO ORDER, ROLL CALL, PLEDGE TO THE FLAG

Administrative

- 1A. Review of agenda items
- 1B. Chair Haydon to report at the March 4, 2008 City Council meeting

Public Comment

Approval of Minutes

- 2. Approval of minutes from the special meeting of February 11, 2008

Public Hearings

- 3A. **HOP 01-08, Home Occupation Permit, Carol Hallberg**, 8 Whitt Court (APN 118-211-008). A home occupation permit to allow a personal training business to have a maximum of six clients per day and a maximum of thirty clients per week visit the applicant's residence for training.
Proposed Action: Approval, with conditions.
- 3B. **MAP 01-08, Lot Line Adjustment, JoAnn Caspar**, 945 Oak Street (APNs 119-040-036 and 119-040-037). A lot line adjustment to transfer approximately 1,000 square feet of land from APN 119-040-036 to APN 119-040-037.
Proposed Action: Continue to the next regular meeting on March 11, 2008 without discussion.
- 3C. **SPR 01-08, Site Plan Review Permit, JoAnn Caspar**, 945 Oak Street (APN 119-040-036). A site plan review permit to allow the construction of a custom single-family residence measuring approximately 3,000 square feet in area and 29 feet in height.
Proposed Action: Continue to the next regular meeting on March 11, 2008 without discussion.
- 3D. **DP 01-08, Development Plan, Komgold**, 1005 and 1007 Oak Street (APNs 119-050-009 and 119-050-034). A request for approval of a development plan to allow the construction of a two-story mixed-use commercial/residential building with approximately 7,000 square feet of commercial retail on the first floor and eight residential units on the second floor.
Proposed Action: Provide direction to staff. Continue to the next regular meeting on March 11, 2008.

- 3E. **GPA 01-07, Town Center General Plan Update, City of Clayton.** An amendment of the *General Plan* Land Use Element, Circulation Element, and Community Design Element to make additions, revisions, and deletions of various goals, policies, objectives, standards, permitted uses, guidelines, text, and figures regarding development in the Town Center as well as other miscellaneous minor revisions and updates. *Continued from the special meeting of February 11, 2008.*
Proposed Action: Continue to the next regular meeting on March 11, 2008 without discussion.
- 3F. **SPA 01-07, Town Center Specific Plan Update, City of Clayton.** An amendment of the *Town Center Specific Plan* including, but not limited to, Chapters 1 (Introduction), 3 (Municipal Services), 4 (Urban Design), 5 (Circulation), and 6 (Financial Implementation) to make additions, revisions, and deletions of various goals, policies, objectives, standards, permitted uses, guidelines, text, and figures. *Continued from the special meeting of February 11, 2008.*
Proposed Action: Continue to the next regular meeting on March 11, 2008 without discussion.

Old Business

4. None

New Business

5. None

Communications

- 6A. Staff
6B. Commission

Adjournment

7. The next meeting of the Planning Commission is scheduled for **Tuesday, March 11, 2008.**

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.

Minutes
City of Clayton Planning Commission Special Meeting
Monday, February 11, 2008

Call to Order

Chair Haydon called the meeting to order at 7:00 p.m. at the Library Meeting Room, Clayton Community Library, 6125 Clayton Road, Clayton.

Present: Chair Keith Haydon, Vice Chair Tuija Catalano, Commissioner Bob Armstrong, Commissioner Ed Hartley, Commissioner Joe Odrzywolski

Absent: None

Staff: Community Development Director Jeremy Graves

Administrative

1A. Review of agenda items

1B. Vice Chair Catalano to report at the February 19, 2008 City Council meeting

Public Comment

None

Approval of Minutes

2. Approval of minutes from the regular meeting of January 22, 2008

Commissioner Odrzywolski moved and Chair Haydon seconded a motion to approve the minutes from the meeting of January 22, 2008, with corrections. The motion passed 5-0.

Public Hearings

3A. **GPA 01-07, Town Center General Plan Update, City of Clayton.** An amendment of the *General Plan* Land Use Element, Circulation Element, and Community Design Element to make additions, revisions, and deletions of various goals, policies, objectives, standards, permitted uses, guidelines, text, and figures regarding development in the Town Center as well as other miscellaneous minor revisions and updates. *Continued from the meeting of January 22, 2008.*

Commissioner Odrzywolski moved and Chair Haydon seconded a motion to continue the public hearing to the meeting of February 26, 2008. The motion passed 5-0.

3B. **SPA 01-07, Town Center Specific Plan Update, City of Clayton.** An amendment of the *Town Center Specific Plan* including, but not limited to, Chapters 1 (Introduction), 3 (Municipal Services), 4 (Urban Design), 5 (Circulation), and 6 (Financial Implementation) to make additions, revisions, and deletions of various goals, policies, objectives, standards, permitted uses, guidelines, text, and figures. *Continued from the meeting of January 22, 2008.*

Director Graves reviewed the modifications of Chapter 4 (Urban Design) of the *Town Center Specific Plan*. The Commission identified further wording changes and clarifications.

Director Graves reviewed the “paseo” and partial street closure options in the Town Center. The Commission expressed interest in reviewing the proposals with the affected property owners and requested staff to obtain additional materials to illustrate the proposed concepts.

Commissioner Armstrong moved and Vice-Chair Catalano seconded a motion to continue the public hearing to the meeting of February 26, 2008. The motion passed 5-0.

Old Business

4. None

New Business

5. None

Communications

6A. Staff – Director Graves noted that the City Council on February 5, 2008 had approved amendments of the *General Plan* and *Town Center Specific Plan*, and introduced amendments of the *Zoning Ordinance* regarding the Town Center Plan Updates.

6B. Commission – None

Adjournment

7. The meeting was adjourned at 8:30 p.m.

Submitted by
Jeremy Graves, AICP
Community Development Director

Approved by
Keith Haydon
Chair

Plng Comm 2007:Minutes 0211

PLANNING COMMISSION STAFF REPORT

Meeting Date: February 26, 2008

From: Milan J. Sikela, Jr. 
Assistant Planner

Subject: Carol Hallberg
Home Occupation Permit (HOP 01-08)

REQUEST

A home occupation permit to allow the operation of a personal training business. A maximum of six clients per day and thirty clients per week would visit the applicant's residence for training.

PROJECT INFORMATION

Applicant / Location: Carol Hallberg
8 Whitt Court
APN 118-211-008 (See **Exhibit A** for Location Map)

General Plan Designation: Low Density – Single Family Residential (1.1 to 3.0 units per acre). This proposal complies with the *General Plan* designation.

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

Environmental Review: Categorically exempt per Section 15305 of the State CEQA Guidelines.

Public Notice: On February 15, 2008, a public hearing notice was posted on the site and at the notice boards, mailed to property owners within 300 feet of the site, and faxed to the newspapers. To date, no comments have been received by staff.

Agency Referrals: Not referred.

Authority: Section 17.71.030.A of the *Zoning Ordinance* authorizes the Planning Commission to approve a home occupation permit in accordance with the standards in Section 17.71.020.B.1-12 and 17.71.030.B.

BACKGROUND AND DISCUSSION

The applicant has requested approval of a home occupation permit to allow clients to visit the subject residence where the applicant is proposing to operate a personal training business. According to the written supplement submitted by the applicant (see **Exhibit B**), the business will operate Monday through Friday from 8 a.m. to 5 p.m. and on Saturday from 9 a.m. to 5 p.m.

Section 17.71.020.A of the *Zoning Ordinance* allows administrative approval of home occupation permits in accordance with the home occupation permit standards in 17.71.020.B. However, Planning Commission review and approval of the home occupation permit is required if the home occupation generates client traffic to the residence, as in the case of the subject home occupation permit request. Section 17.71.030.B.2 of the *Zoning Ordinance* states:

“The home occupation shall not generate client/student traffic to the residence in excess of six (6) clients/students per day, unless the number is reduced by the Planning Commission. On Saturdays, client/student traffic may only occur between 9:00 a.m. and 5:00 p.m. Client/student traffic is prohibited on Sunday.”

The maximum number of clients proposed to arrive at the residence will not exceed six per day for a total of thirty per week, for which staff has provided conditions. The proposal meets all the other applicable home occupation standards of approval.

Parking Issues

The applicant has also provided a parking plan (see **Exhibit B**). The parking plan shows that three off-street parking spaces will be available in the applicant’s driveway for clients to park their vehicles. Since the applicant’s two vehicles will be parked in the garage, the three off-street spaces in the driveway will be readily available. Staff has provided a condition that the clients shall park their vehicles in the off-street parking spaces in the driveway of the applicant’s residence. Staff concludes that the parking plan has sufficiently addressed the parking issues related to the project by showing that ample parking (e.g., three off-street parking spaces) are available for clients visiting the applicant’s residence.

Comments Received

Staff has received two letters regarding the project. The letters are provided as **Exhibit C** and **D**.

RECOMMENDATION

Staff recommends that the Planning Commission approve home occupation permit HOP 01-08 to allow a personal training business to have clients visit the applicant’s residence for training.

Proposed Findings

Based upon the evidence set forth in the staff reports, which includes relevant information from the project file, as well as testimony at the public hearing, the Planning Commission finds the site plan review permit for the addition, as conditioned:

1. Is consistent with the *General Plan* designation and policies.
2. Meets the home occupation permit standards of approval listed in Chapter 17.71 of the *Zoning Ordinance*.

Proposed Conditions of Approval

1. A maximum of six (6) clients per day are allowed.
2. A maximum of thirty (30) clients per week (Monday through Saturday) are allowed.
3. A maximum of two (2) clients are allowed at the residence at one time.
4. Clients shall park their vehicles in the off-street parking spaces in the driveway of the applicant’s residence.

5. 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, judgements, 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.

Advisory Note

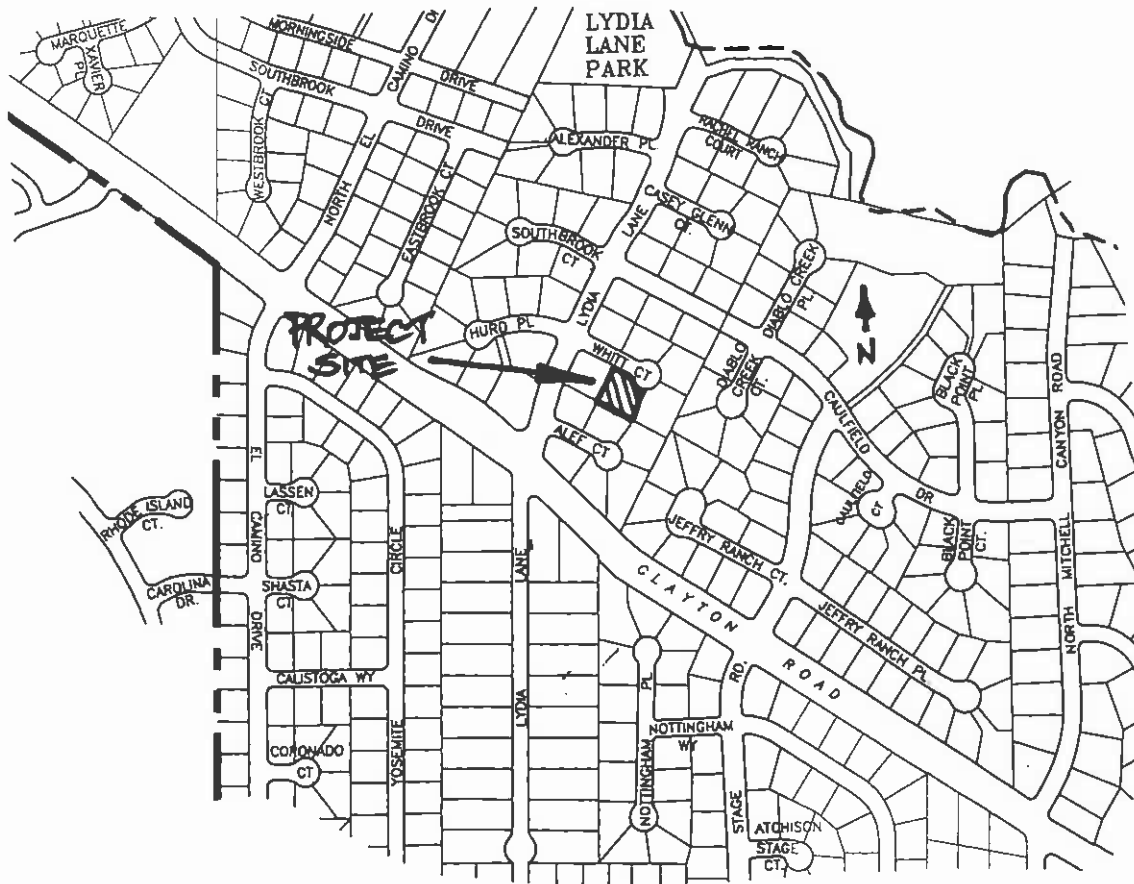
This advisory note is provided to inform the applicant of *Clayton Municipal Code* requirements and is not part of the conditions of approval.

1. This permit shall be used, exercised, or established within twelve (12) 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 (CMC § 17.64.010-030).

EXHIBITS

- A Location Map
- B Written supplement with project description and parking plan, provided by the applicant, date stamped February 7, 2008
- C Letter from Donald W. Butler, date stamped February 20, 2008
- D Letter from Mery Mazzei, date stamped February 20, 2008

HOP 2008/01-08.sr1



Location Map
8 Whitt Court
APN 118-211-008

EXHIBIT A

Milan Sikela

From: Carol Hallberg [carol@protectedinvestors.com]
Sent: Thursday, February 07, 2008 1:44 PM
To: msikela@ci.clayton.ca.us
Subject: Cal Fitness Business License
Attachments: blueprint.pdf

RECEIVED

FEB 7 2008

**CLAYTON COMMUNITY
DEVELOPMENT DEPT.**

Hi Milan:

Parking Plan:

I have 3 vacant parking spaces in my driveway (not including the two spaces inside the garage). See attached "blueprint". The nature of the business would be that only 1 or 2 clients would be at the house at one time so I don't anticipate needing any more parking spaces than our property can provide. Certainly there will not be a steady presence of cars in the neighborhood due to my business.

Written description of business:

Personal Fitness Training and Nutritional Guidance:

M-F 8am-5pm

Sat 9am-5pm

We have a room, inside our house, that is a dedicated gym, where the training sessions will take place. I anticipate 6 client visits per day once the business gets in full swing.

Thank you and let me know if you need anything else from me or require a more detailed explanation.

Thank you and have a GR8 day!

**Carol Hallberg
Senior Vice President
Protected Investors of America
ph (415) 398-4363
fax (415) 398-6789
carol@protectedinvestors.com**

"Happiness belongs to those who are sufficient unto themselves. For all external sources of happiness are, by their very nature, highly uncertain, precarious, ephemeral, and subject to change."

-Arthur Schopenhauer

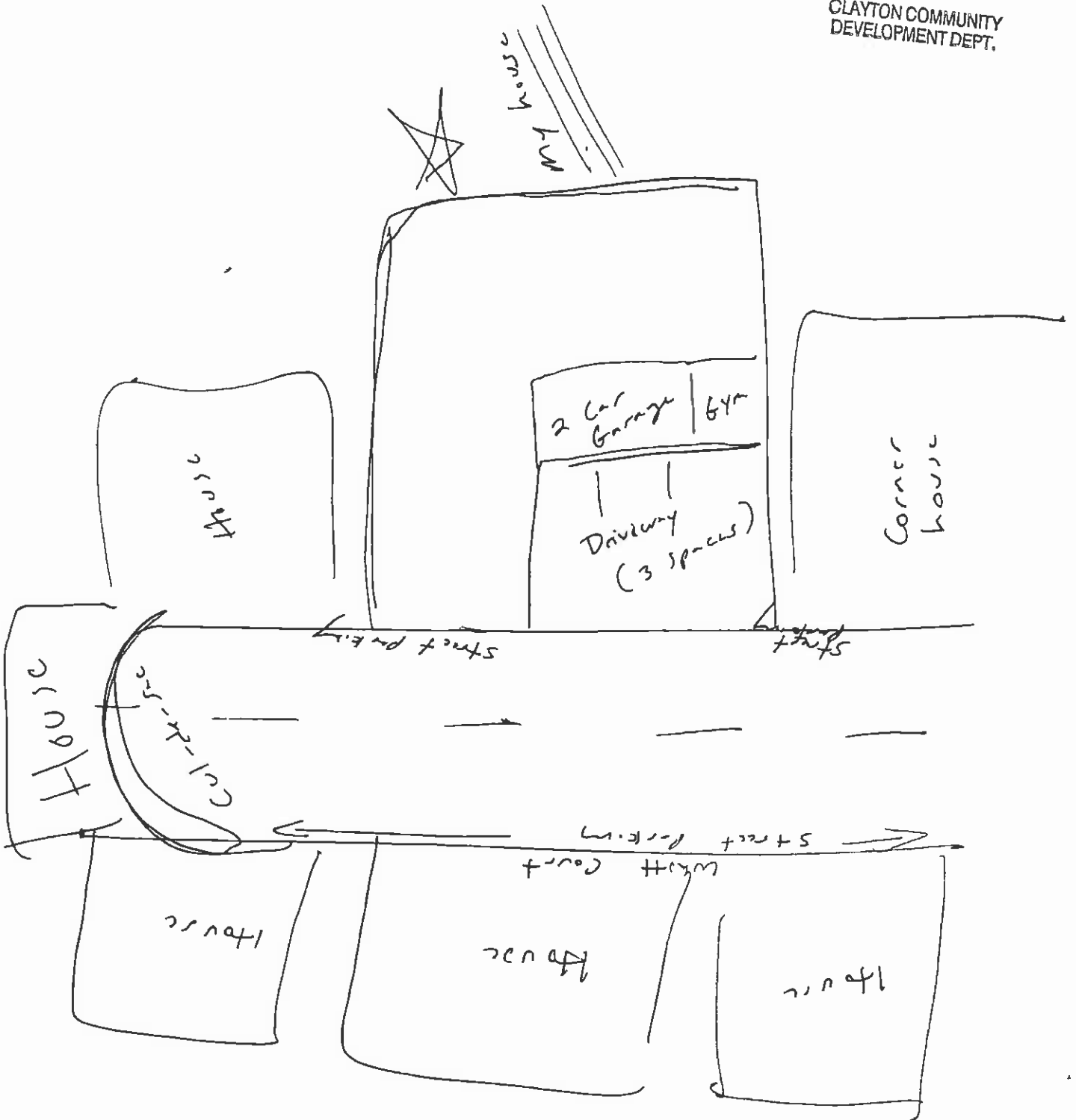
2/13/2008

**EXHIBIT B
(2 PAGES)**

RECEIVED

FEB 7 2008

CLAYTON COMMUNITY
DEVELOPMENT DEPT.



RECEIVED

FEB 20 2008

CLAYTON COMMUNITY
DEVELOPMENT DEPT.

Donald W. Butler
2 Whitt Court
Clayton, CA 94517
16 February 2008

City of Clayton
Community Development Department
6000 Heritage Trail
Clayton, CA 94517

Re: Project HOP 01-08

This proposed business is located in Whitt court. There are a total of 6 homes in this small cul-de-sac. Currently there is minimal traffic and parking in this narrow court either on driveways or in the street in front of the 6 homes is very limited. There are no sidewalks.

This proposed business is anticipating a maximum of six clients per day and a maximum of 30 clients per week for training. There is very little parking space in front of 8 Whitt Court or in their driveway. In order to accommodate parking for 6 vehicles for people to attend training would cause congestion and parking in front of other residences in an otherwise quiet well maintained esthetically pleasing court. Also, if there are cars parked on both sides of the street, emergency vehicles (fire trucks) may not be able to enter the court.

This project would be create a safety issue and be inconsistent with and detrimental to this neighborhood.

I request that this home occupation permit be denied.

Sincerely,



Donald W. Butler

EXHIBIT C

RECEIVED

FEB 20 2008

CLAYTON COMMUNITY
DEVELOPMENT DEPT.

Mery Mazzei
14 Whitt Court
Clayton, CA 94517

February 18, 2008

Clayton Planning Commission
600 Heritage Trail
Clayton, CA 94517

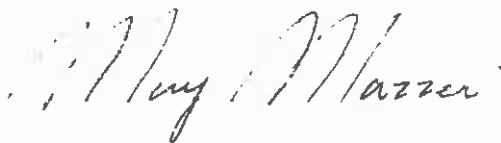
Re: Project HOP 01-08

Dear Sir,

Thank you for the Public Hearing Notice and since I will not be able to attend the public hearing on Tuesday, February 26, 2008 I am writing this letter to voice my concern for the neighborhood if a permit is granted.

Thank you.

Respectfully,

A handwritten signature in cursive script that reads "Mery Mazzei".

Mery Mazzei

EXHIBIT D

PLANNING COMMISSION STAFF REPORT

Meeting Date: February 26, 2008

From: Milan J. Sikela, Jr. 
Assistant Planner

Subject: The Rivulet Mixed Use Project
(SPR 01-06)

REQUEST

Approval of a development plan to allow the construction of a two-story mixed-use commercial/residential building with approximately 7,000 square feet of commercial retail on the first floor and eight residential units on the second floor.

PROJECT INFORMATION

Applicant/Location: Uzoma Nwaku
1005 and 1007 Oak Street
APNs 119-050-009 and 119-050-034
(see **Exhibit A** for Location Map)

Property Owner: City of Clayton

General Plan Designation: Town Center Commercial

**Town Center Specific
Center Plan Designation:** Town Center Commercial

Zoning: Planned Development – PD.

Environmental Review: Exempt per CEQA Guidelines Section 15332

Public Notice: On February 15, 2008, a public hearing notice was posted on the site and at the notice boards, mailed to property owners within 300 feet of the site, and faxed to the newspapers. To date, no comments have been received by staff regarding the architecture.

Authority: Section 17.28.140 of the *Zoning Ordinance* authorizes the Planning Commission to make a recommendation to the City Council regarding a development plan permit.

BACKGROUND

On January 29, 2008, the City Council and Planning Commission held a joint study session to review a mixed-use retail/residential project proposed for the parcels at 1005 and 1007 Oak Street. As discussed at the January 29th study session, the project is being reviewed in “stages” to promptly move the proposal through the development review process in order that the applicant obtain a construction-related permit prior to the anticipated implementation of the San Francisco Regional Water Quality Control Board’s new creek setbacks in July 2008. As a result, this staff report which addresses the proposed architecture is the first “stage” of project review. Subsequent staff reports will address the project’s site plan and landscaping.

ARCHITECTURAL ANALYSIS

The applicant has proposed the Town Center’s first mixed-use retail/residential development (see **Exhibit B** for project plans). The project entails a 7,000 square-foot retail area (which can be divided into tenant spaces) and eight residential garages with tandem lifts on the first floor. A covered walkway will grace the front of the building above the sidewalk along the west side of Oak Street. Seven residential units (two of which have balconies facing Oak Street) and a “club room” are located on the second floor. The total height of the project is proposed at 40 feet.

The project exemplifies a visionary proposal in that it is one unified structure which has been designed to appear as several different buildings. Other buildings in the vicinity utilize elements of the historical vernacular emphasized by the *Town Center Specific Plan* design guidelines. However, none incorporates such a bold linear concept that both reinforces the Town Center’s architectural antiquity while introducing a dynamic new visual presence along Oak Street. In addition, the project’s location at the west end of Center Street elevates its visual status as a primary aesthetic cornerstone of the Town Center. Furthermore, given its proximity to other existing and newly-approved projects (Endeavor Hall, Mitchell Creek Place, and Flora Square), the project serves to augment this burgeoning western segment of the Town Center by its innate curb appeal and unique character.

Elevations

The project has been designed without a rear facade. In essence, every one of the four elevations presents a “street-worthy” face. The Oak Street (east) elevation has been divided into seven different components (see **Exhibit B, Sheet A-3.0**). The east elevation is punctuated by a primary centralized parapet tower with two more visually subdued segments on either side that, in turn, are bracketed by secondary parapet towers. The point/counterpoint theme provides a visual balance and fluidity for the east elevation. The northern corner of the east elevation culminates in a steeply-pitched gable roof form that blends with the gabled apexes used on Endeavor Hall and the Mitchell Creek Place residences. The southern corner consists of the more subdued “counterpoint” motif that is present on either side of the centralized tower.

This subdued component wraps around onto the High Street (south) elevation and builds up to a similar albeit smaller point/counterpoint theme (see **Exhibit B, Sheet A-3.0**). A centralized parapet tower (that mimics the style of the secondary towers on the east elevation) is flanked by two counterpoint segments.

The Creek Side (west) elevation is unique in that it appears as an entirely different building (see **Exhibit B, Sheet A-4.0**). Incorporating two squared-off tower components and a covered exterior second-story walkway, the emphasis appears to be on connectivity between the residential units with an element of privacy afforded by only one staircase leading from the ground floor. Staff notes that, given the visibility of the inside of the parapets from off-site locations, use of the same exterior colors and materials on both sides of the parapets would provide greater integration for the project. A condition has been provided that both sides of all parapets be faced with matching exterior colors and materials.

The Plaza Side (north) elevation shows the Center Street side of the project (see **Exhibit B, Sheet A-4.0**) as the building tapers from a maximum width of approximately 88 feet at the southern end down to 27 feet at the northernmost section of the structure. From this angle, we see the edge-on view of the pitched roof component of the project and the northernmost squared-off tower facing Mitchell Creek. Because of the unique tapered footprint of the structure, northwest and southwest elevations have also been provided to better portray the architecture in these areas of the project (see **Exhibit B, Sheet A-4.0**).

The proposed architectural motif of the second-story comprises a mixture of tan and dark brown horizontal hardiplank lap siding, dark brown vertical board and batton siding, and tan and brown cement plaster (see **Exhibit C** for materials sample board). The first story will incorporate the same exterior colors and materials with additional cultured stone elements at the northern and southern ends of the Oak Street elevation and at the base of the walkway canopy support columns. The cultured stone elements are extended around both the first story High Street and Plaza Side elevations as well as encompassing an entire two-story segment on the Creek Side elevation, an added bonus for the project. Brown composition shingle roof material will be used for the covered walkway along the Oak Street elevation. Staff has concerns that the “Wickenburg” color used for the cement plaster appears with an orange-like hue. A condition has been provided that a more tan/brown color shall be used to complement the other proposed exterior materials.

Pedestrian Spaces

With the street-facing entrances and the walkway overhang above the storefront entrances along Oak Street, the proposed building-to-street component on the first story of the project encourages pedestrian spaces in accordance with the *Specific Plan* which states:

“The *building-street edge* relationship is the most important consideration in planning a building site. In order to achieve the Town Center’s objective of creating a high-quality pedestrian environment, buildings should be located close to the front property line and sidewalk, with frontages designed to maximize pedestrian interest.”

The second story also features pedestrian-oriented components with the two projecting second-story balconies on the Oak Street elevation and a long continuous second-story pedestrian walkway on the Creek Side elevation. This lends new dimensions of pedestrian connectivity to the Town Center which only contains two other buildings—the Village Oaks and Flora Square commercial buildings—that integrates outdoor second-story pedestrian spaces.

Size and Bulk

Regarding building bulk, the *Specific Plan* states that:

“Buildings over 50 feet in width are permitted if function necessitates, as in the case of a supermarket, but in such instances should be limited to 150 feet along a public street.”

And adds that:

“When a building width must be greater than 50 feet, its elevation must be divided into smaller parts by...a change of plane in the form of a projection or recess.”

Currently, the Commission is reviewing amendments of Chapter 4 (Urban Design) of the *Specific Plan* which include, in part, allowing buildings to extended a maximum of 200 feet along a public street. Staff has provided a condition that the development plan approval is not effective until the *Specific Plan* guidelines have been amended by the City Council to allow for building lengths of up to 200 feet. However, in accordance with the *Specific Plan*, the applicant has provided a design which divides the various elevations into smaller elements through projections, recesses, roofline transitions, and exterior material and color variations.

Scale, Proportion, and Rhythm

The *Specific Plan* indicates that the “scale” of a building should be achieved through use of porches and recessed eaves while building elements at ground level should be kept to a human size. Furthermore, quality use of “proportion” can be accomplished when “building parts, recesses, window and door openings, and details” relate to an overall system of balanced components within a facade. Lastly, the *Specific Plan* identifies architectural rhythm as an ingredient of composition that “is tied to the careful use of repetitive spatial or structural parts to give an underlying order.” It adds that it “is helpful to have some basic order of repetitive parts be apparent, though subtle, so that significant variations have importance.”

The project utilizes a high level of scale, proportion, and rhythm. The first-story Oak Street storefront facade is broken into rhythmic, proportional doorway segments embellished with a fluid yet unifying series of window facades fused with individual building components. This allows the large expanse of building to be visually embraced at a human size—a design benefit that is further enhanced by the covered walkway along Oak Street. The second story facades on the Oak Street and Creek Side elevations also lend a sense of human size through use of pop-outs interspersed with projecting second-story balconies and a long pedestrian walkway, giving a welcome “attainability” to the second story. The individual building sections of the Oak Street facade are aligned with the walkway canopy support columns while the second-story balconies provide a visual offset from the more prominent tower portions of the project—all of which promote the “overall system of balanced components” mentioned in the *Specific Plan*. The coordinated architectural trade-off of second-story windows and balconies with first-story recessed storefronts and support columns enhances the “basic order of repetitive parts.” The “subtle” and “significant variations” highlighted as foundations of rhythm in the *Specific Plan* are evident by the use of the assorted building sections, exterior colors and materials, balconies and walkways, and roof parapet styles. Although more functional and utilitarian in nature, the individual garages on High Street also add a more pedestrian-sized element as does the plaza proposed for the north end of the property.

Shade and Shadow

The *Specific Plan* states that “offsets, projections, overhangs, and recesses...may be used to produce effective shadow interest areas. Long unbroken expanses of wall or facade should be avoided.” The project incorporates efficient shadow effects through use of overhangs, recessed doors and windows, and window awnings. Staff notes that the shadowing on the High Street elevation—which is a south-facing elevation receiving considerable direct sunlight—would be enhanced through use of awnings above all second-story windows. A condition has been provided for this modification. As of the writing of this report, the applicant has indicated that awning colors and materials have not been determined.

Exterior Colors and Materials

Although the *Specific Plan* currently classifies cement plaster (e.g., stucco) as “acceptable”, the Commission is reviewing an amendment to the building material guidelines that would modify cement plaster on street-facing sides as being an “un-acceptable” exterior material. When applied to the project, this would eliminate stucco from the High Street and Oak Street elevations. The applicant has indicated that stucco siding is an essential component in varying the exterior colors and materials scheme. The Commission may wish to re-visit the issue with the applicant and provide direction to staff.

Southeast Corner

Staff has concerns that the southeast corner lacks articulation and visual interest. The Oak Street elevation of the first-story garage and second-story residence are monolithic in nature, conflicting with the *Specific Plan* guidelines which states:

“Long unbroken expanses of wall or facade should be avoided along street frontages and corners.”

Staff has provided a condition that the Oak Street elevation of the first-story garage shall incorporate enhanced architectural features. Furthermore, staff notes that the southeast corner may benefit from additional augmentation to embellish this highly-visible corner of the project. The Commission may wish to consider additional elements or design alternatives and provide direction to staff.

Rooftop Equipment

The *Specific Plan* notes that:

“Roof-mounted equipment is discouraged. When such equipment is necessary, it should be screened from view from roads, the trail system, adjacent properties, and pedestrian areas. Special attention should be given to changes in elevation which may provide a view down to a roof.”

In order to ensure that the mechanical units are adequately screened from off-site areas (including the upward slope to the west of the project site), staff has provided a condition that all roof-mounted equipment be visually screened from roads, public trails, adjacent properties, pedestrian areas, and off-site viewpoints. Furthermore, staff has provided a condition that all minor and secondary rooftop equipment (e.g., satellite dishes, antenna arrays) be clustered together to minimize visual impacts to off-site areas.

Modified Facade

Staff notes that the pitched-roof element at the northern end of the Oak Street elevation has been modified from the design provided at the January 29, 2008 study session. The steepness of the pitch has been reduced so that it more closely resembles the pitched roof on Endeavor Hall. Also, the size of the triangular segment has been shortened so that it comprises a smaller area of the overall facade. Staff notes that this modified design improves the curb appeal of the project.

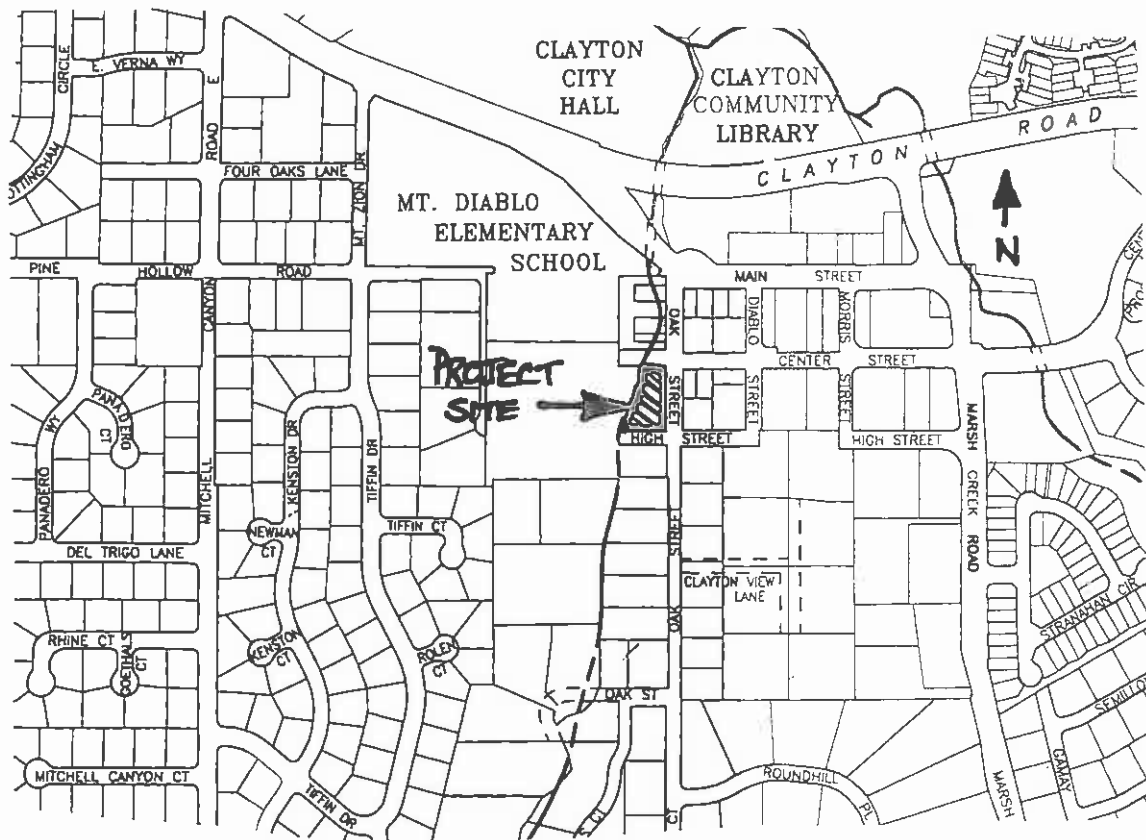
RECOMMENDATION

Staff recommends that the Commission review the proposal, provide direction to staff, and continue the public hearing to the next meeting on March 11, 2008.

EXHIBITS

- A Location Map
- B Rivulet Mixed Use Project Architectural Elevations, Roof Plan, and Cross Sections, prepared by KTG Y Group, Inc., date stamped February 20, 2008
- C Materials Sample Board, prepared by KTG Y Group, Inc., date stamped February 21, 2008.
- D Draft Conditions of Approval, dated February 26, 2008

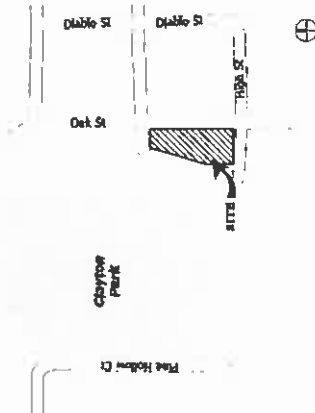
DP 2008-01-08.sr-2



Location Map
1005 and 1007 Oak Street
APNs 119-050-009 and 119-050-034

CLAYTON DOWNTOWN MIXED-USED CLAYTON, CA

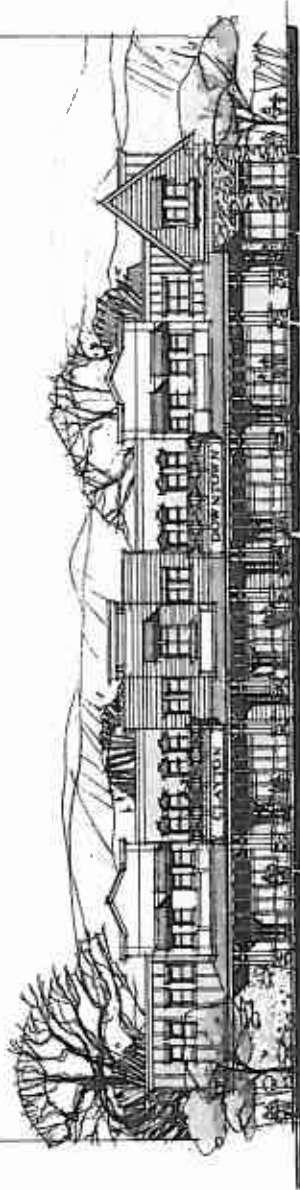
LOCATION MAP



Uzoma Nwakuche
LLB, MBA

1042 Pebble Beach Drive,
Clayton, CA 94517
PH: 925.690.8187 FX: 925.951.6222

KTGY NO. 200706439



PROJECT TEAM:

DEVELOPER: UZOMA NWAKUCHE, LLB, MBA
1042 PEBBLE BEACH DRIVE
CLAYTON, CA 94517
CONTACT: UZOMA NWAKUCHE
TEL: 925.690.8187 FAX: 925.951.6222

DESIGN CONSULTANT: VIZ F/X
P O BOX 974
CLAYTON, CA 94517
CONTACT: BOB STAERLE
TEL: 925.672.8600 FAX: 925.672.4801

ARCHITECT/PLANNER: KTGY GROUP, INC.
17992 MITCHELL SOUTH
IRVINE, CA 92614
CONTACT: DAVID WAI HO
TEL: 949.851.2133 FAX: 949.851.5156

CIVIL ENGINEER: DEBOLT CIVIL ENGINEERING
811 SAN RAMON VALLEY BLVD STE 201
DANVILLE, CA 94526
CONTACT: JIM DIGGINS
TEL: 925.837.3780 FAX: 925.837.4378

LANDSCAPE ARCHITECT: GATES & ASSOCIATES LANDSCAPE ARCHITECTS
2671 CROW CANYON RD.
SAN RAMON, CA 94583
CONTACT: DAVID GATES
TEL: 925.736.8176 FAX: 925.838.8901

TRAFFIC ENGINEER: ABRAMS & ASSOCIATES TRAFFIC ENGINEERS, INC.
1660 OLYMPIC BOULEVARD SUITE 210
WALNUT CREEK, CA 94596
CONTACT: STEVE ABRAMS
TEL: 925.945.0201 FAX: 925.945.7966

INDEX OF DRAWINGS

T-10	TITLE SHEET / INDEX
SP-10	SITE PLAN
A-10	FIRST FLOOR RETAIL PLAN
A-20	SECOND FLOOR RESIDENTIAL PLAN
A-30	EXTERIOR ELEVATIONS
A-40	EXTERIOR ELEVATIONS
A-50	TYPICAL UNIT PLANS/SECTIONS
A-60	ROOF PLAN

STRUCTURAL ENGINEER:
430 E STREET
SANTA ROSA, CA 95404
CONTACT: RICH BRIBIS
TEL: 707.244.3641 FAX: 707.244.3641

SOILS ENGINEER:
CUNDEY SOILS ENGINEERING
P.O. BOX 3562
WALNUT CREEK, CA 94596
CONTACT: THOMAS CUNDEY
TEL: 925.938.4895 FAX: 925.938.7983

LAND OWNER:
CITY OF CLAYTON
6000 HERITAGE TRAIL
CLAYTON, CA 94517
TEL: 925.672.7800 FAX: 925.672.4917

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DATE	BY
10/11/07	UW
10/11/07	UW
10/11/07	UW



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02/19/08

EXHIBIT B
(8 PAGES)



Uzoma Nwaku
LLB; MBA

1042 Pebble Beach Drive,
Clayton, CA 94517
PH: 925.690.1117 FX: 925.933.1622

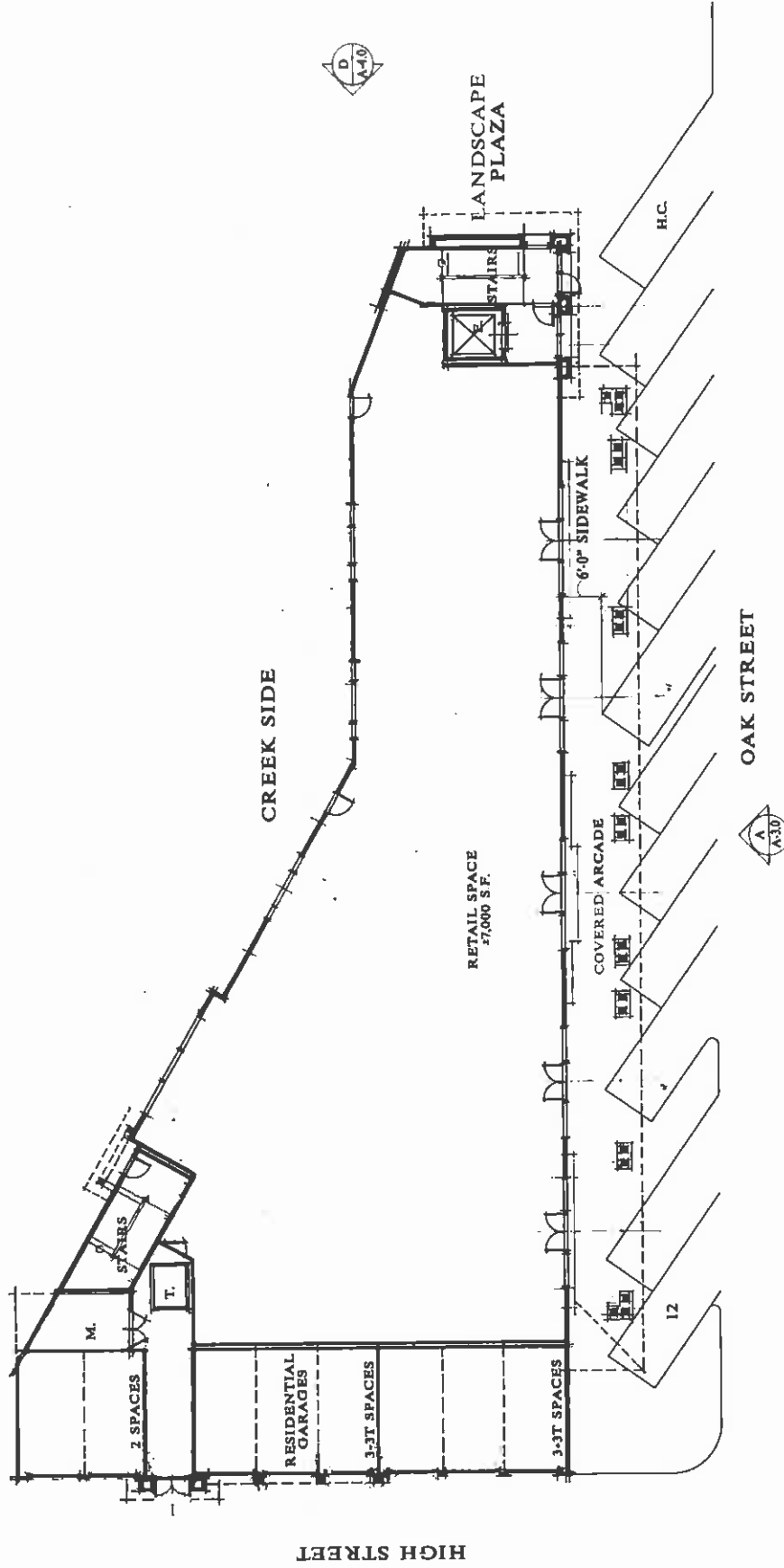
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1	1st PLANNING SUBMITTAL		UN
2			
3			



KTGY GROUP
ADVERTISEMENT PLANNING
17835 WYOMING AVE.
BEVERLY HILLS, CALIFORNIA 90210
(818) 771-1122 FAX (818) 771-0118
ALL RIGHTS RESERVED

SP-1.0
02/19/01



FIRST FLOOR COMPOSITE PLAN CLAYTON DOWNTOWN MIXED-USE Clayton, California

DATE	BY
10/10/18	KTGY
DATE	BY
10/10/18	KTGY
DATE	BY
10/10/18	KTGY

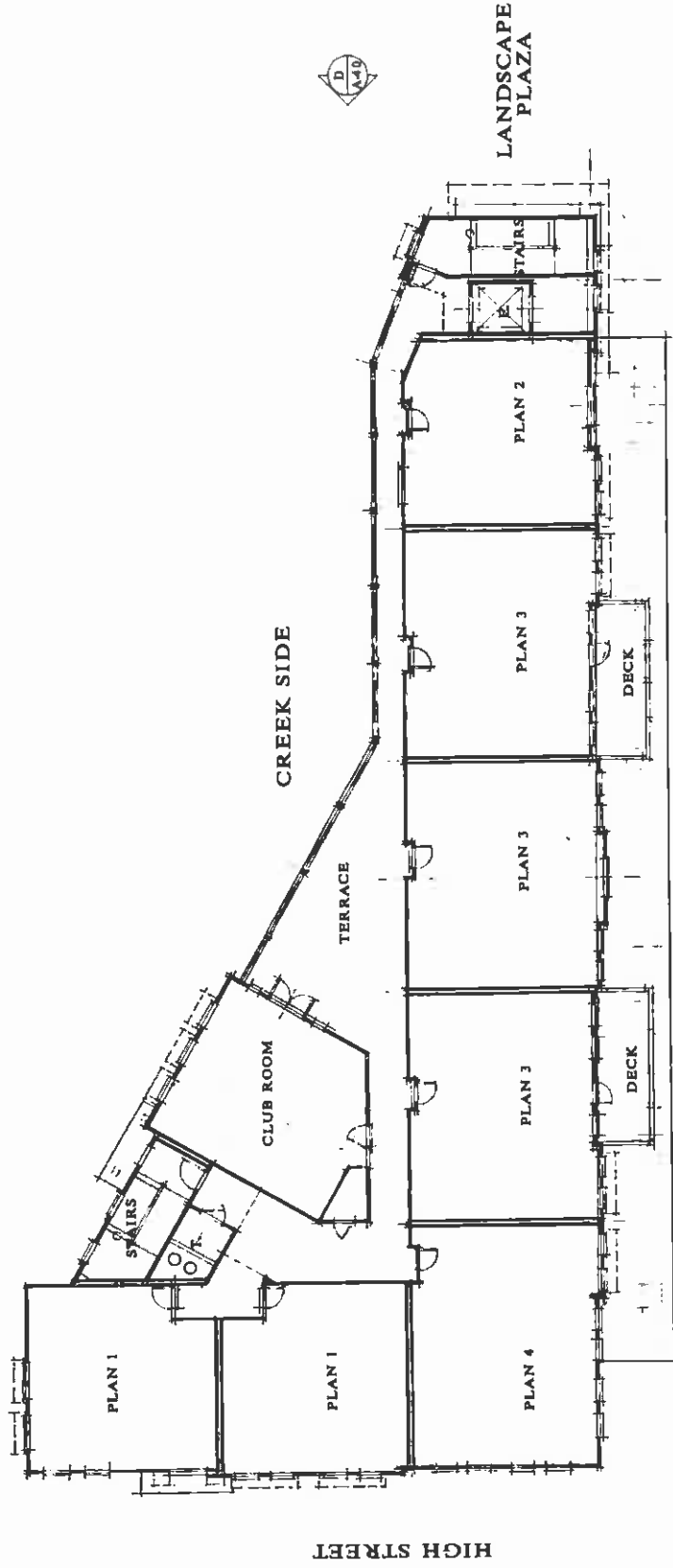
Uzoma Nwakuche
LLB, MBA
1043 Pebble Beach Drive,
Clayton, CA 94517
PH: 925.690.8187 FX: 925.955.1622

KTGY NO. 2077064.00



KTGY GROUP, INC.
ARCHITECTURAL FIRM
1043 PEBBLE BEACH DRIVE
CLAYTON, CALIFORNIA 94517
TEL: 925.690.8187
FAX: 925.955.1622

A-1.0
02/19/18



Uzoma Nwakuche
 LLB, MBA
 1043 Pebble Beach Drive,
 Clayton, CA 94517
 PH: 925.690.8187 FX: 925.955.1622

SECOND FLOOR COMPOSITE PLAN CLAYTON DOWNTOWN MIXED-USE Clayton, California



REVISIONS	DATE	BY
1	07/09/18	U
2	07/09/18	U
3	07/09/18	U

KTGY GROUP, INC.
 ARCHITECTURAL
 1043 PEBBLE BEACH DRIVE
 CLAYTON, CALIFORNIA 94517
 TEL: 925.690.8187
 FAX: 925.955.1622

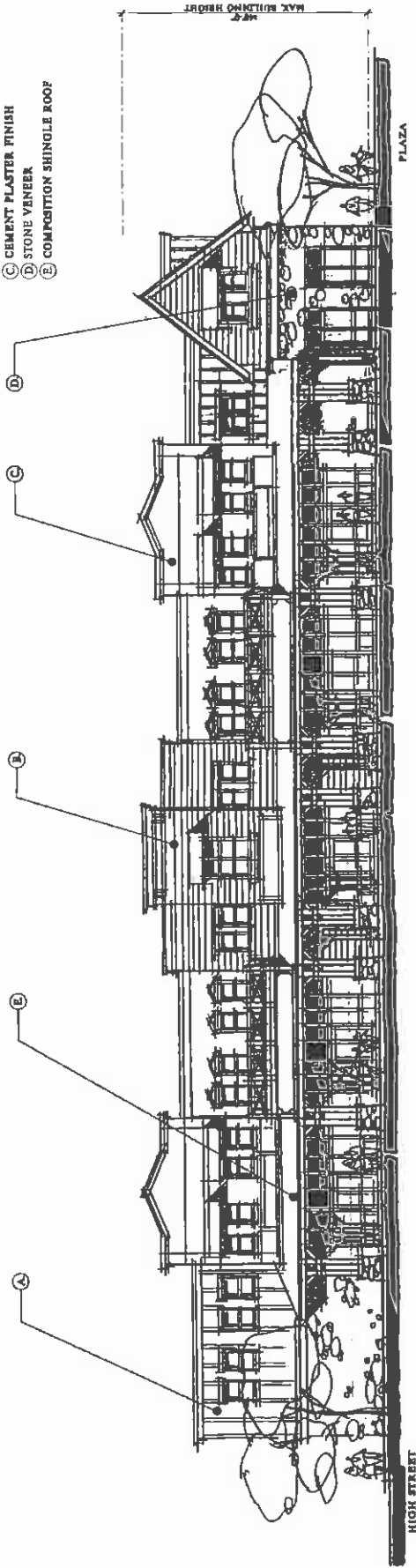
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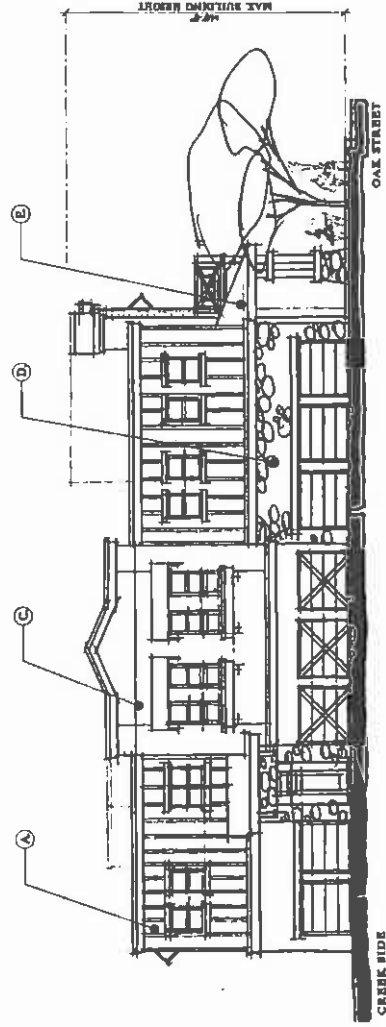
EXTERIOR MATERIAL LEGEND

- ① BOARD & BATTEN VERTICAL SIDING
- ② HORIZ SIDING
- ③ CEMENT PLASTER FINISH
- ④ STONE VENEER
- ⑤ COMPOSITION SHINGLE ROOF

□



OAK STREET ELEVATION A



HIGH STREET ELEVATION B



EXTERIOR ELEVATIONS
CLAYTON DOWNTOWN MIXED-USE
Clayton, California

REVISION	DATE	BY
1	11/11/11	KTGY
2	11/11/11	KTGY
3	11/11/11	KTGY
4	11/11/11	KTGY

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KTGY NO. 2007056400



KTGY GROUP
ARCHITECTS
1000 RIVER STREET
CLAYTON, CA 94517
TEL. 925.690.1187
WWW.KTGYGROUP.COM

A-3.0
02/09/11

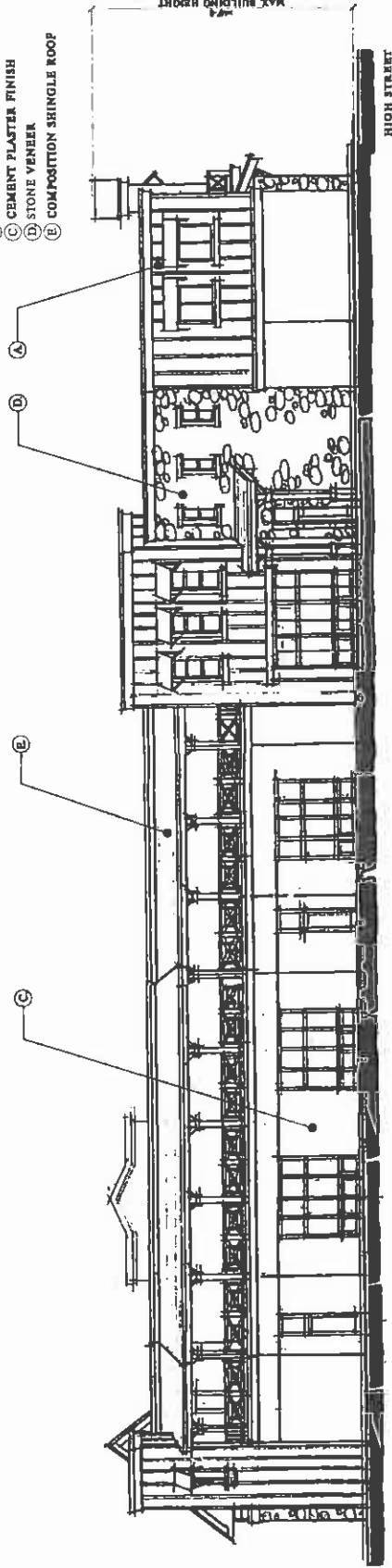
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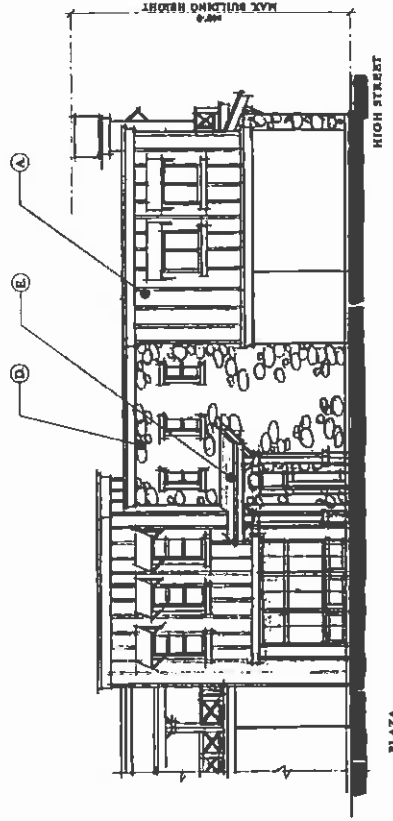
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EXTERIOR MATERIAL LEGEND

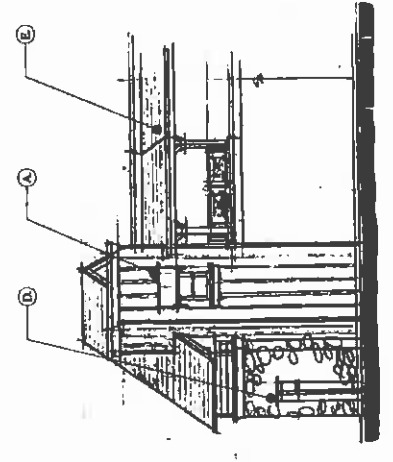
- A BOARD & BATTEN VERTICAL SIDING
- B HORIZ. SIDING
- C CEMENT PLASTER FINISH
- D STONE VENEER
- E COMPOSITION SHINGLE ROOF



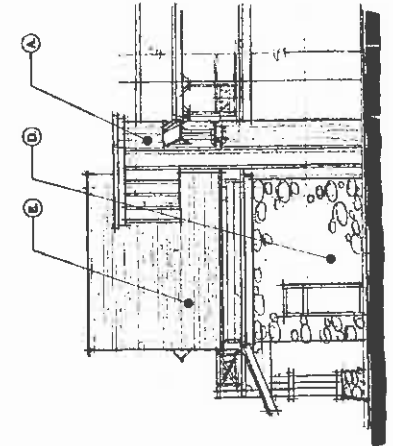
CREEK SIDE ELEVATION C



CREEK SIDE ELEVATION C



PLAZA/CREEK SIDE ELEVATION C/D



PLAZA SIDE ELEVATION D



EXTERIOR ELEVATIONS CLAYTON DOWNTOWN MIXED-USE

Clayton, California

REVISION	DATE	BY
1	01/11/2018	KT
2	02/19/2018	KT



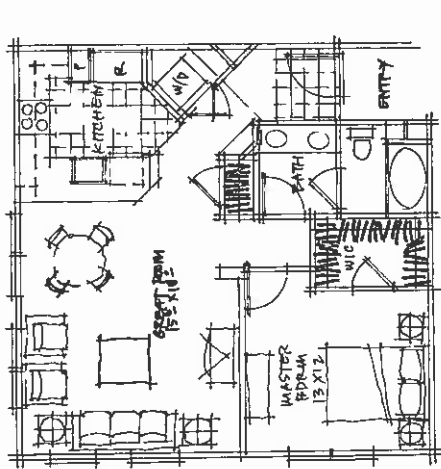
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Uzoma Nwakuche
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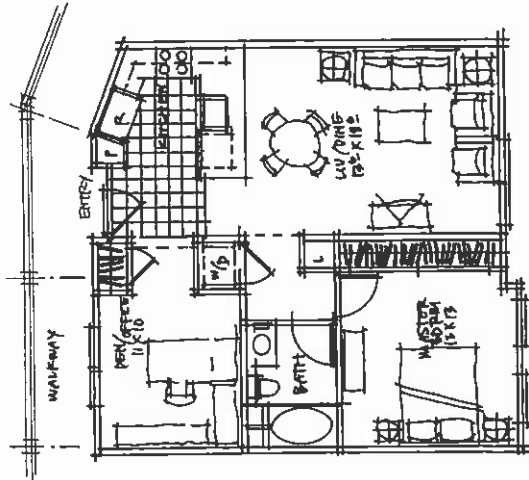
1043 Pebble Beach Drive,
Clayton, CA 94017

PH: 925.690.8167 FX: 925.951.6222

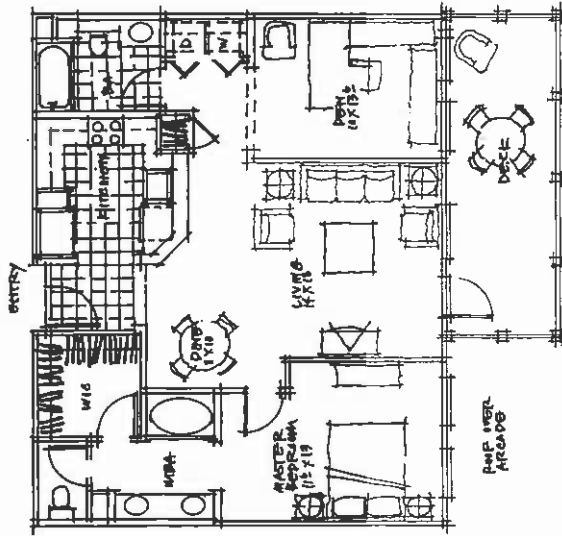
KTGY NO. 2087566200



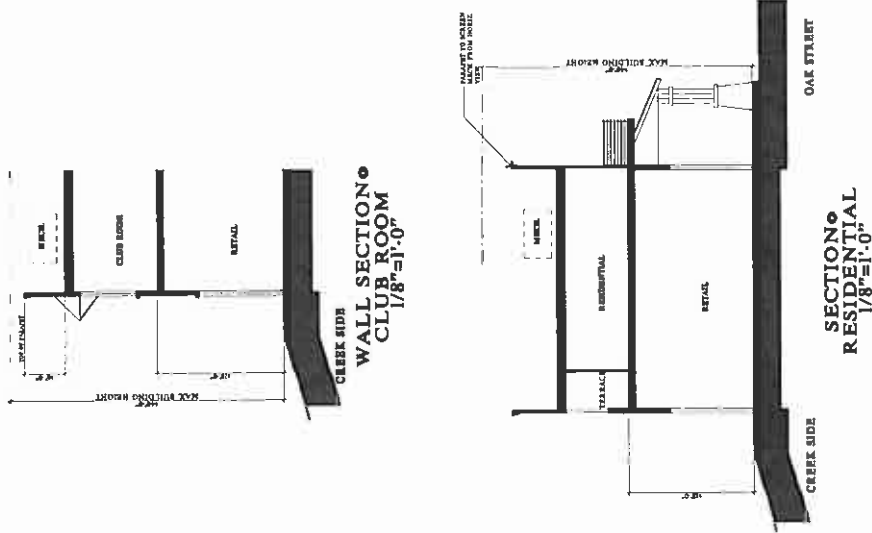
PLAN 1 - 1 BR + 1 BA
850 GR SF



PLAN 2 - 1 BR + DEN + 1 BA
900 GR SF



PLAN 3 - 1 BR + DEN + 2 BA
1105 GR SF



UNIT PLANS

CLAYTON DOWNTOWN MIXED-USE

Clayton, California

1. REVISIONS	DATE	BY
2. LIST HANDLING INITIALS	DATE	BY
3.		
4.		



KTGY GROUP, INC.
ARCHITECTS
1043 PABLO BEACH DRIVE
CLAYTON, CA 94517
PH: 925.690.8187 FAX: 925.951.6222

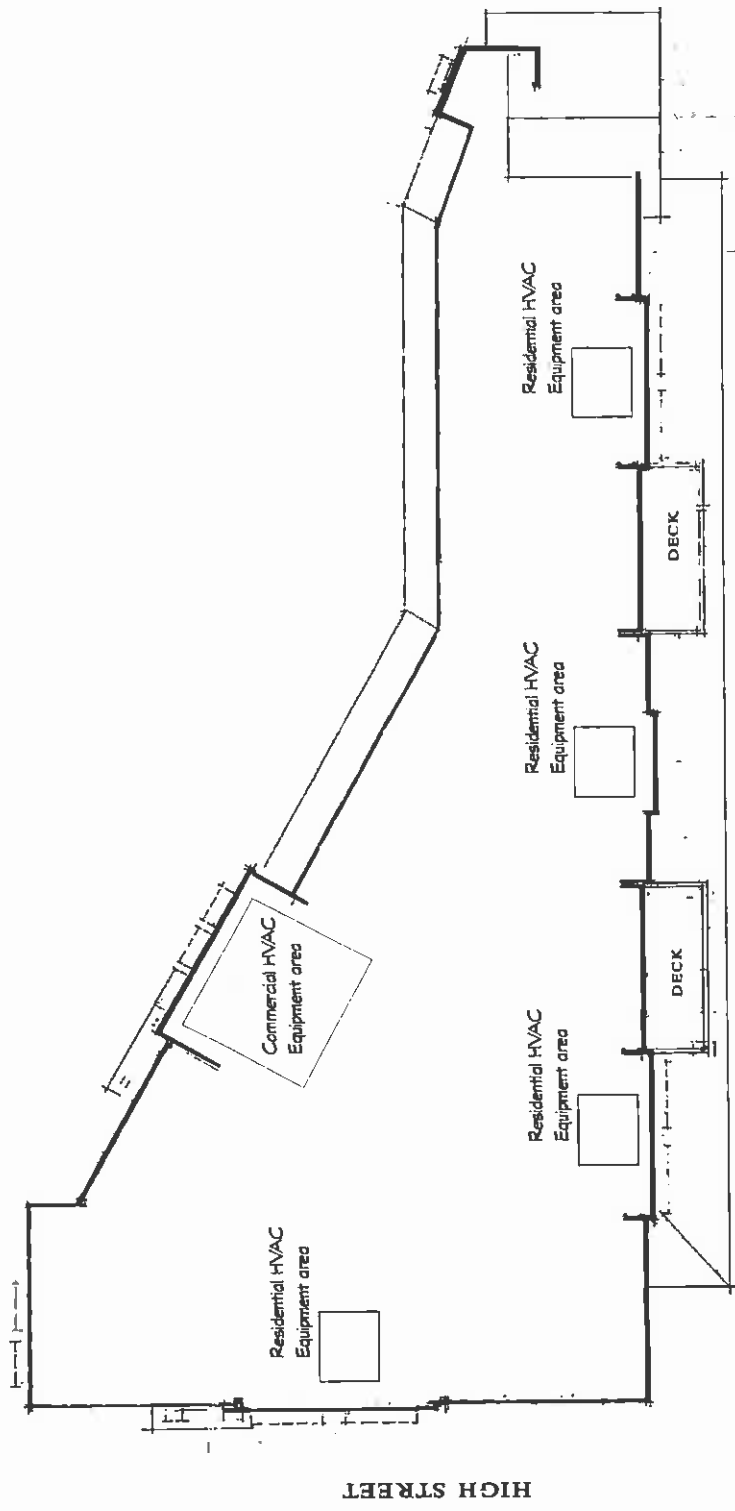
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02/19/08

Uzoma Nwakuche
LLB, MBA

1043 Pablo Beach Drive,
Clayton, CA 94517

PH: 925.690.8187 FAX: 925.951.6222

KTOT NO. 20706420



HIGH STREET

OAK STREET



CLAYTON DOWNTOWN MIXED-USE ROOF PLAN

Clayton, California

REVISION	DATE	BY
1	01/11/10	KTGY
2	01/11/10	KTGY
3	01/11/10	KTGY
4	01/11/10	KTGY
5	01/11/10	KTGY



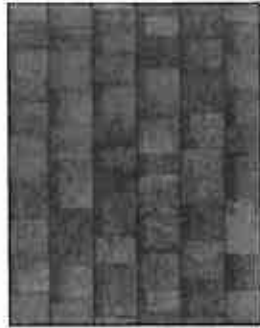
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Uzoma Nwakuche
 LLB; MBA
 1047 Pebble Beach Drive,
 Clayton, CA 94517
 PH: 925.690.8187 FX: 925.953.1622

KTGY NO. 2007066209

CERAMIC PLASTER COLORS
DAVE EDWARDS ARCHITECTURAL HOUS

Sketching
to 2007



ONPES COUSING QUANTON MICHIGAN SWANLIES
DRYWOOD

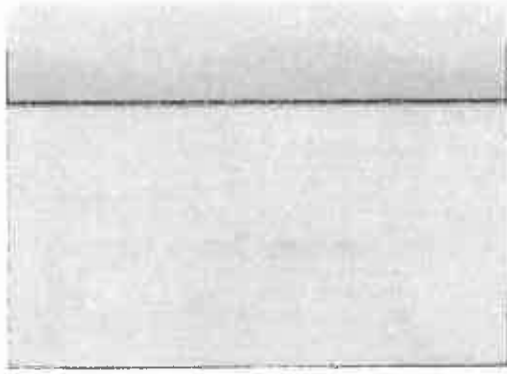


CLAYTON STONE, OLD COUNTRY PELENTINE,
CHANDLERWAY CIVIL BRIDGE

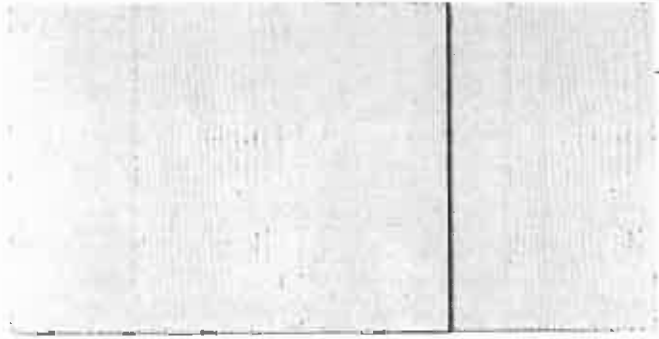
HAUSDE BOARD (HARD BROWN) (COLOR)



HAUSDE SOLID SHIMMERING BOARD AND BATTER (TEXTURE)



HAUSDE LAY BEING (TEXTURE)



HAUSDE SOLID NAVAJO BEAMS (COLOR)



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DEVELOPMENT DEPT.

Uzoma Nwakuche
LLB, MBA

1042 Pebble Beach Drive,
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KTOY NO. 200704659



02/19/08

MATERIALS SAMPLE BOARD



EXHIBIT C

**RIVULET MIXED USE PROJECT
DRAFT CONDITIONS OF APPROVAL
DP 01-08**

These conditions of approval apply to the Rivulet Mixed Use Project Architectural Elevations, Roof Plan, and Cross Sections, prepared by KTGy Group, Inc., date stamped February 20, 2008; and Materials Sample Board, prepared by KTGy Group, Inc., date stamped February 21, 2008.

General Conditions

1. This approval is not effective until Chapter 4 (Urban Design) of the *Town Center Specific Plan* is amended to allow a building width of at least 200 feet along a street frontage.

Site Plan Conditions

[To be provided at a later date]

Architectural Conditions

2. The architectural elevations shall be revised to show the following modifications:
 - a. The interior sides of all parapets shall be faced with cement plaster which is identical to the material and color used on the cement plaster areas of the exterior (i.e., outward-facing) elevations of the building.
 - b. Awnings shall be provided over all second-story windows on the High Street elevation.
 - c. The Oak Street elevation of the first-story garage shall incorporate enhanced architectural features (e.g., recessed, obscure, or high windows; or trellis with landscaping).
 - d. The garage doors shall utilize a carriage-appearing sectional roll-up design.
 - e. All windows shall be recessed a minimum of three inches.
 - f. All rooftop equipment shall be screened from roads, the trail system, adjacent properties, and pedestrian areas to the maximum extent possible. The rooftop equipment shall be painted to match the color of the interior parapet.
 - g. All minor and secondary rooftop equipment shall be clustered together and screened from roads, the trail system, adjacent properties, and pedestrian areas to the maximum extent possible.
 - h. A tan/brown color for cement plaster siding shall be used to replace the "Wickenburg" cement plaster siding.
 - i. The balcony and walkway overhang configurations shall be as shown on the Oak Street, High Street, and Plaza Side elevations.
 - j. The parapets on the Oak Street and High Street elevations shall be shown on all elevations on construction plans submitted for building permit issuance.
 - k. Any future re-painting of the project's Oak Street and High Street frontages shall provide for color distinction for the individual storefronts.

Landscaping Conditions

[To be provided at a later date]