Agenda
Planning Commission Meeting
7:00 P.M. on Tuesday, November 25, 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. Vice Chair Hartley to report at the December 2, 2008 City Council meeting.

Public Comment

Approval of Minutes

2. Approval of minutes from the special meeting of November 12, 2008.

Public Hearings

3A. **SPR 09-08, Site Plan Review Permit, Robert Staehle,** 215 Mountaire Circle, APN 119-142-003. A Site Plan Review Permit to allow the construction of a second-story balcony and staircase measuring approximately 14 feet in height and 250 square feet in area. Proposed Action: Approval, with conditions.

3B. **SPR 08-08, Site Plan Review Permit, Toni Guttry,** 5571 Morningside Drive, APN 118-110-010. A Site Plan Review Permit to allow the construction of a custom two-story single-family residence measuring approximately 28 feet in height and 4,400 square feet in area. Proposed Action: Approval, with conditions.

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, December 9, 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.

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.

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Minutes
City of Clayton Special Planning Commission Meeting
Wednesday, November 12, 2008

Call to Order

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

Present: Chair Tuija Catalano, Commissioner Bob Armstrong, Commissioner Keith Haydon, Commissioner Sandra Johnson

Absent: Vice Chair Ed Hartley

Staff: Community Development Director David Woltering
Assistant Planner Milan Sikela, Jr.

Administrative

1A. Review of agenda items.

1B. Chair Catalano to report at the November 18, 2008 City Council meeting.

Public Comment

Approval of Minutes

2. Approval of minutes from the meeting of October 28, 2008.

Commissioner Armstrong moved and Commissioner Haydon seconded a motion to approve the minutes from the meeting of October 14, 2008, as amended. The motion passed 4-0.

Public Hearings

3. None.

Old Business

4. None.

New Business

5. **ZOA 03-08, City of Clayton.** Study session item regarding possible amendment of the Clayton Municipal Code to allow outside sales in residential districts.

Director Woltering presented the staff report.

Commission questions included:

- Does the reference to open houses and yard sales apply to garage sales in the Sign Provisions? *Director Woltering answered "yes."*
- Did the City Attorney have concerns with limiting what is sold with outside sales? *Director Woltering indicated that the City Attorney had indicated it would be difficult to restrict what is sold as part of outside sales.*
- We should add a finding that the garage/yard sale is consistent with the residential character of the neighborhood.

- We need to ensure that there are no traffic, noise, or congestion impacts related to the outside sales.

The public comment period was opened.

Jim Schwandt, 1092 Mitchell Canyon Road, indicated that he would like to see a copy of the proposed Code amendment allowing outdoor sales in residential districts. *Chair Catalano indicated that there is no formal Code amendment at this time. This study session is being held to review the issue and discuss the options available in the circumstance that the City would want to amend its Code to possibly allow outside sales.*

Lynn Hadley, 527 Hamburg Circle, indicated the following:
- If the City considers any amendments to the Code, the amendments should only address garage and yard sales.
- Farmers' markets already exist as a vehicle to allow outdoor sales of produce and the Clayton Woman's Club sponsors holiday boutique sales.

Jon Van Brusselen, 5851 Pine Hollow Road, indicated the following:
- There are already appropriate outlets for outdoor sales of produce within the community without having to amend the Code.
- We will be opening a can of worms if we amend the Code to allow outdoor sales of produce in residential districts.
- Consideration of amending the Code appears to be focused on allowing one family to sell produce outdoors.

Jim Schwandt, 1092 Mitchell Canyon Road, indicated that this is not for one family but for for the entire City.

Jenny Lewis, 1098 Mitchell Canyon Road, indicated the following:
- The City should amend the Code to allow a permitting process for outside produce sales in residential areas.
- The frequency of outside sales events should be ten times per year.

Commissioner Johnson asked if the home occupation permit process would address outside sales events. *Director Woltering indicated that, if the home occupation permit were approved, sales could only occur inside of the residence with no external evidence of the business activity.*

Rande Jaffe, 851 Coachman Place, indicated the following:
- There are already outside sales occurring in residential neighborhoods when kids go house-to-house offering to rake leaves for pay.
- Outside sales should be allowed twice a month.
- The City could place a maximum limit on the amount of money generated by the outside sales.

The public comment period was closed. Commission comments and questions included:

- Could a complaint stop a garage sale? *Director Woltering answered that, yes, theoretically a complaint could stop a garage sale if there were such impacts as traffic congestion.*
- Mr. and Mrs. Lewis have gone through great expense to screen their property by installing a wooden fence.
- Garage and yard sales should be clarified within the Code. We should be allowing them within certain parameters.
- It is difficult to define all possibilities and nuances in a Code provision.
- I think we should stay on the course we are currently on. Vagueness in the Code can sometimes be a good thing.
- It is appropriate to address garage/yard sales, but we should not go further than that.
- We should allow four garage sales per year.
- The term "personal property sales" would seem to encompass both garage and yard sales.
- Language that deals with traffic, noise, and congestion should be added as a parameter for allowing garage/yard sales.
- We should ensure that all areas of the Code are consistent with regard to personal property sales, including the Sign Provisions. Since we are on the subject of Sign Provisions, is it appropriate to allow balloons? *Director Woltering indicated that it is common in most cities to preclude and discourage the use of balloons as an advertising device since, once they are deflated, they become an environmental hazard.*

The Commission concluded their discussion by directing staff to return with a draft amendment to the Clayton Municipal Code that would address the following with respect to outside sales in residential areas:

- Outside sales should be limited to personal property sales (the term "personal property sales" would replace the term "garage/yard sales").
- Personal property sales should be allowed a maximum of four days per calendar year.
- Personal property sales should be limited to the hours between 8:00 a.m. and 5:00 p.m.
- Personal property sales should not result in adverse impacts related to noise, traffic, safety, congestion, and parking.
- The Sign Provisions should be reviewed and modified, as needed, to support the described personal property sales.

The Commissioners asked Director Woltering when he expected the draft ordinance amendment to come back to the Planning Commission for consideration. Director Woltering indicated that he expected that the draft ordinance would be presented back to the Commission at its December 9, 2008 meeting.

Commissioner Armstrong stated that he strongly recommended that the Lewis family follow-up on the offer made by community members for their sponsorship at the Clayton Farmer's Market.

Communications

6A. Staff.

Director Woltering indicated that the Town Center Retail Study will be going back to the City Council at its November 18, 2008 meeting.

6B. Commission.

Commissioner Armstrong asked whether the Commission should attend the open house sponsored by the Clayton Community Church to present the congregation's Town Center property development plan? *Director Woltering indicated that it would not be advisable, given that the project would need to come before the Commission for future approvals. Director Woltering added that he would consult with the City Attorney and report back to the Commissioners on the matter.*

Adjournment

7. The meeting was adjourned at 8:33 p.m.

Submitted by
David Woltering, AICP
Community Development Director

Approved by
Tuija Catalano
Chair

Plng Comm\2008\Minutes\1112

PLANNING COMMISSION
STAFF REPORT

Meeting Date: **November 25, 2008**

From: **Milan J. Sikela, Jr.**
Assistant Planner

Subject: **Robert Staehle**
Site Plan Review Permit (SPR 09-08)

REQUEST

Approval of a Site Plan Review Permit to allow the construction of a second-story balcony and staircase measuring approximately 14 feet in height and 250 square feet in area.

PROJECT INFORMATION

Applicant / Location:	Robert Staehle 215 Mountaire Circle APN 119-142-003 (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-10 District (10,000 square-foot minimum lot area).
Environmental Review:	Categorically exempt per Section 15303(e), Class 3 of the State CEQA Guidelines.
Public Notice:	On November 14, 2008, a public hearing notice was posted 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:	Comments from the City Engineer and City Stormwater Manager have been incorporated into the advisory notes. The Contra Costa County Building Inspection Department, Contra Costa County Fire Protection District, and Contra Costa Water District did not respond.
Authority:	Section 17.44.020 of the Zoning Ordinance authorizes the Planning Commission to approve a Site Plan Review Permit in accordance with the Standards of Review in Section 17.44.040.

DISCUSSION

The applicant has requested approval of a Site Plan Review Permit to allow the construction of a second-story balcony and staircase measuring approximately 14 feet in height and 250 square feet in area. The balcony and staircase have been designed to complement the existing residence through use of stucco columns that match the residence color and finish as well as a railing that matches the white color of the trim on the residence. The site plan and architectural elevations are provided as **Exhibit B**.

Setback Analysis

The project meets the R-10 District standards as shown below.

Required Setbacks	Existing Setbacks		Proposed Setbacks		Project Compliance
Front Setback 20'	North	34' 6"	North	No Change	Yes
Side Setback					
10' minimum	West	28'	West	12'	Yes
	East	19'	East	No Change	Yes
20' aggregate	Aggregate	47'	Aggregate	31'	Yes
Rear Setback 15'	South	24'	South	No Change	Yes

Residential Floor Area Analysis

Section 17.78.030.D.3 of the Zoning Ordinance excludes balconies "where at least one of the longest dimensions in unenclosed." Since the entire balcony is unenclosed, it would qualify for this exemption. Hence, the project complies with City standards by being excluded from the residential floor area requirements.

Conclusion

Staff has reviewed the design aspects of the proposed plans relative to the standards for Site Plan Review Permits and determined that the project, as conditioned, is in conformance with the standards. The proposed findings listed below specifically address the standards.

RECOMMENDATION

Staff recommends that the Planning Commission approve Site Plan Review Permit SPR 09-08 to allow the construction of a second-story balcony and staircase measuring approximately 14 feet in height and 250 square feet in area, based upon the following findings and subject to the following condition.

Proposed Findings of Approval

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 makes the following findings regarding the Site Plan Review Permit for the addition:

1. Is consistent with the General Plan designation and policies.
2. Meets the standards and requirements of the Zoning Ordinance.
3. Preserves general safety of the community regarding seismic, landslide, flooding, fire, and traffic hazards.
4. Maintains solar rights of adjacent properties.
5. Reasonably maintains the privacy of adjacent property owners and/or occupants.
6. Reasonably maintains the existing views of adjacent property owners and/or occupants.
7. Is complementary, although not identical, with adjacent existing structures in terms of materials, colors, size, and bulk.
8. Is compatible with the neighborhood and surrounding land uses.

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

Proposed Condition of Approval

This condition of approval applies to the Staehle Residence Master Bedroom Deck Site Plan and Architectural Elevations, submitted by the applicant, date stamped November 14, 2008.

1. 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 Notes

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

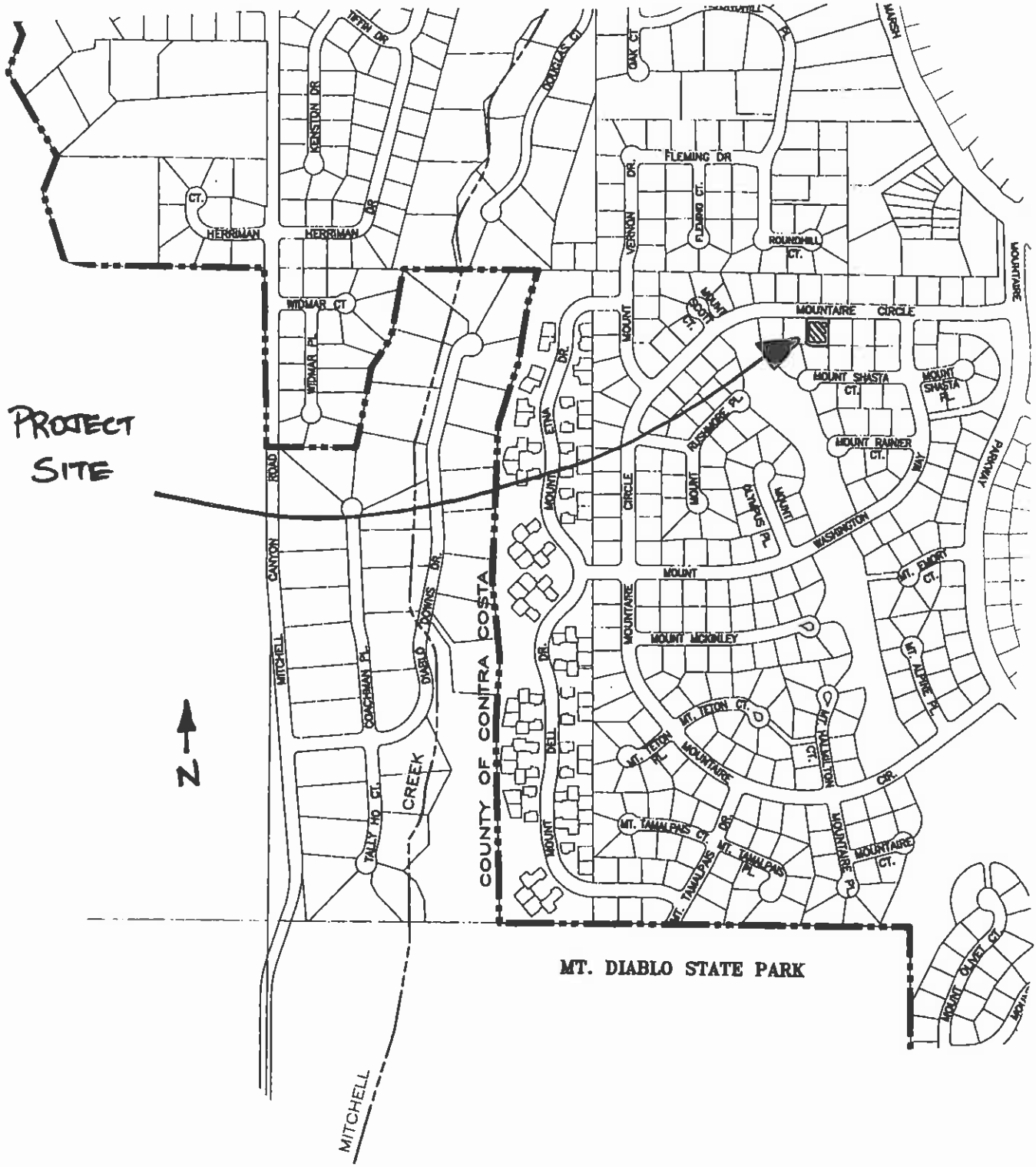
1. The applicant shall comply with all applicable State, County, and City codes, regulations, and adopted standards.
2. Prior to obtaining a building permit, the applicant shall prepare an erosion and stormwater control plan for review and approval by the City Engineer (CMC §13.12.050).
3. This Site 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 void (CMC §17.64.010-030).
4. All grading, 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 previously authorized in writing by the City Engineer (CMC §15.01.010).

5. The applicant shall obtain the necessary building permits from the Contra Costa County Building Inspection Department.
6. 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.
7. If the project site is located within an area subject to covenants, conditions, and restrictions (CC&R's) administered by a homeowners' association, additional requirements and/or approvals may be required by the homeowners' association. Before proceeding with the project, it is advisable to check with the homeowners' association to ensure any applicable requirements are met.

EXHIBITS

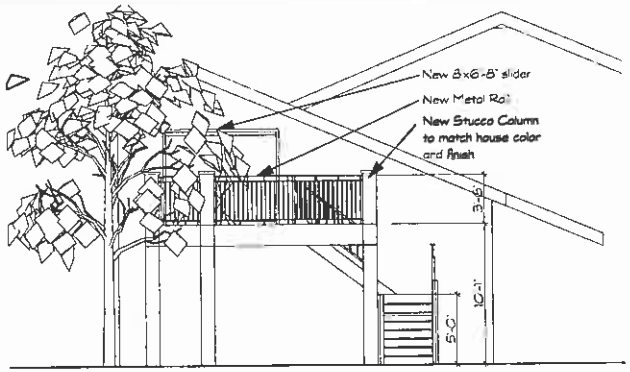
A Location Map
B Staehle Residence Master Bedroom Deck Site Plan and Architectural Elevations, submitted by the applicant, date stamped November 14, 2008

SPR\2008\09-08.srl

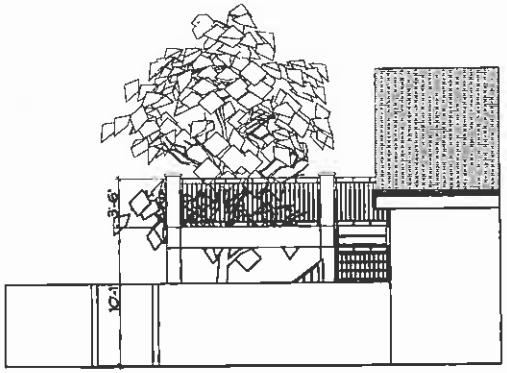


Location Map
215 Mountaire Parkway
APN 119-142-003

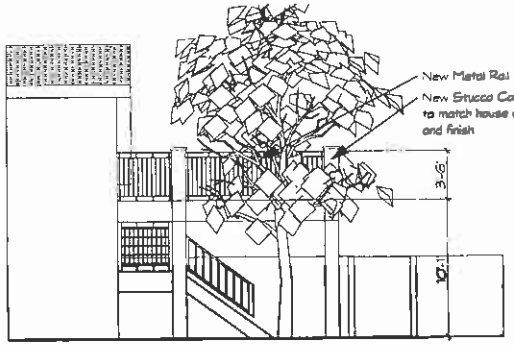
EXHIBIT A



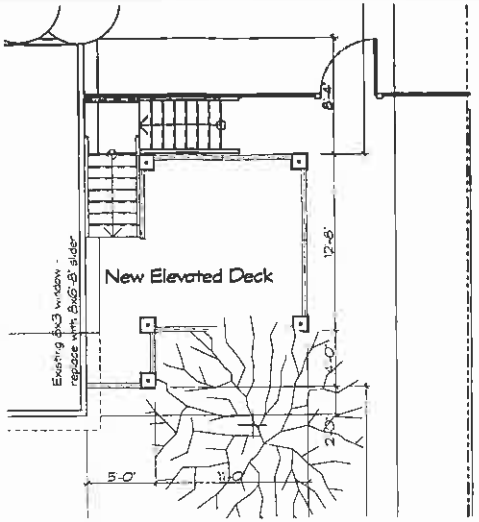
EAST ELEVATION



NORTH ELEVATION

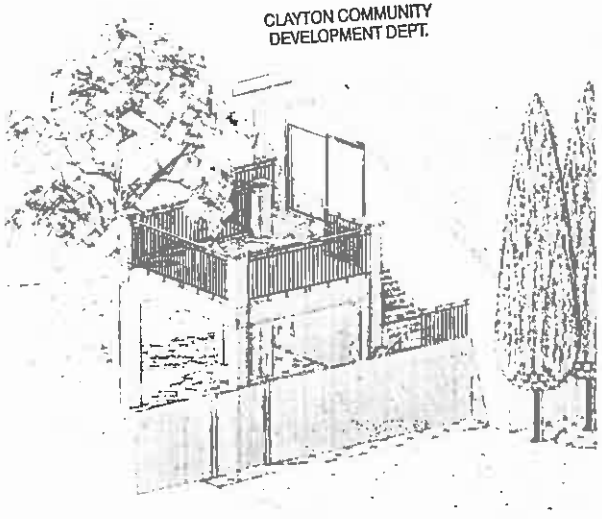


SOUTH ELEVATION

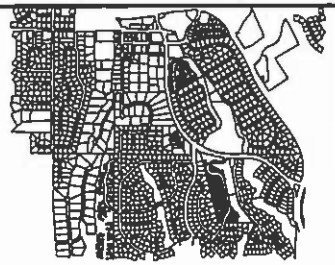


Floor Plan

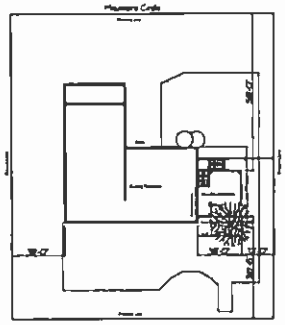
RECEIVED
NOV 14 2008
CLAYTON COMMUNITY DEVELOPMENT DEPT.



Axonometric



VicinityMap



Site Plan

Existing Conditions

CONSULTANTS

Master Bedroom Deck

215 Mountaire Circle
Clayton, California 94517

Stachlo Residence

MARK	DATE	DESCRIPTION

PROJECT NO:
MODEL FILE:
DRAWN BY:
CHECKED BY:
COPYRIGHT

SHEET TITLE

Planning Commission Submittal

A-1

SHEET 1 OF 2

EXHIBIT B

p:\Personal\Mountaire Circle Deck Submittal.pln

PLANNING COMMISSION
STAFF REPORT

Meeting Date: **November 25, 2008**

From: **Milan J. Sikela, Jr.** MS
Assistant Planner

Subject: **Toni Guttry**
Site Plan Review Permit (SPR 08-08)

REQUEST

Approval of a Site Plan Review Permit to allow the construction of a custom two-story, single-family residence measuring approximately 28 feet in height and 4,380 square feet in area.

PROJECT INFORMATION

Applicant / Location:	Toni Guttry 5571 Morningside Drive APN 118-110-010 (See **Exhibit A** for Location Map)
General Plan Designation:	Rural Estate - Single Family Residential (0 to 1.0 units per acre). This proposal complies with the General Plan designation.
Zoning:	Single Family Residential R-40-H District (40,000 square-foot minimum lot area) (horses allowed).
Environmental Review:	Categorically exempt per Sections 15303(a), Class 3 of the State CEQA Guidelines.
Public Notice:	On November 14, 2008, a public hearing notice was posted 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:	Comments from the City Engineer and City Stormwater Manager have been incorporated into the text and advisory notes. The Contra Costa County Building Inspection Department, Contra Costa County Fire Protection District, and Contra Costa Water District did not respond.
Authority:	Section 17.44.020 of the Zoning Ordinance authorizes the Planning Commission to approve a Site Plan Review Permit in accordance with the Standards of Review in Section 17.44.040.

DISCUSSION

The applicant has requested approval of a Site Plan Review Permit to allow the construction of a custom two-story, single-family residence measuring approximately 28 feet in height and 4,380 square feet in area (including the porch). The residence has been designed with beige horizontal wood siding, off-white trim, burgundy accents, masonry wainscot highlights, and architectural grade composition shingle roof material. The site plan, roof plan, floor plan, and architectural elevations are provided as **Exhibit B**.

Setback Analysis

The project meets the R-40-H District standards as shown below.

Required Setbacks	Existing Setbacks		Proposed Setbacks		Project Compliance
Front Setback 25'	South	None	South	40'	Yes
Side Setback					
20' minimum	East	None	East	20'	Yes
	West	None	West	61'	Yes
40' aggregate	Aggregate	None	Aggregate	81'	Yes
Rear Setback 15'	North	None	North	51'	Yes

Residential Floor Area Analysis

Building Footprint

The proposal meets the building footprint requirements as shown below.

Lot Size	Building Footprint Allowed	Existing Building Footprint	Proposed Building Footprint	Project Compliance
33,746 sq ft*	8,437 sq ft	1,960 sq ft	4,367 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
33,746 sq ft*	11,811 sq ft	1,960 sq ft	5,395 sq ft*	Yes

*See discussion below.

According to Section 17.04.110 of the Zoning Ordinance, any area of a lot that is located within an access easement cannot be included "in order to satisfy minimum area, setback, or dimensional requirements." The gross area of the subject property is 41,382 square feet. An easement exists along the southernmost potion of the property for vehicular access along Morningside Drive. This

access easement encompasses approximately 7,636 square feet of the property, thereby reducing the net lot area to 33,746 square feet.

Furthermore, Section 17.78.030.D.3 of the Zoning Ordinance excludes porches where "one of the longest dimensions in unenclosed." Since the longest side of the porch is unenclosed, it would qualify for this exemption. Therefore, the 945 square-foot area of the porch was not included when calculating the residence's compliance with the building footprint and floor area requirements.

Existing Barn

An existing 1,960 square-foot single-story barn is located on the project site. Staff researched the history of the barn and discovered that the subject lot was actually part of a larger lot than was subdivided into three smaller lots, the subject lot being one of them. The barn was built in compliance with the City's setbacks for barns—(which are 20 feet from the side and rear property lines for R-40-H lots that abut other R-40-H lots)—prior to the parcel map being approved in April 1990 (File 400-90) to subdivide the original property. The parcel map lot lines were established so that the barn is now located five feet from the side property line. As a result, the barn is a legal non-conforming structure. The applicant purchased the property in 2000 with the barn in its current location.

Equestrian Issues

Section 17.16.130 of the Zoning Ordinance requires that paddocks be located a minimum of 10 feet from the property. In order to ensure that the outdoor pasture/paddock area complies with this requirement, staff has provided a condition that, prior to certificate of occupancy for the residence, the applicant establish a fenced-in paddock/pasture area for a maximum of two horses on the subject lot. The proposed condition has been crafted to require that the enclosed area shall maintain a minimum ten-foot setback to adjoining lot lines and measure a minimum of 10,000 square feet in area, in accordance with Clayton Municipal Code requirements.

Landscaping Plan

As part of the project site plan, a preliminary landscaping plan has been provided. The applicant shows the inclusion of trees along both side property lines as well as shrubs and ground in the front yard and side yard areas. Staff has provided a condition that, prior to building permit issuance, the applicant submit a landscaping plan for review and approval by the Community Development Director.

Design Assessment

The residence has been designed with a country estate motif. Articulation is provided by the various second-story dormers as well as the broad-shouldered wrap-around porch which nurtures an open, human-scale element for the project. The garage segment fosters a dynamic presence for the residence by punctuating the west side of the structure, accentuating the project and providing a prominent visual anchor. Balance is created by the aligned rhythm of the windows while the masonry wainscot and porch balustrades allow for unique visual interest which further augments the rural theme of the project.

Conclusion

Staff has reviewed the design aspects of the proposed plans relative to the standards for Site Plan Review Permits and determined that the project, as conditioned, is in conformance with the standards. The proposed findings listed below specifically address the standards.

RECOMMENDATION

Staff recommends that the Planning Commission approve Site Plan Review Permit SPR 08-08 to allow the construction of a custom two-story single-family residence measuring approximately 28 feet in height and 4,380 square feet in area, based upon the following findings and subject to the following conditions.

Proposed Findings of Approval

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 makes the following findings regarding the Site Plan Review Permit for the addition:

1. Is consistent with the General Plan designation and policies.
2. Meets the standards and requirements of the Zoning Ordinance.
3. Preserves general safety of the community regarding seismic, landslide, flooding, fire, and traffic hazards.
4. Maintains solar rights of adjacent properties.
5. Reasonably maintains the privacy of adjacent property owners and/or occupants.
6. Reasonably maintains the existing views of adjacent property owners and/or occupants.
7. Is complementary, although not identical, with adjacent existing structures in terms of materials, colors, size, and bulk.
8. Is compatible with the neighborhood and surrounding land uses.

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 Guttry Residence Site Plan, Roof Plan, Floor Plan, and Architectural Elevations, prepared by Robert C. Kendall & Associates, date stamped November 13, 2008.

1. Prior to building permit issuance for the residence, the applicant shall submit a landscape and irrigation plan for review and approval by the Community Development Director.
2. Prior to certificate of occupancy for the residence, the applicant shall establish a fenced-in paddock/pasture area for a maximum of two horses on the subject lot. This enclosed area shall maintain a minimum ten-foot setback to adjoining lot lines and measure a minimum of 10,000 square feet in area.
3. Prior to building permit issuance for the residence, the applicant shall submit a grading, drainage, and stormwater treatment plan to the City Engineer for review and approval. In addition, the applicant shall submit an operation and maintenance (O&M) plan for the stormwater treatment facilities including inspection and reporting requirements. The City Engineer shall prepare, and the applicant shall execute, a convenant to be recorded describing

the O&M procedures, inspection and reporting requirements, and assuring compliance therewith by the current and any future property owner. All recordation costs shall be incurred by the applicant.

4. 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 Notes

Advisory notes are provided to inform the applicant of: (a) Clayton Municipal Code requirements; or (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.
2. Prior to obtaining a building permit, the applicant shall prepare an erosion and stormwater control plan for review and approval by the City Engineer (CMC §13.12.050).
3. Prior to the commencement of grading, demolition, or construction activities, the applicant shall obtain City approval of a construction and demolition recycling plan (CMC § 15.80.040).
4. The applicant shall provide the following plans to City staff for review and approval within three (3) months of this Site Plan Review Permit approval by the Planning Commission. Prior to issuance of a certificate of occupancy for the residence, the applicant shall implement and/or install (as appropriate) any improvements in accordance with the plans.
   a. Plans for installation of a containment basin and septic system or other site design or mechanism to capture and treat on-site surface runoff from the pasture and paddock areas.
   b. A maintenance plan acceptable to the City for the containment and treatment systems. The plan shall include water quality monitoring and address funding and enforcement provisions.

   These requirements may be superseded by City adoption of zoning or stormwater regulations pursuant to State water quality regulations which address the water quality impacts of horse keeping on residential lots.
5. This site plan 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 void (CMC §17.64.010-030).
6. All grading, 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 previously authorized in writing by the City Engineer (CMC §15.01.010) located at 1005 Oak Street, 925-672-9700.
7. The applicant shall obtain the necessary building permits from the Contra Costa County Building Inspection Department.
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 located at 2010 Geary Road, Pleasant Hill, 925-930-5500.

9. If the project site is located within an area subject to covenants, conditions, and restrictions (CC&R's) administered by a homeowners' association, additional requirements and/or approvals may be required by the homeowners' association. Before proceeding with the project, it is advisable to check with the homeowners' association to ensure any applicable requirements are met.

EXHIBITS

A Location Map

B Guttry Residence Site Plan, Roof Plan, Floor Plan, and Architectural Elevations, prepared by Robert C. Kendall & Associates, date stamped November 13, 2008

C Guttry Residence Colors and Materials Board, prepared by Robert C. Kendall & Associates, date stamped November 13, 2008 [to be distributed at the November 25, 2008 Planning Commission meeting]

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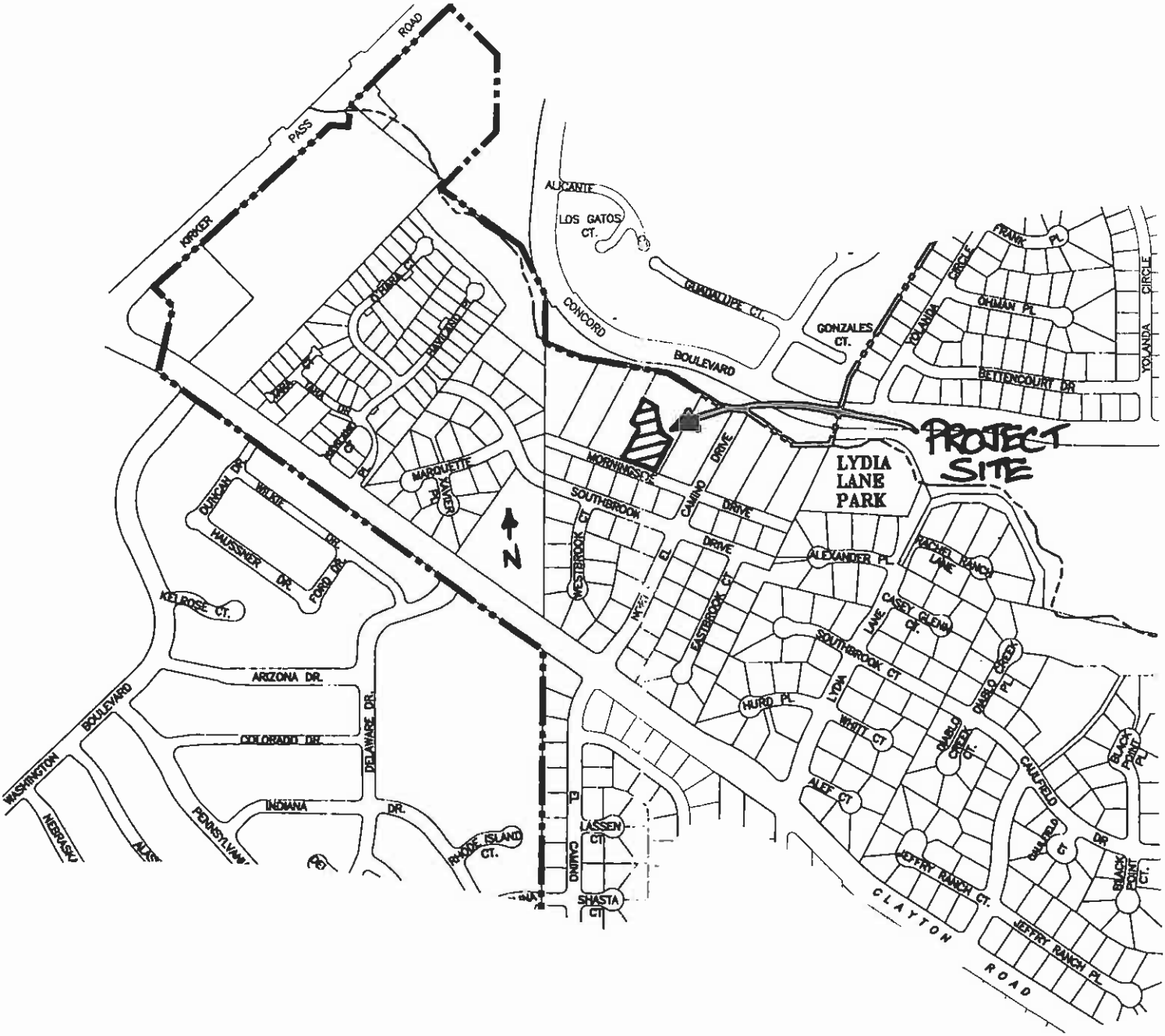


Location Map

5571 Morningside Drive

APN 118-110-010

EXHIBIT A

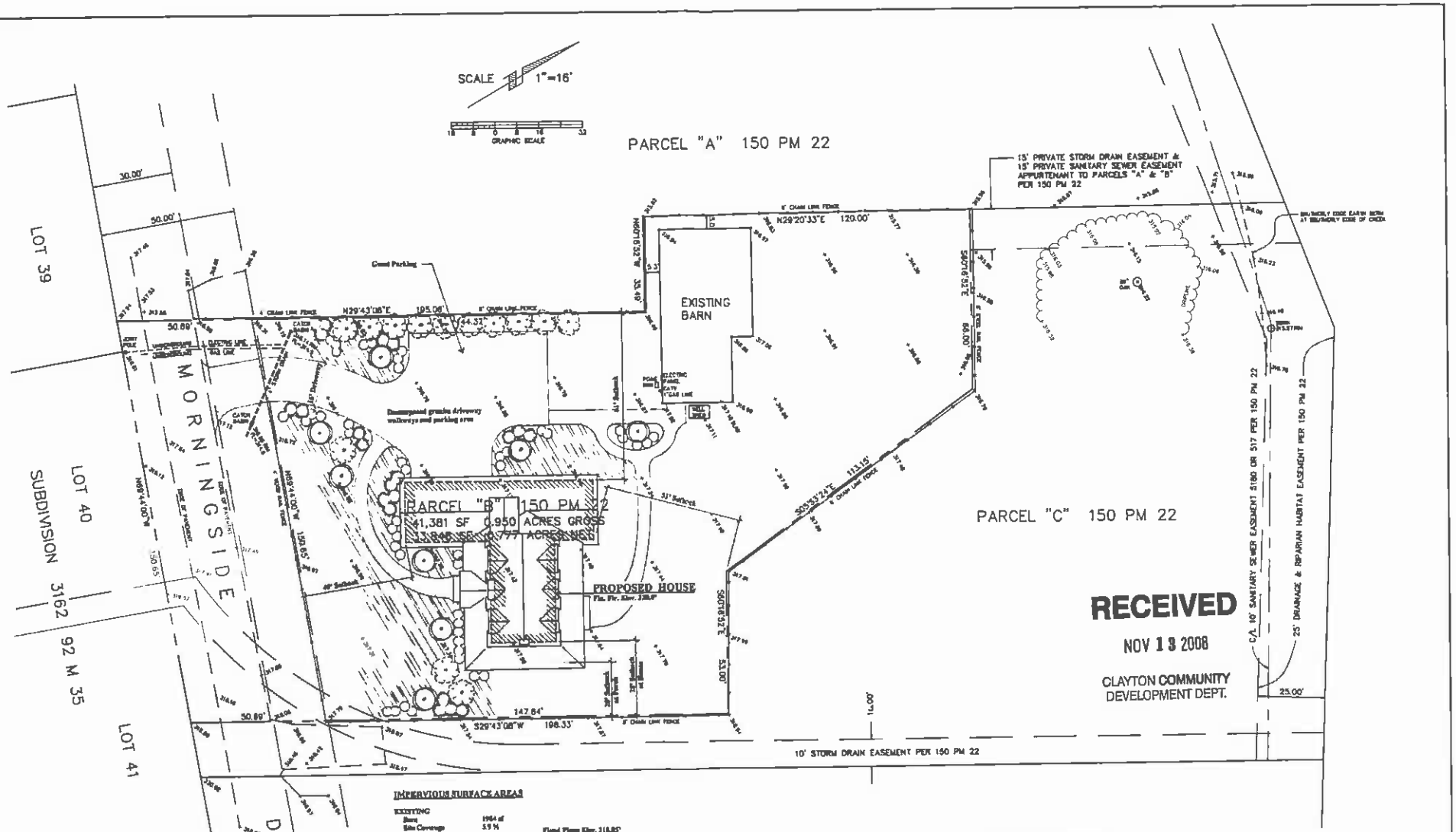


EXHIBIT B
(4 PAGES)

CUTTRY RESIDENCE
5571 MORNINGSIDE DRIVE, CLAYTON, CA

ROBERT C. KENDALL & ASSOCIATES
CONSULTING ARCHITECTURAL and CIVIL ENGINEERS

EARL GRAY LAND SURVEYOR STATE OF CALIFORNIA

EARL GRAY SURVEYING

5571 MORNINGSIDE DRIVE
CLAYTON, CALIFORNIA

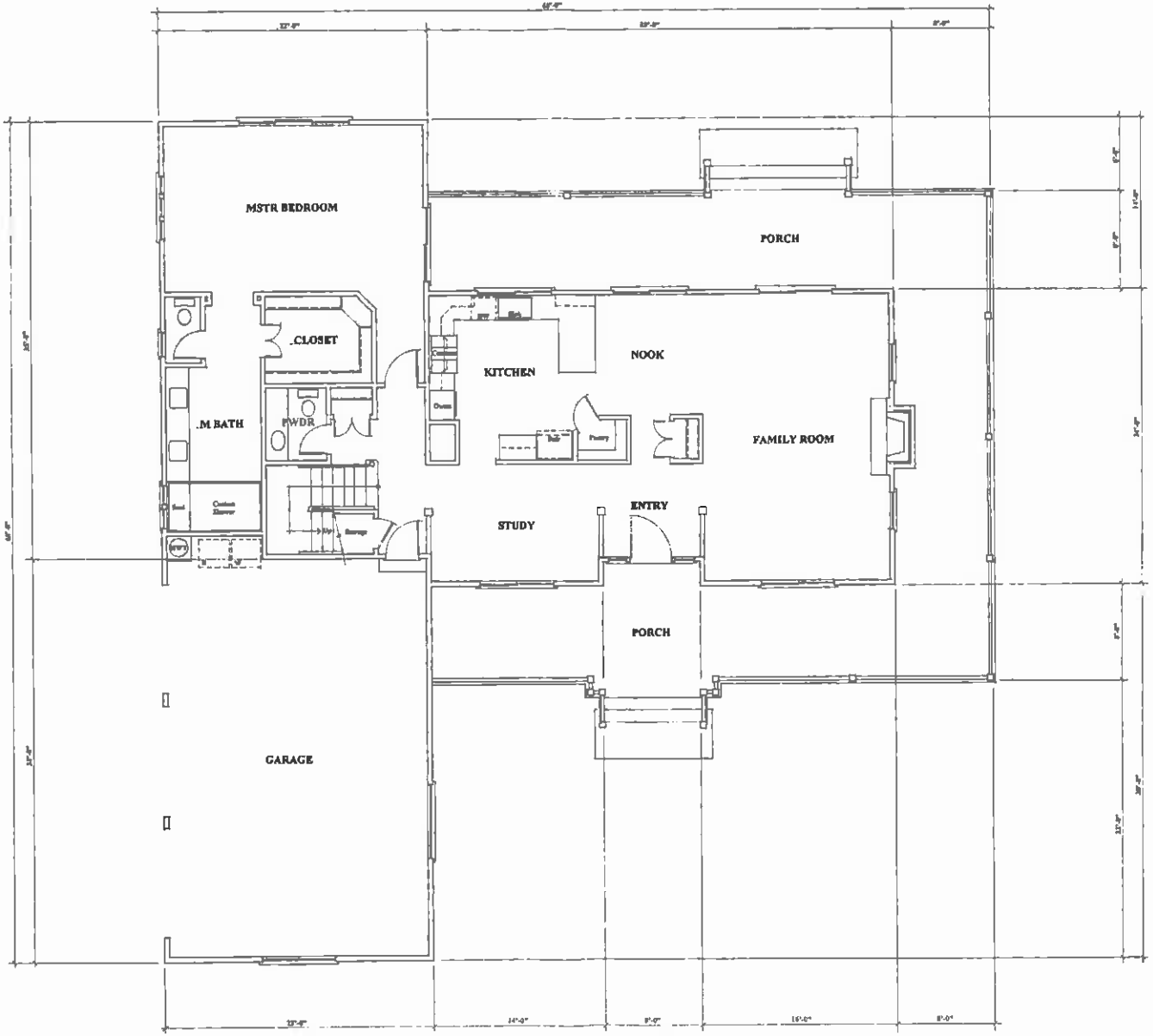
APN 118-110-010

SCALE 1"=15' | DRAWN ELG | DATE SEPT 5, 2008 | CHECKED ELG

EARL L GRAY — Licensed Land Surveyor
3564 EVES COURT, WALNUT CREEK, CALIFORNIA, 94598 (925) 934-4322

TOPOGRAPHIC SURVEY | JOB NO 0838-1

FB 103/69



MAIN FLOOR PLAN

HOUSE AREA

Main Floor Living Area	1665 sf
Upper Floor Living Area	1028
Total Living Area	2697
Garage	742
Total Enclosed Area	3435
Porch	941
Total	4391 sf

GUTTRY RESIDENCE
2571 MORNINGSIDE DRIVE, CLAYTON, CA

SCALE: 1/8"=1'-0"	APPROVED BY:	DRAWN BY: R.K.
DATE: 9-12-08		APPROVED:

ROBERT C. KENDALL & ASSOCIATES
CONSULTING ARCHITECTURAL and CIVIL ENGINEERS
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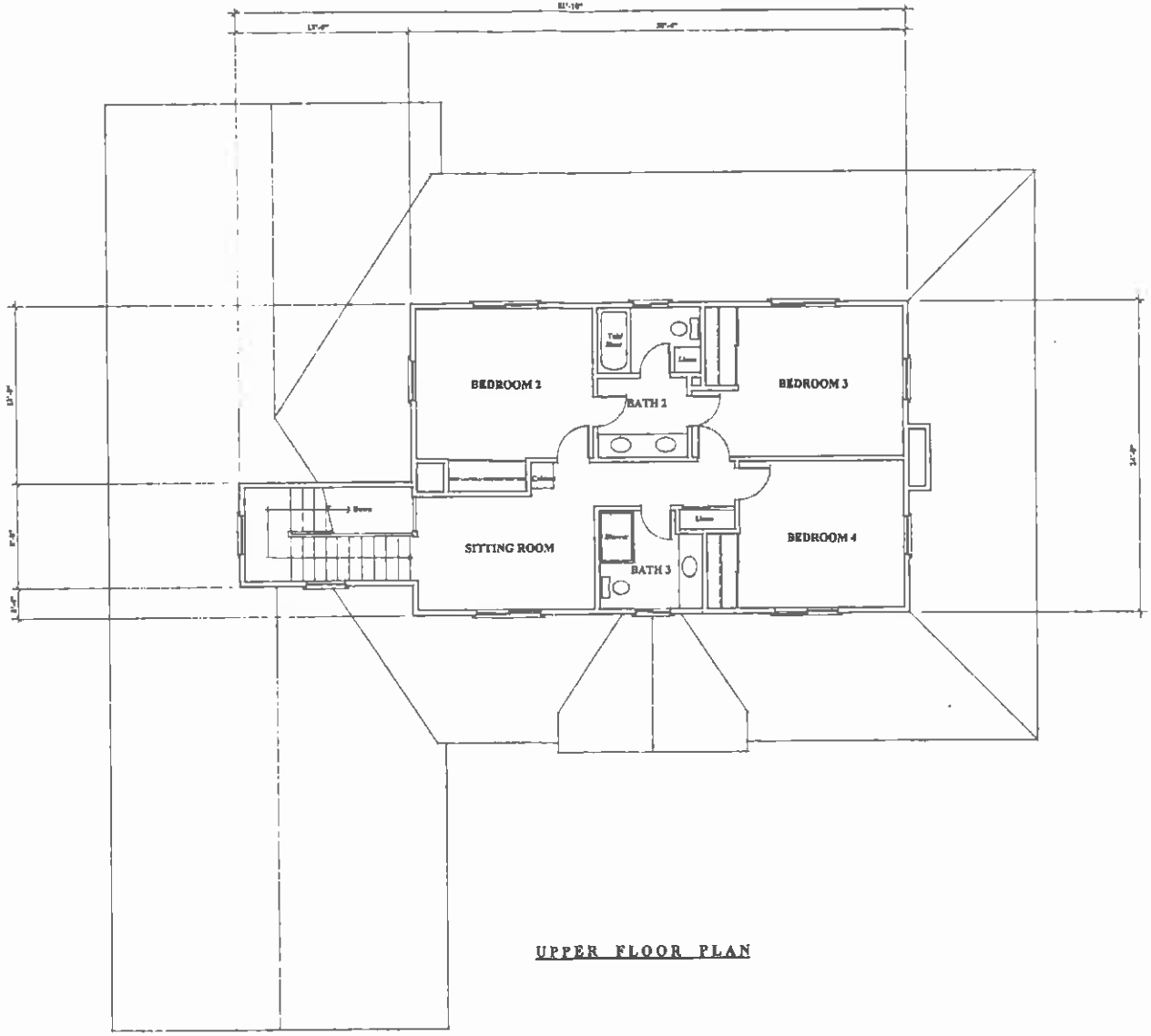

UPPER FLOOR PLAN

GUTTRY RESIDENCE
5371 MORNINGSIDE DRIVE, CLAYTON, CA

ROBERT C. KENDALL & ASSOCIATES
CONSULTING ARCHITECTURAL and CIVIL ENGINEERS

WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION

GUTTRY RESIDENCE
5571 MORNINGSIDE DRIVE, CLAYTON, CA

ROBERT C. KENDALL & ASSOCIATES
CONSULTING ARCHITECTURAL and CIVIL ENGINEERS