



Agenda
Planning Commission Meeting
7:00 P.M. on Tuesday, January 13, 2009
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. Commissioner Haydon to report at the January 6, 2009 City Council meeting.

Public Comment

Approval of Minutes

- 2. Approval of minutes from the meeting of December 9, 2008.

Public Hearings

- 3. **SPR 07-08, Site Plan Review Permit, Banducci Associates Architects**, Clayton Station, APNs 118-031-049/ -051/ -052/ -056/ -057. A Site Plan Review Permit to allow various minor modifications to the architecture, exterior colors, and awnings within the Clayton Station shopping center.

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, January 27, 2009**.

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
City of Clayton Planning Commission Special Meeting
Thursday, December 18, 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, Vice Chair Ed Hartley, Commissioner Bob Armstrong, Commissioner Keith Haydon, Commissioner Sandra Johnson

Absent: None

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

Administrative

1A. Review of agenda items.

1B. Commissioner Haydon to report at the January 6, 2009 City Council meeting.

Approval of Minutes

2. Approval of minutes from the meeting of December 9, 2008.

Commissioner Armstrong moved and Commissioner Johnson seconded a motion to approve the minutes from the meeting of December 9, 2008, as submitted. The motion passed 5-0.

Public Hearings

3A. **SPR 08-08, Site Plan Review Permit, Toni Guttry, 5571 Morningside Drive, APN 118-110-010.** A re-consideration 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 4,400 square feet in area.

The public hearing was opened. Assistant Planner Sikela presented the staff report.

Robert Kendall, representative of the applicant, indicated the following:

- The residence was designed with a country theme in terms of architectural treatments, scale, and massing.
- The project site is flat, with only two feet of elevation differential.
- After discussing flood plain issues with the City Engineer, the pad of the residence will be raised one foot in order that the residence is above the flood plain.
- He has worked with the City Engineer and the Assistant to the City Manager to resolve project-related runoff issues.
- Horse manure for the two horses on site is collected on a regular basis by Allied Waste.

There being no further public comment, the public testimony period was closed. Commission questions and comments included:

- Is a stormwater detention levee required? Mr. Kendall responded that a levee is not required but that an overall stormwater collection system is part of the project.
- The design of the residence is quite attractive.

- Where would the fenced-in horse paddock be located? Assistant Planner Sikela indicated that the horse paddock would be located in the rear (northernmost) 10,000 square feet of the subject property.
- Is there sufficient land area to have a contiguous 10,000 square-foot paddock area, given the location of the proposed residence and gardens? Assistant Planner Sikela indicated that he had reviewed the matter with the applicant and checked the project plans and determined that this requirement could be satisfied.
- Amend Condition 2 to add “certificate of occupancy for the residence” and “if horses are kept on the subject property.”

Commissioner Armstrong moved and Vice Chair Hartley seconded a motion to approve site plan review permit SPR 08-08, with the findings and conditions recommended by staff and with Condition 2 as amended by the Commission. The motion passed 5-0.

By consensus, the Commission moved Item 3C before Item 3B.

- 3C. **SPR 07-08, Site Plan Review Permit, Banducci Associates Architects, Clayton Station.** A request for a Site Plan Review Permit to allow various minor modifications to the architecture, exterior colors, and awnings within the Clayton Station shopping center.

The public hearing was opened. Assistant Planner Sikela indicated that, at the request of the applicant, staff recommended that the public hearing be continued to the next regular meeting on January 13, 2009.

Chair Catalano moved and Commissioner Johnson seconded a motion to continue site plan review SPR 07-08 to the next regular meeting on January 13, 2009. The motion passed 5-0.

Vice Chair Hartley recused himself from the meeting.

- 3B. **HOP 21-08, Home Occupation Permit, Gerald Kosel, 1216 Buckeye Terrace, APN 118-470-032.** An appeal of an administrative decision to approve a Home Occupation Permit for Brian Johnston to operate a plumbing business from a single-family residence at 1216 Buckeye Terrace.

The public hearing was opened. Assistant Planner Sikela presented the staff report.

Director Woltering indicated the following:

- The two key issues are satisfying the City’s parking requirements and whether non-members of the resident family are being employed on-site.
- It appears that the home occupation complies with the requirements for parking and on-site employees.

Commission questions included:

- Can the applicant have off-site employees? Director Woltering indicated that the applicant may have off-site employees that are dispatched from an area other than the residence, but only members of the resident family who are employees of the home-based business may be dispatched from the subject residence.

The appellant, Gerald Kosel, 1070 Feather Circle, indicated the following:

- He is the president of the Oak Hollow II Homeowners Association.
- Our homeowners association prohibits home offices.
- Our primary concern was the parking impacts and multiple employees going to the subject residence.

Commission questions included:

- What would solve the parking problem in your opinion? Mr. Kosel answered that the parking issue would be addressed if the garage were available and used on a continuous basis for the parking of two vehicles.
- The City does not enforce covenants, conditions, and restrictions; the City enforces its own code requirements.
- I drove by the project site and noticed a roofing truck parked on the street. Are you enforcing any parking restrictions on the roofing truck? Mr. Kosel indicated that the issue regarding the roofing truck has not been resolved yet.
- What do you do about vendors making repairs within the subdivision? Mr. Kosel responded that, as long as the vendors' vehicles are not parked overnight, there are no restrictions on the temporary parking of vehicles.

Brian Johnston, 1216 Buckeye Terrace, indicated the following:

- My father owns and lives at the subject property; I live at the property as well.
- Previously had two vans parked at the subject property, but now only have one van.
- Regarding the issue over employees at the subject residence, only I am dispatched from the residence. There are no other employees that depart from the residence.
- We have four spaces available at the subject property—two covered spaces in the garage and two uncovered spaces in the driveway. We only use three spaces for our two cars and the company van.

Commission questions and comments included:

- You are the only employee that departs from the residence? Mr. Johnston answered "Yes."
- Are two spaces available in the garage? Mr. Johnston answered "Yes."
- Where do you park your car? Mr. Johnston responded that he parked his car either in the driveway or in the garage.
- Do you own the plumbing business? Mr. Johnston answered "Yes."
- We should add conditions that address the parking situation and any future complaints regarding the business.
- The Commission asked Mr. Kosel if conditions of this nature would satisfy his concerns? Mr. Kosel answered "Yes."

Commissioner Haydon moved and Commissioner Armstrong seconded a motion to uphold the administrative approval and deny the appeal of home occupation permit HOP 21-08, with the following conditions as added by the Commission. The motion passed 4-0.

- "1. The property owner shall sign the application acknowledging the criteria for allowing a home occupation and conditions of approval stipulated by the Planning Commission to allow for this home occupation.**

2. The garage at the subject residence shall be available for use on a continuous basis for parking two vehicles.
3. If staff receives any further complaints from members of the public by April 1, 2009, the Planning Commission shall review the home occupation at or before the meeting of May 26, 2009, with all costs generated by staff (i.e., time and materials) to be incurred by the applicant. At that time, the Planning Commission may establish additional conditions, or initiate the process for revoking the Home Occupation Permit."

Old Business

4. None.

New Business

5. None.

Communications

- 6A. Staff.

Director Woltering gave an overview of the pre-application meeting he and Assistant Planner Sikela had with the representatives of the Clayton Community Church regarding City requirements and process for a potential development/redevelopment proposal that may be forthcoming from the Church for property it owns in the Town Center.

- 6B. Commission.

None.

Adjournment

7. The meeting was adjourned at 8:18 p.m.

Submitted by
David Woltering, AICP
Community Development Director

Approved by
Tuija Catalano
Chair

Plng Comm\2008\Minutes\1218

PLANNING COMMISSION STAFF REPORT

Meeting Date: January 13, 2009

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

Subject: Clayton Station
Site Plan Review Permit (SPR 07-08)

REQUEST

Approval of a Site Plan Review Permit to allow various minor modifications to the architecture, exterior colors, and awnings within the Clayton Station shopping center.

PROJECT INFORMATION

Applicant: Banducci Associates Architects Inc.
222 Railroad Avenue, Suite D
Danville, CA 94526

Location: Clayton Station
Northeast of the intersection of Clayton Road and Kirker Pass Road
Clayton, CA 94517
APNs 118-031-049/ -051/ -052/ -056/ -057
(See **Exhibit A** for Location Map)

Property Owner: Las Trampas Investments
P.O. Box 580
Danville, CA 94526

Property Manager: Clayton Station Shopping Center, LLC
c/o Anderson and Associates
P.O. Box 1695
Folsom, CA 95763

General Plan Designation: Kirker Corridor Commercial. This proposal complies with the *General Plan* designation.

Zoning: PD - Planned Development.

Environmental Review: Categorically exempt per Section 15301 of the California Environmental Quality Act Guidelines.

Public Notice:	On December 8, 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 various minor modifications to the architecture, exterior colors, and awnings within the Clayton Station shopping center. Project plans are provided as **Exhibit B** and a material and sample board has been provided as **Exhibit D**. The proposal includes the following modifications:

- Architectural alterations to the front elevations of Safeway, Walgreens, and Carl's Jr. which include modifications to the corner tower features and front facades as well as additional siding and masonry veneer treatments.
- Installation of new gray awnings on the Starbucks building and Carl's Jr. and new black awnings on the remaining buildings (except the Blockbuster building which has no awnings) to replace the existing red awnings.
- New trellis feature above the entryway to Safeway.
- New beige, tan, light brown, and gray colors.
- Monument signs at Clayton Road and Kirker Pass Road to be modified.
- Clock towers numerals and clock face to be upgraded.
- Lightpoles, metal railings in the parking lot, and returns on signs will be painted black.
- The rear elevations of all buildings will be painted to match the paint scheme on the front and side elevations of all buildings.
- All trash enclosures will be painted to match adjacent building colors.

PLANNING CONSIDERATIONS

Masonry Veneer Treatments

When the plans were initially submitted, the applicant proposed masonry veneer treatments that incorporate a "natural slate" design style. Staff conveyed concerns to the applicant that the balanced, symmetrical appearance of the natural slate did not complement the rough, asymmetrical "creek rock" look on the existing seat walls throughout Clayton Station. As a result of staff's concerns, the applicant has provided two options for Commission consideration (see **Photosimulation 1** and **3, Sheet AS-6, Exhibit B**). The applicant has provided a material sample of the natural slate (see **Exhibit D**) and has indicated to staff that additional samples of both masonry veneer styles will be brought to the January 13, 2009 Commission meeting. In order to provide design integration between the existing masonry seat walls and proposed masonry veneer treatments, staff has provided a condition that the proposed masonry veneer treatments utilize a design style that complements the existing masonry design used on the seat walls throughout Clayton Station.

Trellis

The trellis proposed above the entryway to Safeway was initially proposed with an aluminum appearance (see **Exhibit D**). Subsequently, staff provided feedback to the applicant that a wood-appearing trellis design may be more appropriate for the earth-tone and natural-material motif that is common throughout Clayton's commercial areas. As a result, the applicant has proposed two different trellis designs for Commission consideration (see **Photosimulation 1 and 3, Sheet AS-6, Exhibit B**). From the staff perspective, the trellis design in Photosimulation 1 provides a softer, more aesthetic appearance since wood materials are being utilized. Conversely, the rust-colored steel appearance fosters a more industrial look which does not blend with the other elements within Clayton Station. Staff has provided a condition that trellis be constructed of wood with a painted metal channel on the perimeter, as shown in Photosimulation 1.

Sign Return Colors

According to the Clayton Station Master Sign Program, returns on signs are to be burgundy. Since the applicant is proposing to paint all sign returns black, staff has provided a condition that the approval of this proposal would formally amend the sign program to allow the black returns.

Conclusion

Staff notes that the exterior colors proposed for Clayton Station provide a fluid, coordinated paint scheme that incorporates earth tones and natural hues. The proposed architectural modifications to the front facades add presence and curb appeal to the shopping center. 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.

OTHER ISSUES

There are recent State-mandated requirements and ongoing code enforcement issues related to this development, as listed below.

Recycling Issues

Recent mandates by the State to improve recycling may require alterations and/or additions to existing recycling enclosures as well as possible modifications to recycling service. A condition has been provided requiring Clayton Station to comply with these mandates.

Stormwater Issues

City and State regulations require all drainage inlets to have the words "no dumping drains to creek" marked in thermoplastic stenciling. Since the existing drainage inlets within the Clayton Station development are not marked, a condition has been provided that the on-site drainage inlets comply with this requirement.

Creek Clean-Up Issues

The City has had ongoing discourse with the property manager regarding issues related to litter, shopping carts, and other debris in Mount Diablo Creek, which is located to the north of the project site. As a result, a condition has been provided that all litter, shopping carts, and debris be cleaned up on a regular basis.

RECOMMENDATION

Staff recommends that the Planning Commission approve Site Plan Review Permit SPR 07-08 to allow various minor modifications to the architecture, exterior colors, and awnings within the Clayton Station shopping center.

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 Conditions of Approval

These conditions of approval apply to the Exterior Renovation for Clayton Station Shopping Center (Planning Department Submittal Package), prepared by Banducci Associates Architects Inc., date stamped December 3, 2008.

1. The proposed masonry treatments shall utilize a design style that complements and is integrated with the existing masonry design and materials used on the seat walls throughout Clayton Station. Prior to submitting plans to the City for building permit issuance, the applicant shall submit documents and samples for review and approval by the Community Development Director which depict the design and materials for the proposed masonry treatments. The design and materials for the masonry treatments that are approved by the Community Development Director shall then be incorporated into the plans submitted for building permit issuance.
2. The trellis proposed above the entryway to Safeway shall be constructed of wood with a painted metal channel on the perimeter, as shown in Photosimulation 1 on Sheet AS-6 of Exhibit B in this staff report.

3. The Clayton Station Master Sign Program shall be amended to allow sign returns to be painted black as proposed in the current application.
4. The Clayton Station shopping center shall comply with all State regulations as related to recycling. This may include, but not be limited to, alterations and/or additions to existing recycling enclosures as well as possible modifications to recycling service. Any required modifications shall be done in compliance with City development regulations.
5. All on-site drainage inlets shall be marked with the words "no dumping drains to creek" in thermoplastic stenciling.
6. All litter, shopping carts, and debris shall be removed from Mount Diablo Creek on a regular basis.
7. The applicant agrees to indemnify, protect, defend, and hold harmless the City and its elected and appointed officials, officers, employees, and agents from and against any and all liabilities, claims, actions, causes, proceedings, suits, damages, judgments, liens, levies, costs, and expenses of whatever nature, including attorney's fees and disbursements arising out of or in any way relating to the issuance of this entitlement, any actions taken by the City relating to this entitlement, or the environmental review conducted under the California Environmental Quality Act for this entitlement and related actions.

Advisory Notes

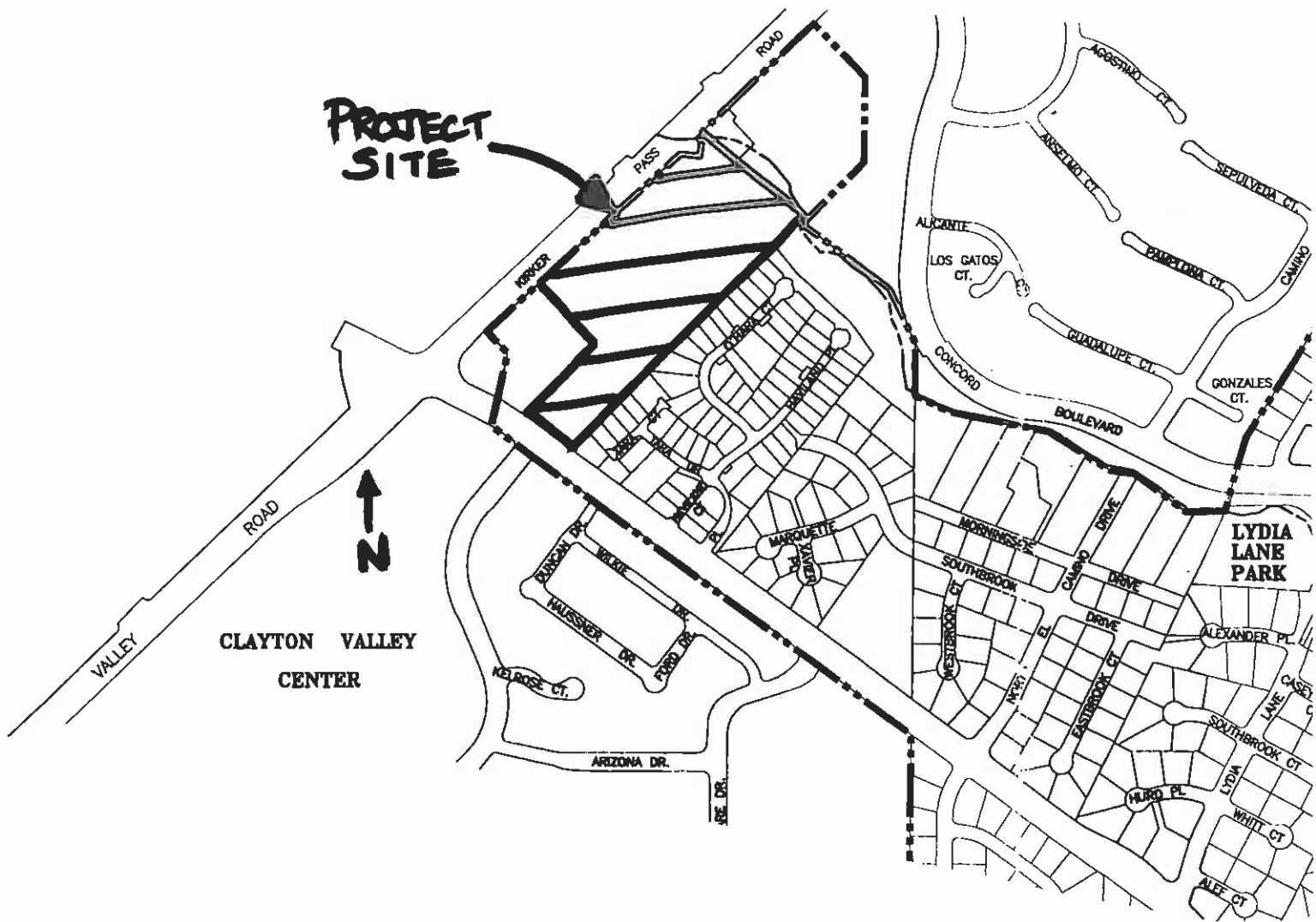
Advisory notes are provided to inform the applicant of: (a) Clayton Municipal Code requirements; or (b) requirements imposed by other agencies. The advisory notes state requirements that may be in addition to the conditions of approval.

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.

EXHIBITS

- A Location Map
- B Exterior Renovation for Clayton Station Shopping Center (Planning Department Submittal Package), prepared by Banducci Associates Architects Inc., date stamped December 3, 2008
- C Photographs of existing masonry seat walls in Clayton Station, take by staff December 7, 2008
- D Material and Sample Board, prepared by Banducci Associates Architects Inc., date stamped December 3, 2008 (to be distributed at the January 13, 2009 Planning Commission meeting)

SPR\2008\07-08.sr1



Project Site Location Map
Clayton Station

EXTENSIVE RENOVATION FOR CLAYTON STATION SHOPPING CENTER

CLAYTON ROAD AND KIRKER PASS ROAD
CLAYTON, CALIFORNIA

FOR : LAS TRAMPAS PARTNERS



PROPOSED WALGREENS BUILDING RENOVATION

PLANNING DEPARTMENT SUBMITTAL PACKAGE

PROJECT LOCATION



SCOPE OF WORK

PROPOSED WORK ON THE PROJECT INCLUDES A NEW PARK SCHEME AND EXTERIOR LIGHTING. THE EXTERIOR LIGHTING WILL BE INSTALLED ON THE EXTERIOR WALLS, SIGNAGE, AND LIGHT FIXTURES. THE NEW PARK SCHEME WILL INCLUDE A NEW BASE, HARD PAVED SIDEWALKS, NEW LIGHT FIXTURES AND WOOD METAL HANDRAILS AT SIDEWALK ENTRIES. EXISTING MODIFICATION TO THE EXISTING SIDEWALKS TO ADD A STATE BLUE AND SQUARE FOR TRAVEL.

BUILDING INFORMATION

LOCATION	CLAYTON ROAD AND KIRKER PASS ROAD
ASSESSORS PARCEL NUMBER	1118-031-050
BUILDING COVERAGE	EXISTING - NO MODIFICATIONS
FLOORING	EXISTING - NO MODIFICATIONS
OCCUPANCY	NO CHANGE TO EXISTING OCCUPANCIES
CONSTRUCTION TYPE	1
NUMBER OF STORIES	1
FIRE PROTECTION	YES, AUTOMATIC FIRE SPRINKLERS
ADOPTED CODES	2007 CALIFORNIA BUILDING CODE 2007 CALIFORNIA MECHANICAL CODE 2007 CALIFORNIA ELECTRICAL CODE 2007 CALIFORNIA FIRE CODE 2005 CALIFORNIA ENERGY EFFICIENCY STANDARDS AMERICANS WITH DISABILITIES ACT

SHEET INDEX

AS-0	COVER SHEET
AS-1	SITE PLAN
AS-2	EXTERIOR LIGHTING SCHEME
AS-3	EXTERIOR LIGHTING SCHEME
AS-4	SECTION / PARTIAL ELEVATION
AS-5	REVISIONS

RECEIVED

DEC 3 2008

CLAYTON COMMUNITY
DEVELOPMENT DEPT.

PROJECT CONTACT

ARCHITECT
BANDUCCI ASSOCIATES INC.
1118 KIRKER PASS
CLAYTON, CA 94520
TEL: 925.331.1111
FAX: 925.331.1112
WWW.BANDUCCI-ASSOCIATES.COM

OWNER

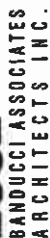
LAS TRAMPAS PARTNERS
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CLAYTON, CA 94520
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FAX: 925.331.1112
WWW.LAS-TRAMPAS.COM

CONTRACTOR

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CITY

CITY OF CLAYTON
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DANVILLE OFFICE
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SAN JOSE OFFICE
 3140 Lundy Avenue, Suite 240
 San Jose, CA 95128
 408.366.9541

www.BARTNICKSON.COM

EXTERIOR RENOVATION FOR
**CLAYTON STATION
SHOPPING CENTER**

FOR LAS TRAMPAS PARTNERS
CLAYTON, CA

REVISIONS	PLANNING SUBMITTAL
10.31.08	

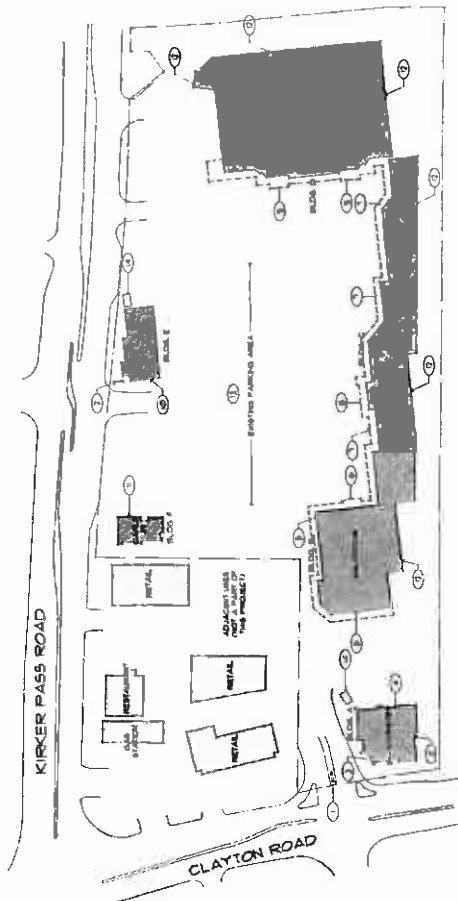
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SHEET TIME

SITE PLAN

DATE	PROJECT	NO.	SCALE
DATE	PROJECT	NO.	SCALE



1. SITE PLAN

SITE PLAN GENERAL NOTES

- [illegible]

SITE PLAN KEYNOTES

- [illegible]

Overall, SCORING ON WORK
ALL BUILDING ON THE SITE WILL BE PAINTED WITH THE NEW COLOR. NO NEW (FRESH) BRICK AND
S-SIDE. THE EXTENSION PLACES NEW COLOR. SCORING ON SHEETS AND (AND) GOOD A FEW
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BUILDING WILL BE UPDATED AS DESCRIBED IN THE SITE PLAN KEYNOTES

DANVILLE OFFICE
1115 HUNTER AVENUE, SUITE 200
DANVILLE, CA 94604-0110 (925) 441-1111
FAX: (925) 441-1111

SAN JOSE OFFICE
2100 LIND AVENUE, SUITE 200
SAN JOSE, CA 95128-4111 (408) 251-1111
FAX: (408) 251-1111

WWW.BANCRITCH.COM

EXTERIOR RENOVATION FOR
CLAYTON STATION
SHOPPING CENTER

FOR LAS TIAMPAS PARTNERS
CLAYTON, CA

10310

For more information, call 1-800-368-7272.



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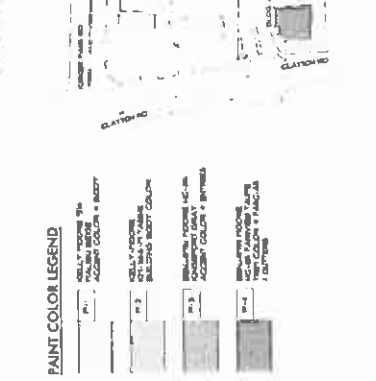
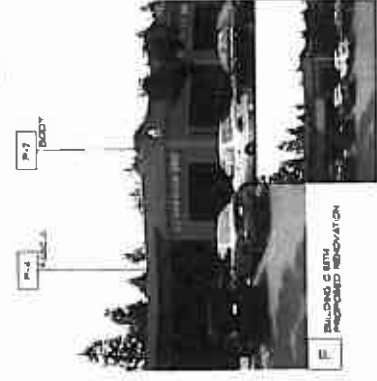
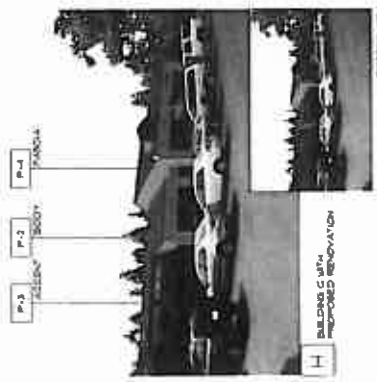
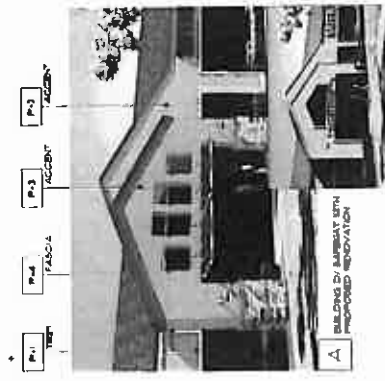
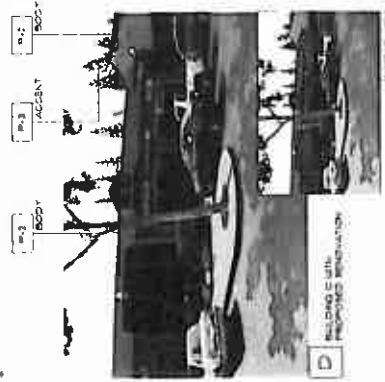
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ALBES
BOTON BOTELLA

SCALE	DATE	BY
1:1	10/10/80	10/10/80

SHEET NO.

AS-2



1 DAY PLAN





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**EXTERIOR RENOVATION FOR
CLAYTON STATION
SHOPPING CENTER**

**FOR LAS TRAMPAS PARTNERS
CLAYTON, CA**

**REVISED 10/21/08
DRAWING SUBMITAL**

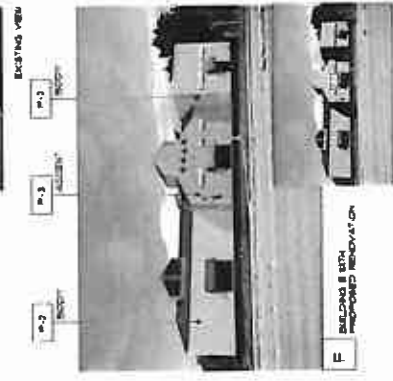
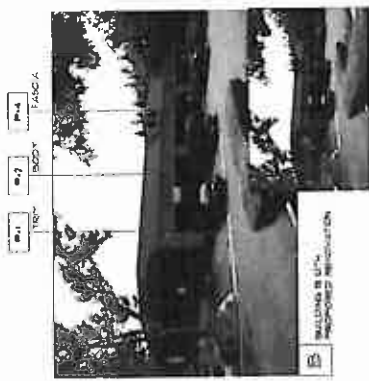
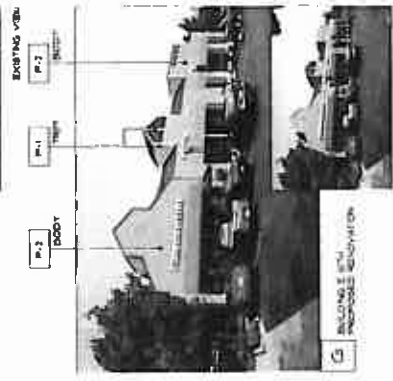
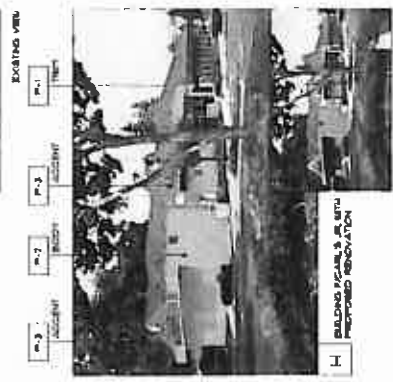
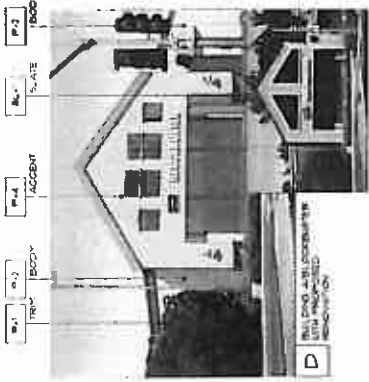
It is hereby certified that the drawings were prepared by the architect or under the direct supervision and control of the architect, and that the architect is a duly licensed architect in the State of California. The drawings are not to be used for any other project without the written consent of the architect.



SHEET TITLE
**EXTERIOR COLOR
SCHEME**

SCALE	N.T.S.
PROJECT NO.	08-00
DATE	10/21/08
DRAWN BY	gms

SHEET NO. AS-3



PAINT COLOR LEGEND

P-1	Body	Benjamin Moore® OC-117
P-2	Trim	Benjamin Moore® OC-117
P-3	Accent	Benjamin Moore® OC-117
P-4	Fascia	Benjamin Moore® OC-117

AWNING LEGEND

A-1	Awning	Benjamin Moore® OC-117
-----	--------	------------------------

SLATE LEGEND

S-1	Slate	Benjamin Moore® OC-117
-----	-------	------------------------



1 KEY PLAN



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EXTERIOR RENOVATION FOR

CLAYTON STATION

SHOPPING CENTER

FOR JAS TRAMPA PARTNERS

CLAYTON, CA

REVISIONS

DATE

DESCRIPTION

BY

DATE

DESCRIPTION

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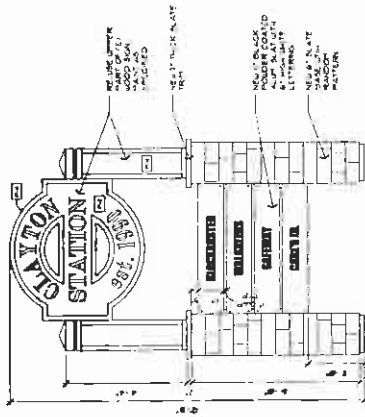
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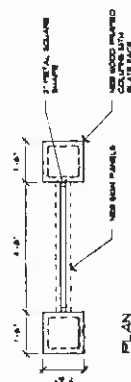
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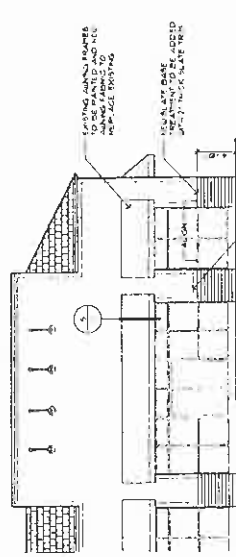
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ELEVATION



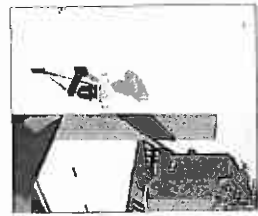
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2. PROPOSED ELEVATION BLOCK

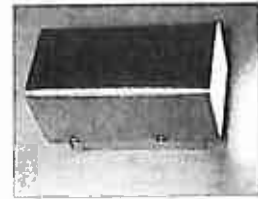


3. (E) MONUMENT SIGN



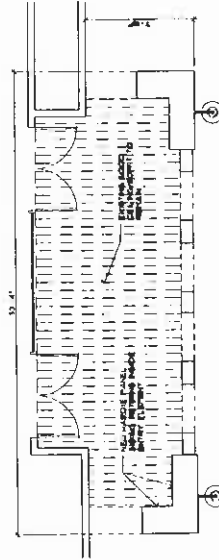
MANUFACTURER ARCHITECTURAL
ARTS LIGHTING COLLECTION WITH
HORIZONTAL AND
COLOR SHIELD

6. LIGHT FIXTURE-EXT MOUNTED

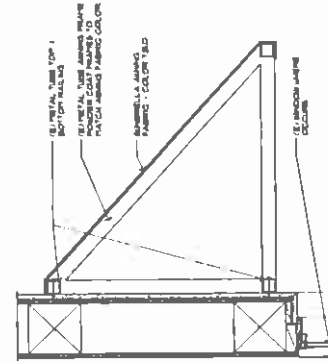


MANUFACTURER ARCHITECTURAL
ARTS LIGHTING COLLECTION WITH
HORIZONTAL AND
COLOR SHIELD

7. LIGHT FIXTURE-EXT DPLIGHT



4. PROPOSED BLOCKBUSTER ENTRY ELEMENT



5. CANOPY AWNING DETAIL

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EXTERIOR RENOVATION FOR
**CLAYTON STATION
SHOPPING CENTER**

FOR LAS TRAMPAS PARTNERS
CLAYTON, CA

REVISED DATE: 10.31.08
DRAWING NUMBER: 10-31-08

If the sample you will submit is different from the one shown in this drawing, you must so advise the Designer in WRITTEN NOTIFICATION. The Designer will then be required to amend the drawing with the specified changes. The Designer may not be responsible, in whole or in part, for any errors or omissions in this drawing. The Designer is not responsible for any errors or omissions in this drawing. The Designer is not responsible for any errors or omissions in this drawing.

SHEET TITLE

RENDRINGS

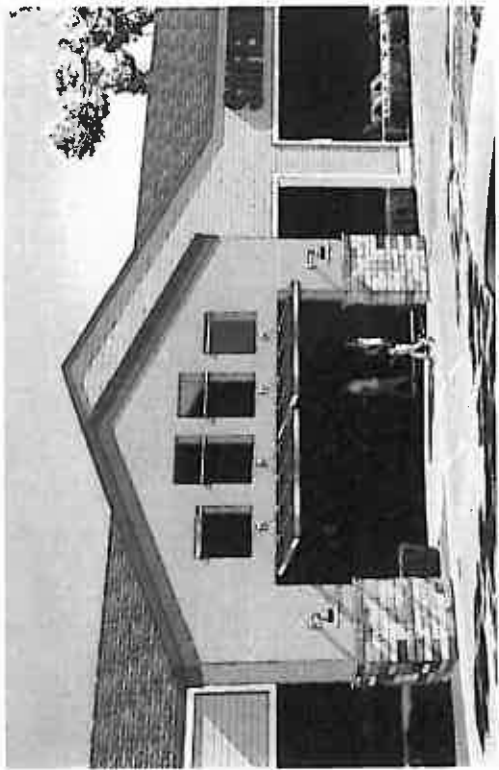
SCALE: 1/4" = 1'-0"
 PROJECT NO.: 08-01
 DATE: 10/31/08
 DRAWN BY: [signature]

SHEET NO.

AS-6

SHEET NO.

AS-6



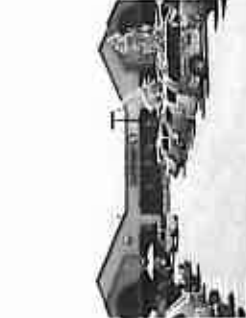
1. PROPOSED SAFEWAY ENTRY FACADE



3. PROPOSED SAFEWAY ENTRY FACADE OPTION B



2. PROPOSED BLOCKBUSTER ENTRY FACADE



2400 CAMINO TASCALANA, DANVILLE



1000 BUCKLEBURY DRIVE, SAN JOSE



2400 CAMINO TASCALANA, DANVILLE

4. CASE STUDIES

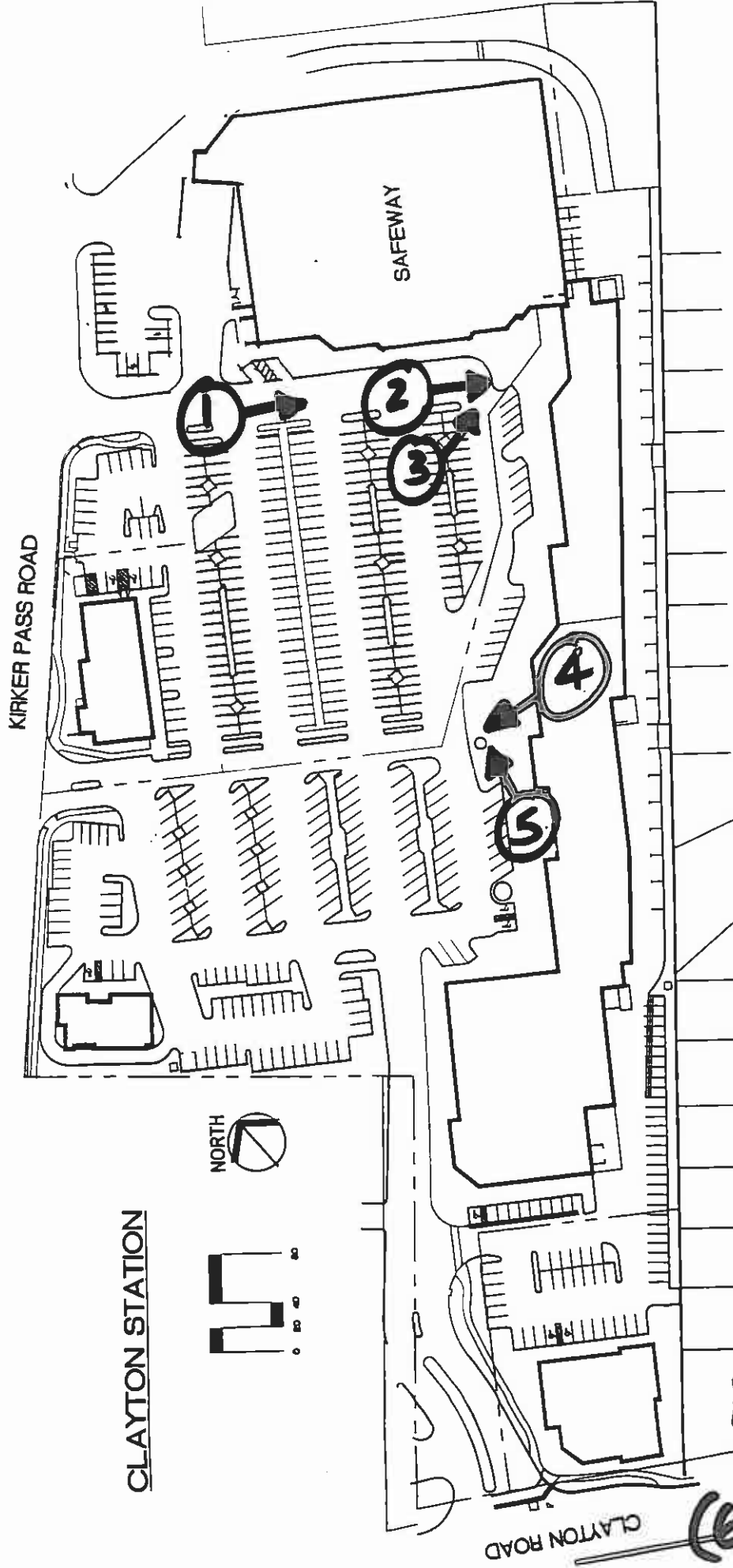


EXHIBIT
C
(6 PAGES)

PHOTO
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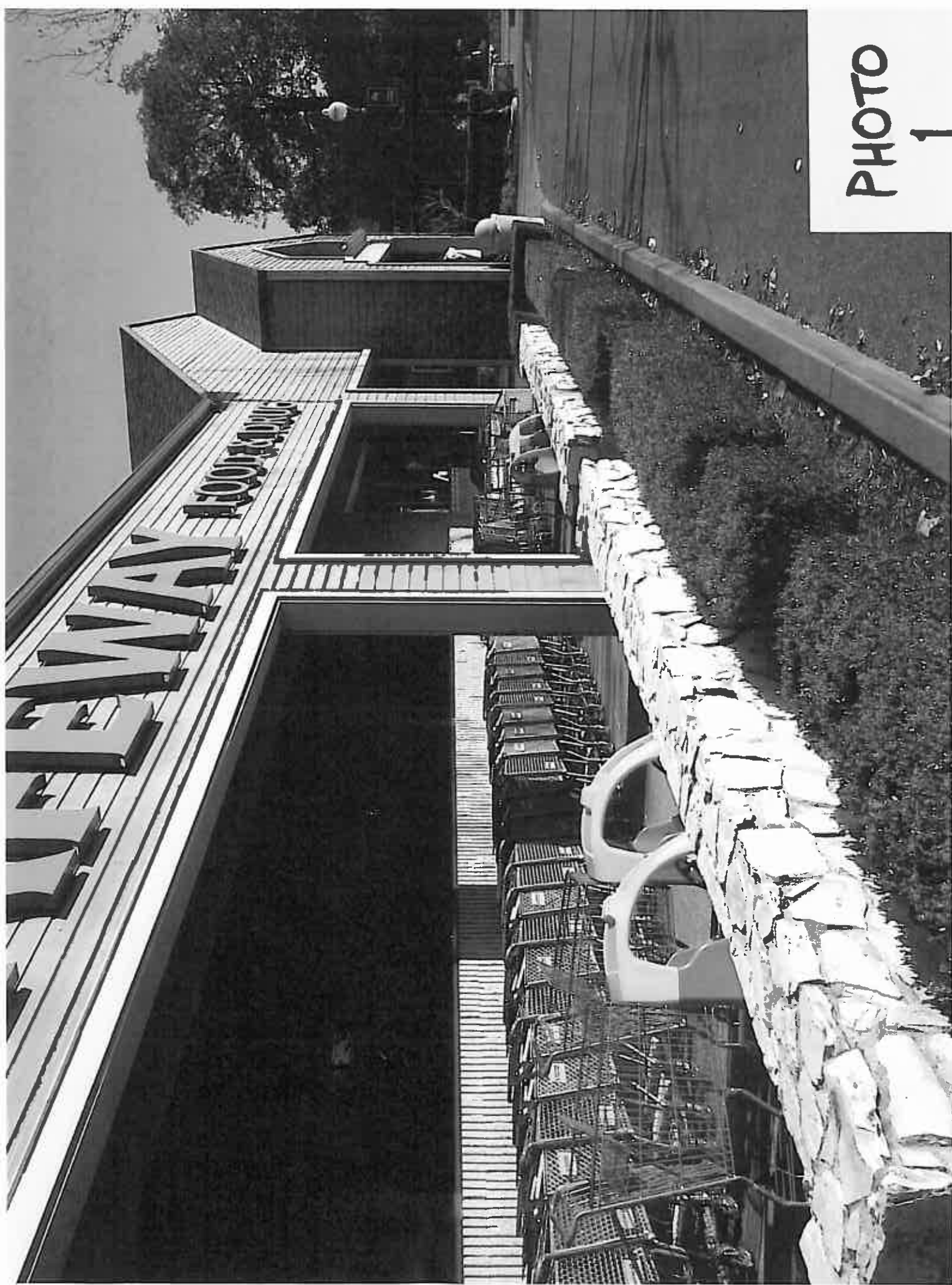




PHOTO
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PHOTO
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PHOTO
4



PHOTO
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