



Agenda
Planning Commission Meeting
7:00 P.M. on Tuesday, January 12, 2010
Hoyer Hall, 6125 Clayton Road, Clayton

CALL TO ORDER, ROLL CALL, PLEDGE TO THE FLAG

Administrative

- 1A. Review of agenda items.
- 1B. Commissioner Catalano to report at the City Council meeting on January 19, 2009.

Public Comment

Approval of Minutes

- 2. Approval of minutes from the meeting of December 8, 2009.

Public Hearings

- 3. **SPR 07-08, Extension of a Site Plan Review Permit, Clayton Station Shopping Center, LLC,** Clayton Station Shopping Center. A request for a one-year extension for a previously-approved Site Plan Review Permit (previously approved on January 13, 2009) to allow various minor modifications to the architecture, exterior colors, and awnings within Clayton Station.
Proposed Action: Approval.

Old Business

- 4. None.

New Business

- 5. None.

Communications

- 6A. Staff.
- 6B. Commission.

Adjournment

- 7. The next regular meeting of the Planning Commission is scheduled for **Tuesday, January 26, 2010.**

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 Meeting
Tuesday, December 8, 2009

Call to Order

Chair Bob Armstrong called the meeting to order at 7:02 p.m. at Hoyer Hall, 6125 Clayton Road, Clayton.

Present: Chair Bob Armstrong, Commissioner Tuija Catalano, Commissioner Ted Meriam, Commissioner Dan Richardson

Absent: Vice Chair Sandra Johnson

Staff: Community Development Director David Woltering

Administrative

1A. Review of agenda items.

1B. Commissioner Richardson to report at the City Council meeting on December 15, 2009.

Public Comment

None.

Approval of Minutes

2. Approval of minutes from the meeting of November 24, 2009.

Commissioner Richardson moved and Commissioner Meriam seconded the motion to approve the minutes from the meeting of November 24, 2009, as amended. The motion passed 4-0.

Commissioners directed amendments to 6A under Staff Communications regarding the City Council discussion of improvements to the Endeavor Hall site. These improvements could eliminate up to five parking spaces at the City parking lot next to Endeavor Hall. The Community Development Director indicated that the Planning Commission comments seemed premature at this time, given the discussion of improvements is still at a very preliminary stage with the Council requesting general cost estimates of various improvement options from the City Engineer at this time.

Public Hearings

3A. **SPR 08-08, Extension of a Site Plan Review Permit, Toni Guttry, 5571 Morningside Drive, APN 118-110-010.** A request for a one-year extension of a previously-approved Site Plan Review Permit (previously approved on December 18, 2008) 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.

Director Woltering presented the staff report.

Planning Commission questions and comments included:

- Commissioners acknowledged this agenda item involves a request to extend for one year a Site Plan Review Permit that was previously reviewed and approved by the Planning Commission. Commissioners indicated they were satisfied with the project and the prior findings and conditions of approval that would continue to apply to the project if the extension would be granted.

Commissioner Catalano moved and Chair Armstrong seconded the motion to approve the request to extend Site Plan Review Permit SPR 08-08 for one year, based on the findings and conditions of the original action and Notice of Decision. The motion passed 3-0, with Commissioner Richardson recusing himself because his primary residence is within 500 feet of the project site and, consequently, the potential for a financial conflict of interest exists.

- 3B. **SPR 04-09, Site Plan Review Permit, Noel O'Meara, 1519 North Mitchell Canyon Road, APN 118-063-004.** A request for a Site Plan Review Permit to allow the construction of a custom two-story single-family residence measuring approximately 27 feet in height and 4,809 square feet in area.

Director Woltering presented the staff report.

The public testimony period was opened.

A neighbor spoke, indicating that she liked the overall appearance of the home but was concerned about the potential for some view obstruction as a consequence of the two-story aspect of the proposed residence.

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

- Chair Armstrong noted that two-story homes exist in the surrounding area.
- Commissioner Richardson asked about the matter of evaluating view obstruction and whether story poles are used to evaluate individual projects. Community Development Director Woltering indicated that story poles are not typically used to evaluate the impact of two story construction. (It should be noted two-story homes are permitted in this zoning district per the Clayton Municipal Code). The applicants, Mr. and Mrs. O'Meara, indicated that they were proposing to construct the home more forward on the lot than the previous home to reduce the view impact on the neighbor.
- Commissioners asked if the project would involve tree removal. The applicants responded that a single tree that was dead would be removed. Otherwise, the existing trees would be retained, except that some of them would be pruned.
- Commissioners asked if the existing retaining structure at the front of the property would be removed. The applicants indicated the retaining structure would not be removed.
- Commissioners asked if the applicant agreed with the staff recommendation and condition of approval that window treatments be added to the first and second floor walls along the south elevation. The applicants responded that they agreed with the staff recommendation.

- Commissioners indicated general support for the location of the proposed home and complimented the overall design, with the addition of window treatments to the south elevation.

Commissioner Richardson moved and Commissioner Catalano seconded the motion to approve the request for approval of a Site Plan Review Permit SPR 04-09, subject to the findings and conditions presented by staff, including the conditions presented at the meeting pertaining to adding window treatments to the first and second floors of the south elevation and providing the necessary reporting information related to finding the potential for lead-based paint and asbestos in the home to removed from the subject property. The motion passed 4-0.

- 3C. **ZOA 04-09, Municipal Code Amendment, City of Clayton.** A public hearing regarding possible amendments to the Clayton Municipal Code for the purpose of implementing the requirements of Senate Bill 1818 related to granting density bonuses and incentives to support the construction of affordable housing (*Continued from the meeting of November 24, 2009*).

Director Woltering presented the staff report.

Planning Commission comments included:

- Commissioner Catalano indicated support for the proposed ordinance, but suggested that the requirement at the top of page 10 that building permits not be issued for market-rate units until all affordable units are constructed seemed onerous. Other language in the proposed ordinance that would not allow certificates of occupancy to issued for market-rate units until affordable units are completed she believed would be sufficient to ensure an objective that affordable units be constructed concurrently with market-rate units. After some discussion about this point, the other Commissioners agreed with Commissioner Catalano, and the consensus was to remove the requirement at the top of page 10 regarding not issuing building permits for market-rate units until affordable units are constructed.

Commissioner Catalano moved and Commissioner Richardson seconded the motion to adopt Resolution No. 05-09, as amended, thereby recommending City Council approval of Ordinance No. 426, as amended. The motion passed 4-0.

Old Business

4. None.

New Business

5. None.

Communications

- 6A. Staff.

6B. Commission.

Chair Armstrong indicated that he had attended the recent TRANSPAC meeting at which there were discussions about the update to the compliance checklist for Measure J.

Adjournment

7. The meeting was adjourned at 8:02 p.m.

Submitted by
David Woltering, AICP
Community Development Director

Approved by
Bob Armstrong
Chair

Plng Comm\2009\Minutes\1208

PLANNING COMMISSION STAFF REPORT

Meeting Date: January 12, 2010

From: Milan J. Sikela, Jr. 
Assistant Planner

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

REQUEST

A request for a one-year extension of a previously-approved 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: Clayton Station Shopping Center, LLC
c/o Anderson and Associates
P.O. Box 1695
Folsom, CA 95763

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

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

General Plan Designation: Kirker Corridor Commercial.

Zoning: PD - Planned Development.

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

Public Notice: On December 30, 2009, 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: Not required.

Authority: Section 17.64.030 of the Zoning Ordinance authorizes the Planning Commission to approve up to a one-year extension on a Site Plan Review Permit.

BACKGROUND AND DISCUSSION

At its meeting of January 13, 2009, the Planning Commission reviewed and approved a 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 (please see **Attachments A, B, and C** for the January 13, 2009 staff report, an excerpt of the January 13, 2009 Planning Commission minutes, and the Notice of Decision, respectively). The approved components of the Clayton Station project include the following:

- 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.

The applicant, Clayton Station Shopping Center, LLC c/o Anderson and Associates, has indicated that, due to the ongoing economic downturn, they have experienced difficulties in obtaining financing for the improvements to Clayton Station. As a result, the applicant is requesting a one-year extension on the Site Plan Review Permit approval in order to allow time to proceed with the project.

RECOMMENDATION

Staff recommends that the Planning Commission approve the one-year extension of the previously-approved 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. The one-year extension would be based upon and extend the originally approved findings, conditions of approval, and advisory notes.

ATTACHMENTS

- A January 13, 2009 Planning Commission Staff Report (Background Information Only)
- B Excerpt of January 13, 2009 Planning Commission Minutes (Background Information Only)
- C Planning Commission Notice of Decision (Background Information Only)

SPR\2010\07-08.sr2

PLANNING COMMISSION
STAFF REPORT

ATTACHMENT A
(19 PAGES)

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, 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

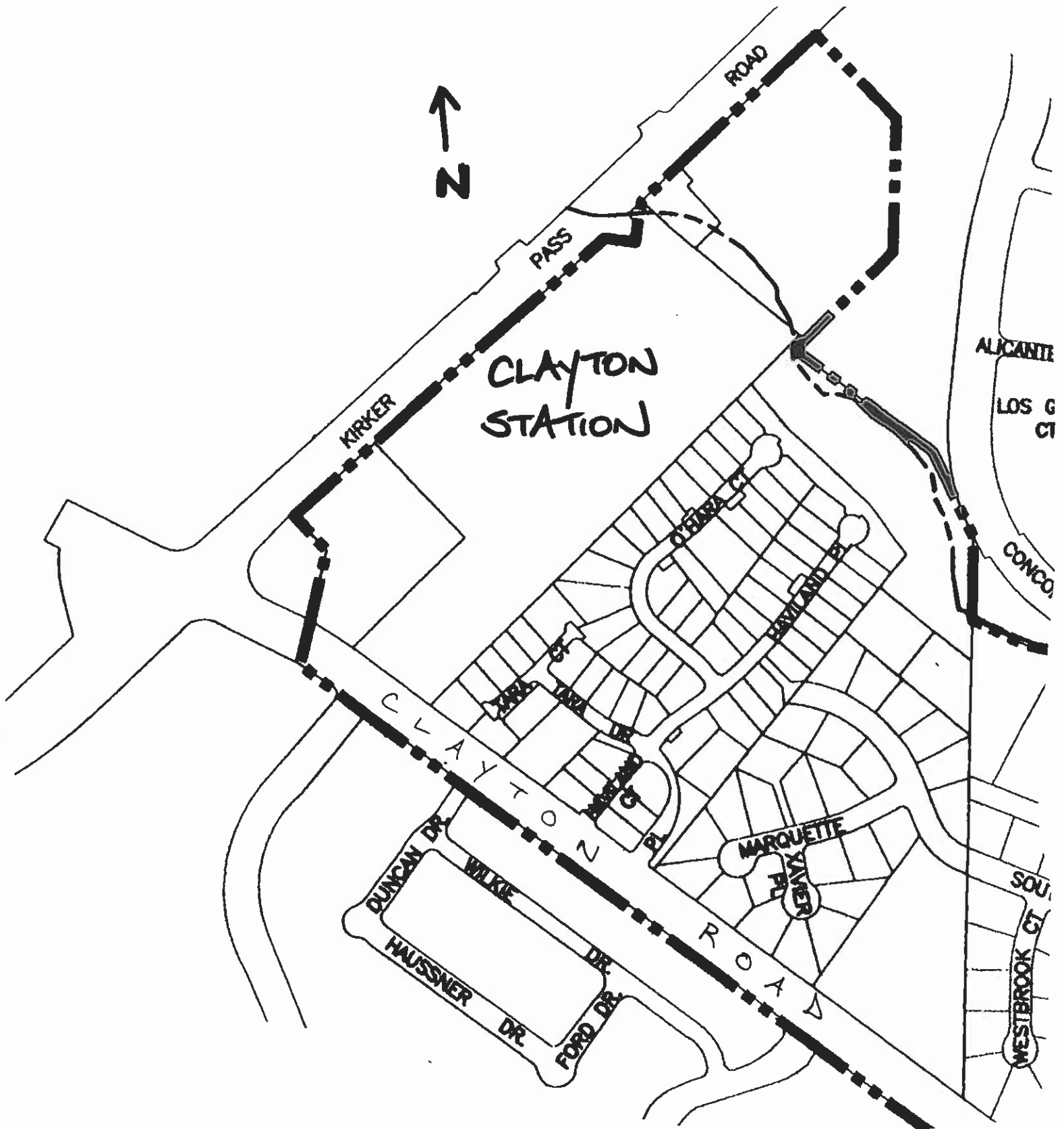
Advisory notes are provided to inform the applicant of: (a) Clayton Municipal Code requirements; or (b) requirements imposed by other agencies. The advisory notes state requirements that may be in addition to the conditions of approval.

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.

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)

SPR2008\07-08.sr1



Location Map
Clayton Station

Northeast corner of Clayton Road and Kirker Pass Road

EXHIBIT A

DANVILLE OFFICE
909 MAIN ROAD, SUITE 100
DANVILLE, CA 94519
916 392 0711 FAX 916 392 0710

SAN JOSE OFFICE
2160 LUMUD AVENUE, SUITE 200
SAN JOSE, CALIFORNIA 95128
408 354 9510 FAX 408 354 9500

WWW.BAACHINCIS.COM

ENTER REINOVATION FOR
CLAYTON STATION
SHOPPING CENTER

FOR LAS TRAMPAS PARTNERS
CLAYTON, CA

TELEPHONE ENGINEERING
340-5181

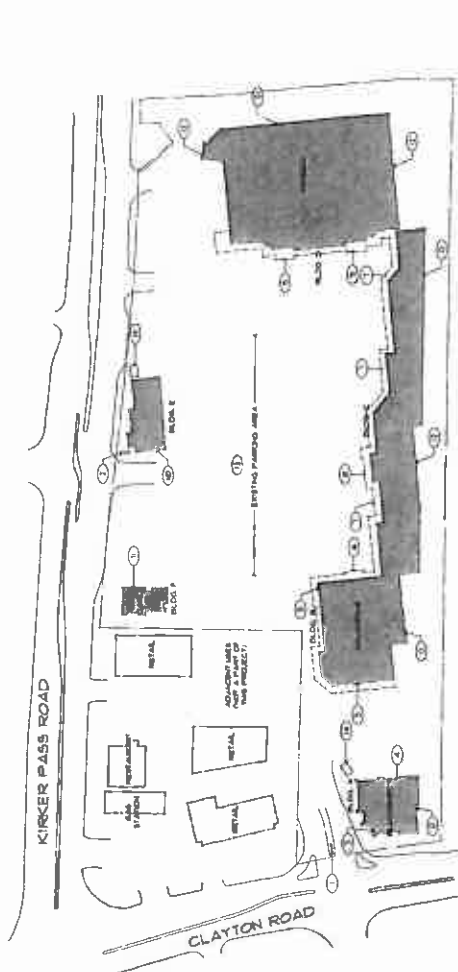
for providing the proper framework within the company is to use the "principles of the five disciplines." These principles are the backbone of the five disciplines. The first principle is the importance of not only the individual but also the team. The second principle is the importance of not only the individual but also the team. The third principle is the importance of not only the individual but also the team. The fourth principle is the importance of not only the individual but also the team. The fifth principle is the importance of not only the individual but also the team.



SITE PLAN

1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	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HS-1



1. SITE PLAN

SITE PLAN KEYNOTES

THE UNIVERSITY OF CHICAGO

- [illegible]

SITE PLAN GENERAL NOTES

- [illegible]

[illegible]

**BANDUCCI ASSOCIATES
ARCHITECTS INC.**

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CLAYTON RENOVATION FOR
**CLAYTON STATION
SHOPPING CENTER**

FOR LAS TRAMPAS PARTNERS
CLAYTON, CA

11/11/2009
PLANNING SUBMITAL 10/21/08

All work shown on this drawing is subject to the terms and conditions of the contract. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.



SHEET TITLE		EXTENSION COLOR
SCHEME		
SCALE	1"=1'	
PROJECT NO.	08-02	
DATE	1/28/08	
DRAWN BY	gms/ldm	

A BUILDING C WITH PROPOSED RENOVATION

B BUILDING C WITH PROPOSED RENOVATION

C BUILDING C WITH PROPOSED RENOVATION

D BUILDING C WITH PROPOSED RENOVATION

E BUILDING C WITH PROPOSED RENOVATION

F BUILDING C WITH PROPOSED RENOVATION

G BUILDING C WITH PROPOSED RENOVATION

H BUILDING C WITH PROPOSED RENOVATION

I BUILDING C WITH PROPOSED RENOVATION

J BUILDING C WITH PROPOSED RENOVATION

K BUILDING C WITH PROPOSED RENOVATION

PAINT COLOR LEGEND

P-1 TRUSS: WHITE
 P-2 ACCENT: WHITE
 P-3 ACCENT: WHITE
 P-4 FASCIA: WHITE

NOTE: P-1 COLOR NOT EXISTING COLOR SHOWN AT NORTH SIDE OF BUILDING



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EXTERIOR RENOVATION FOR
**CLAYTON STATION
SHOPPING CENTER**

FOR LAS TARRAS PARTNERS
CLAYTON, CA

17751515
PLANNING SUBMITTAL 10.31.08

As such, every color and material shown is intended to be used in the final design. The colors and materials shown are not intended to be used in the final design. The colors and materials shown are not intended to be used in the final design. The colors and materials shown are not intended to be used in the final design.

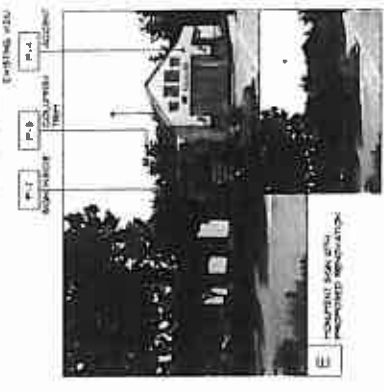
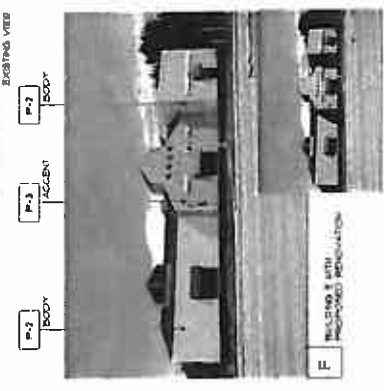
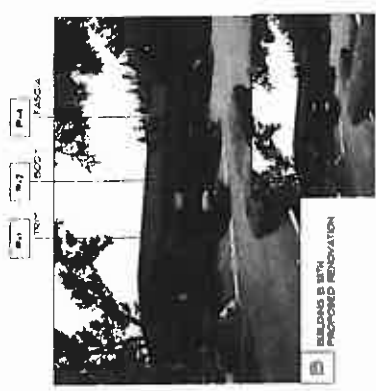
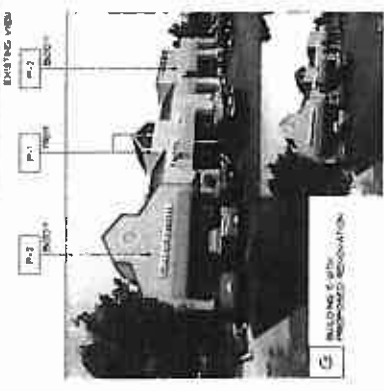
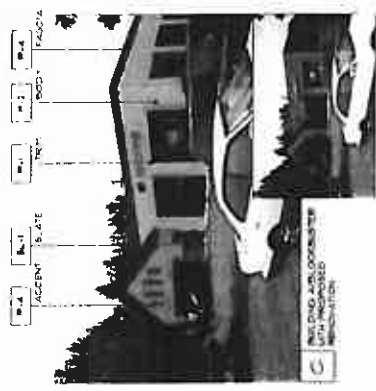
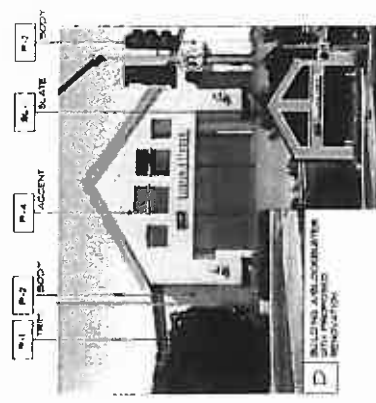


SHEET TITLE

**EXTENSION COLORS
SCHEME**

SCALE	NOT
PROJECT NO.	28-3
DATE	10/28/08
DRAWN BY	David F. Banducci

SHEET NO. **AS-3**



PAINT COLOR LEGEND

P-1	Body Color - White
P-2	Accent Color - Black
P-3	Slate Color - Dark Grey
P-4	Trim Color - White

AWNING LEGEND

A-1	Awning Color - White
A-2	Awning Color - Black
A-3	Awning Color - Dark Grey

SLATE LEGEND

S-1	Slate Color - Dark Grey
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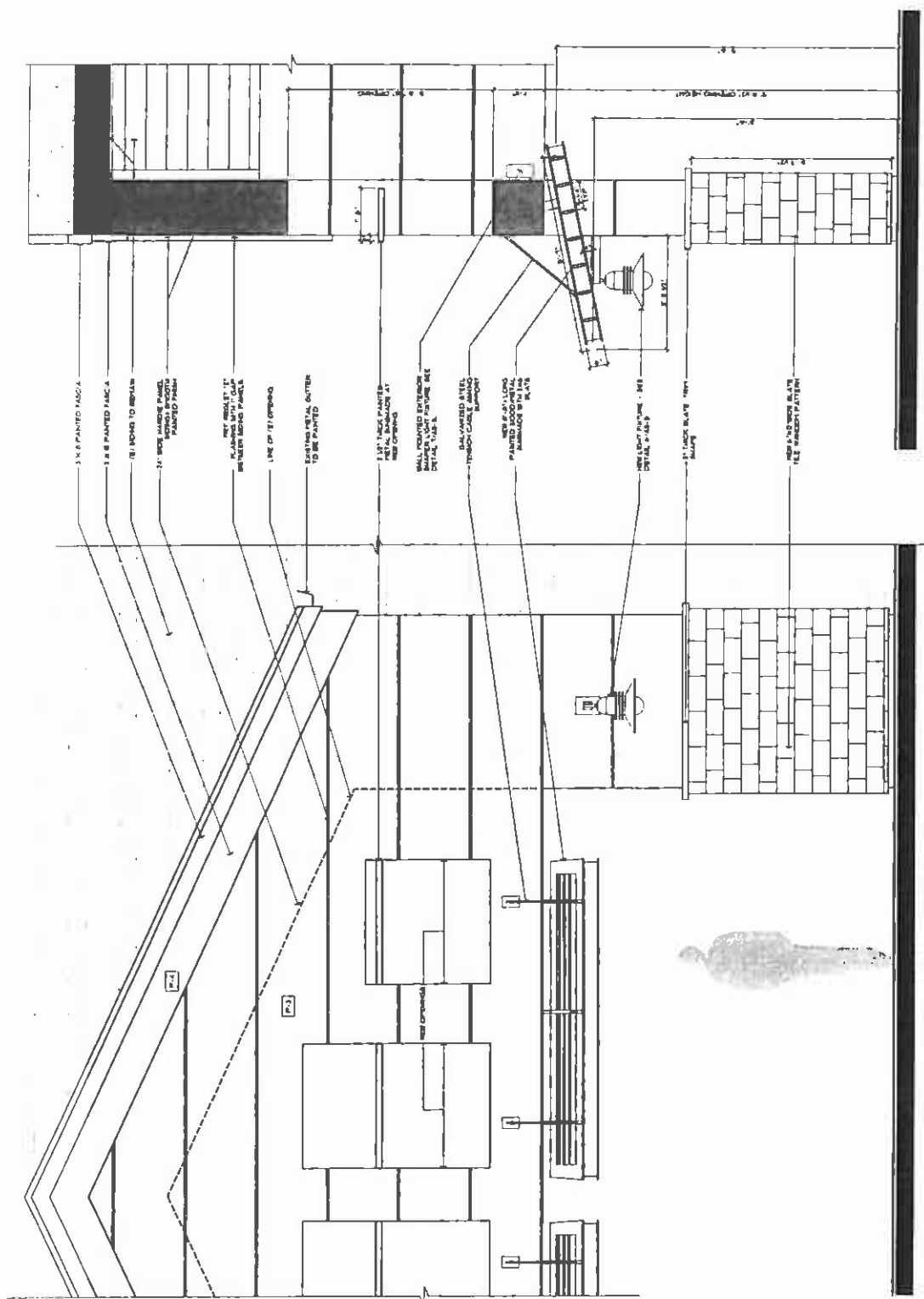
1 KEY PLAN

to present the paper, describe the role of property in the French Republic, and the importance of a solid system of property rights. In part, it was my philosophy that inspired me to write *Le Droit de Propriété* (1975) and to spend the last 10 years of my life pursuing a property strategy for my family, from the



**WALL SECTION &
PARTIAL ELEVATION**

姓名	性别	年龄	职业	住址
张德胜	男	45	教师	XX市XX路XX号
李小明	男	30	学生	XX市XX路XX号
王小红	女	25	护士	XX市XX路XX号
赵大伟	男	50	工人	XX市XX路XX号
孙小丽	女	35	医生	XX市XX路XX号
周小强	男	20	学生	XX市XX路XX号
吴小芳	女	28	教师	XX市XX路XX号
郑小华	男	32	工人	XX市XX路XX号
冯小梅	女	22	学生	XX市XX路XX号
陈小平	男	27	教师	XX市XX路XX号
林小娟	女	24	护士	XX市XX路XX号
周小军	男	29	工人	XX市XX路XX号
吴小芳	女	26	学生	XX市XX路XX号
郑小华	男	31	教师	XX市XX路XX号
冯小梅	女	23	护士	XX市XX路XX号
陈小平	男	28	工人	XX市XX路XX号
林小娟	女	25	学生	XX市XX路XX号
周小军	男	30	教师	XX市XX路XX号
吴小芳	女	27	护士	XX市XX路XX号
郑小华	男	33	工人	XX市XX路XX号
冯小梅	女	24	学生	XX市XX路XX号
陈小平	男	29	教师	XX市XX路XX号
林小娟	女	26	护士	XX市XX路XX号
周小军	男	31	工人	XX市XX路XX号
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吴小芳	女	29	护士	XX市XX路XX号
郑小华	男	35	工人	XX市XX路XX号
冯小梅	女	26	学生	XX市XX路XX号
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周小军	男	33	工人	XX市XX路XX号
吴小芳	女	30	学生	XX市XX路XX号
郑小华	男	36	教师	XX市XX路XX号
冯小梅	女	27	护士	XX市XX路XX号
陈小平	男	32	工人	XX市XX路XX号
林小娟	女	29	学生	XX市XX路XX号
周小军	男	34	教师	XX市XX路XX号
吴小芳	女	31	护士	XX市XX路XX号
郑小华	男	37	工人	XX市XX路XX号
冯小梅	女	28	学生	XX市XX路XX号
陈小平	男	33	教师	XX市XX路XX号
林小娟	女	30	护士	XX市XX路XX号
周小军	男	35	工人	XX市XX路XX号
吴小芳	女	32	学生	XX市XX路XX号
郑小华	男	38	教师	XX市XX路XX号
冯小梅	女	29	护士	XX市XX路XX号
陈小平	男	34	工人	XX市XX路XX号
林小娟	女	31	学生	XX市XX路XX号
周小军	男	36	教师	XX市XX路XX号
吴小芳	女	33	护士	XX市XX路XX号
郑小华	男	39	工人	XX市XX路XX号
冯小梅	女	30	学生	XX市XX路XX号
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林小娟	女	32	护士	XX市XX路XX号
周小军	男	37	工人	XX市XX路XX号
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郑小华	男	40	教师	XX市XX路XX号
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陈小平	男	36	工人	XX市XX路XX号
林小娟	女	33	学生	XX市XX路XX号
周小军	男	38	教师	XX市XX路XX号
吴小芳	女	35	护士	XX市XX路XX号
郑小华	男	41	工人	XX市XX路XX号
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周小军	男	39	工人	XX市XX路XX号
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冯小梅	女	37	护士	XX市XX路XX号
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吴小芳	女	41	护士	XX市XX路XX号
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陈小平	男	52	工人	XX市XX路XX号
林小娟	女	49	学生	XX市XX路XX号
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周小军	男	55	工人	XX市XX路XX号
吴小芳	女	52	学生	XX市XX路XX号
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冯小梅	女	49	护士	XX市XX路XX号
陈小平	男	54	工人	XX市XX路XX号
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周小军	男	57	工人	XX市XX路XX号
吴小芳	女	54	学生	XX市XX路XX号
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吴小芳	女	73	护士	XX市XX路XX号
郑小华</				



1. WALL SECTION

1. PARTIAL WALL ELEVATION

NOTE: SEE PLAN VIEW
4/14-5 FOR ADDITIONAL
DIMENSIONS



**BANDUCCI ASSOCIATES
ARCHITECTS INC.**

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TEL: 408.554.1500 FAX: 408.554.1550

WWW.BANDUCCIARCHITECTS.COM

INTERIOR RENOVATION FOR
**CLAYTON STATION
SHOPPING CENTER**

FOR LAS TRAMPAS PARTNERS
CLAYTON, CA

REVISED: 01/05
PLANNING SUBMITTAL 10.31.08

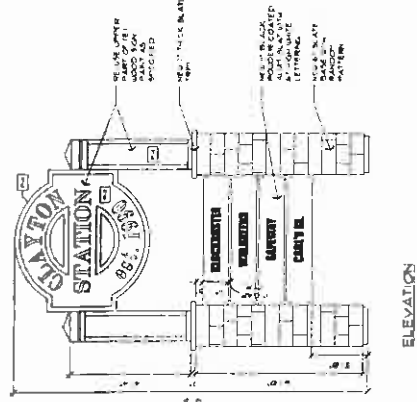
All work shown on this drawing shall be in accordance with the latest editions of the applicable building codes and standards. The drawings are prepared for the purpose of obtaining a building permit and are not to be used for any other purpose. The drawings are not to be used for any other purpose without the written consent of the architect.



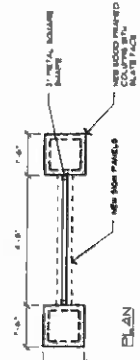
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Checked: [Name]
Date: [Date]

DETAILS

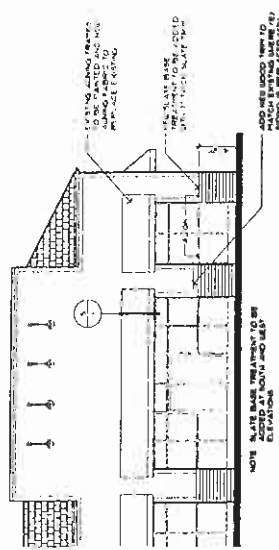
1. PROPOSED MONUMENT SIGN	9/15
2. PROPOSED ELEVATION BLDG. E	9/15
3. PROPOSED BLOCKBUSTER ENTRY ELEMENT	10/18
4. PROPOSED CANOPY AWNING DETAIL	10/18



ELEVATION



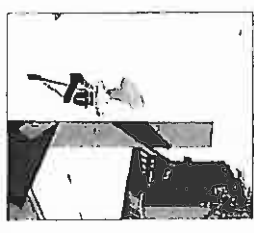
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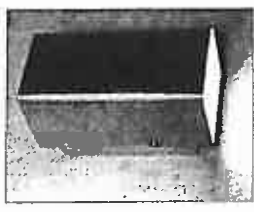
2. PROPOSED ELEVATION BLDG. E



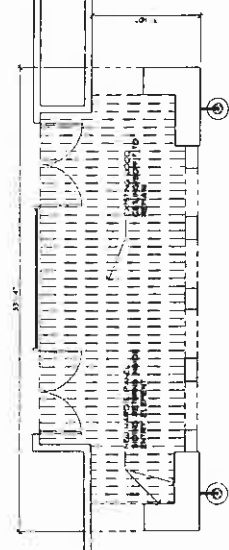
3. (B) MONUMENT SIGN



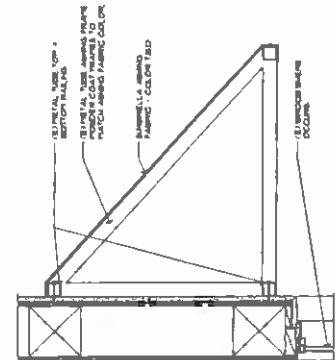
6. LIGHT FIXTURE-EXT MOUNTED



7. LIGHT FIXTURE-EXT UP LIGHT



4. PROPOSED BLOCKBUSTER ENTRY ELEMENT



5. CANOPY AWNING DETAIL



**BANDUCCI ASSOCIATES
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EXTENSION RENOVATION FOR
**CLAYTON STATION
STATION CENTER**

FOR US TRAINING PARTNERS
CLAYTON, CA

REV. 3/10/15
PLANNING SUBMITTAL 10.31.15

All fees, stamps, fees, and other charges are the responsibility of the client. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.



Sheet 1 of 1

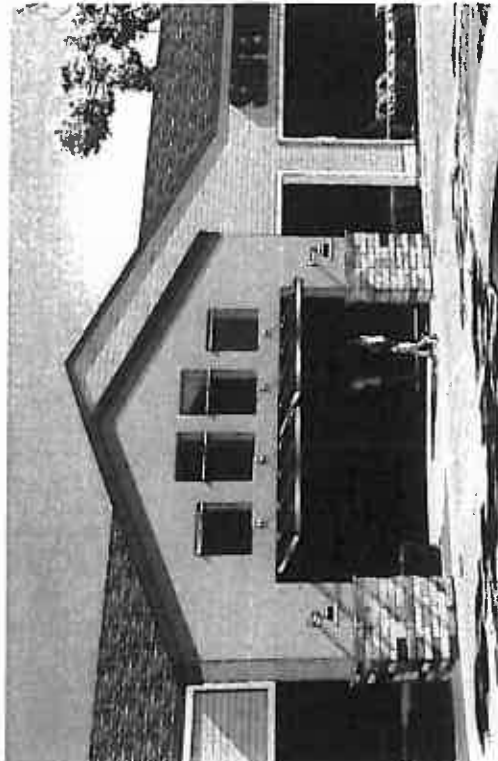
SHEET TITLE

RENDERINGS

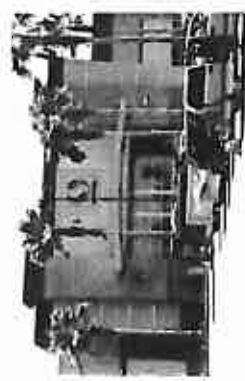
SCALE	1/8" = 1'-0"
PROJECT NO.	15-001
DATE	1/15/15
DRAWN BY	15-001



2. PROPOSED BLOCKBUSTER ENTRY FACADE



1. PROPOSED SAWTOOTH ENTRY FACADE



3. PROPOSED SAWTOOTH ENTRY FACADE



4. PROPOSED SAWTOOTH ENTRY FACADE



5. PROPOSED SAWTOOTH ENTRY FACADE

4. CASE STUDIES

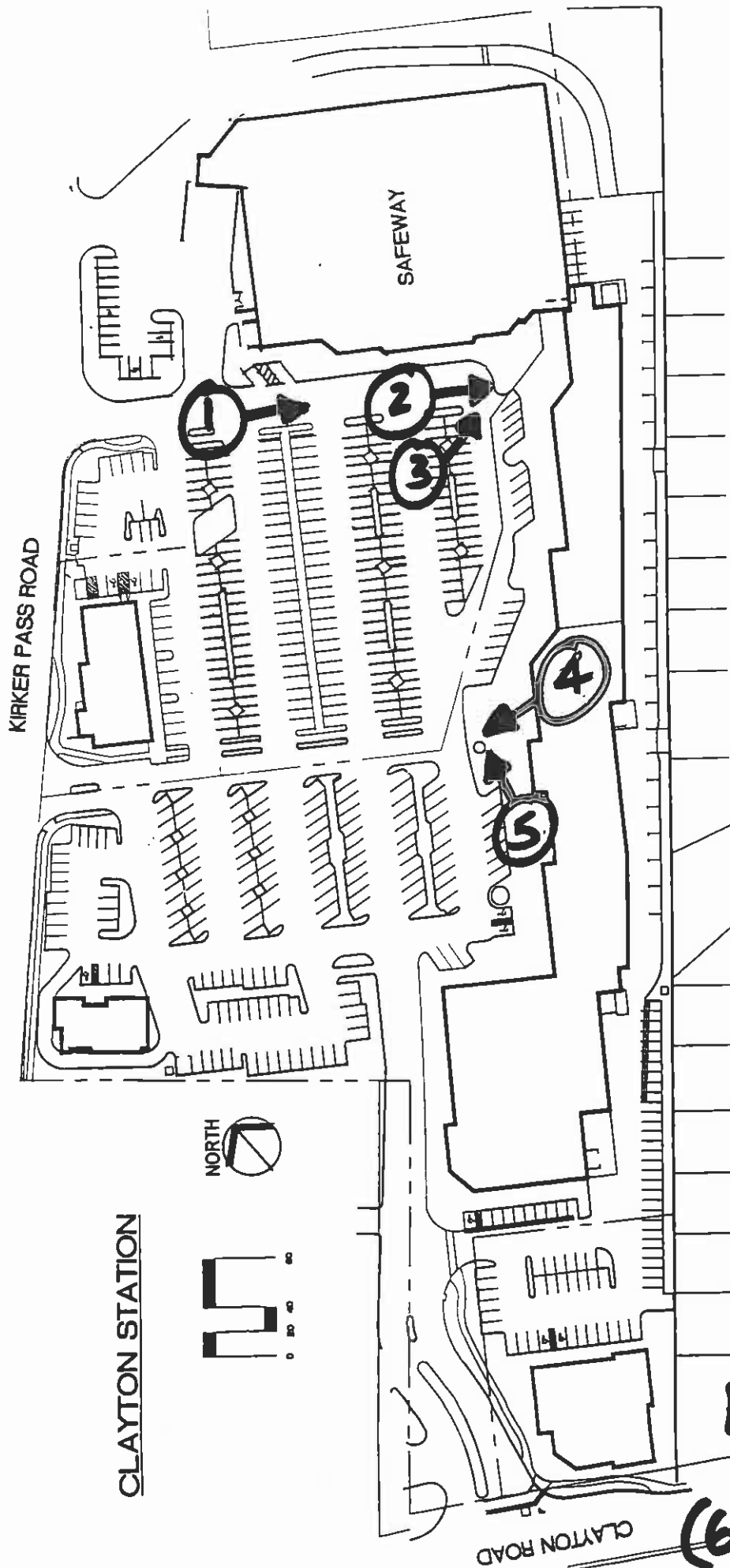


EXHIBIT
C
(6 PAGES)

PHOTO
1

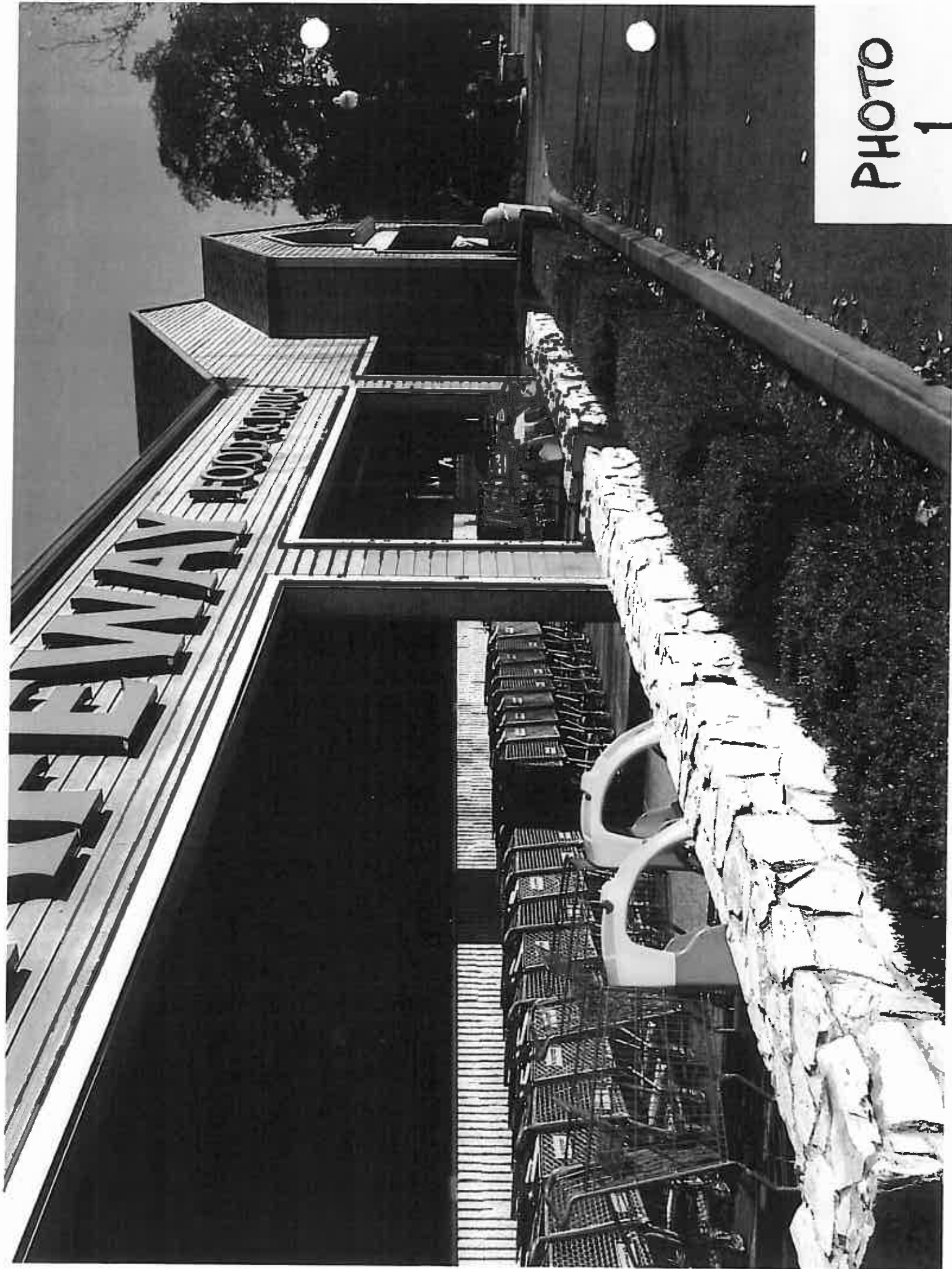


PHOTO
2

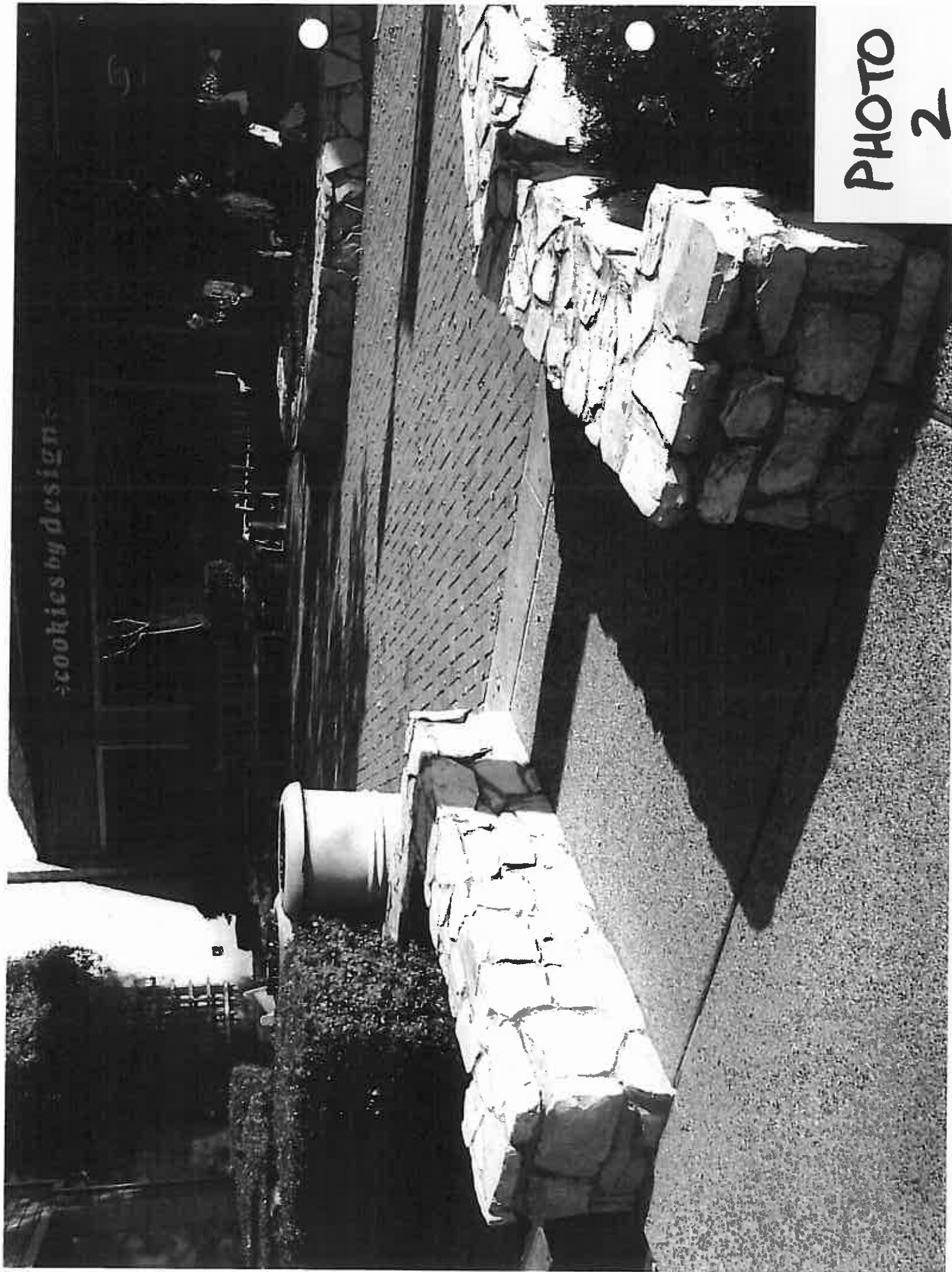


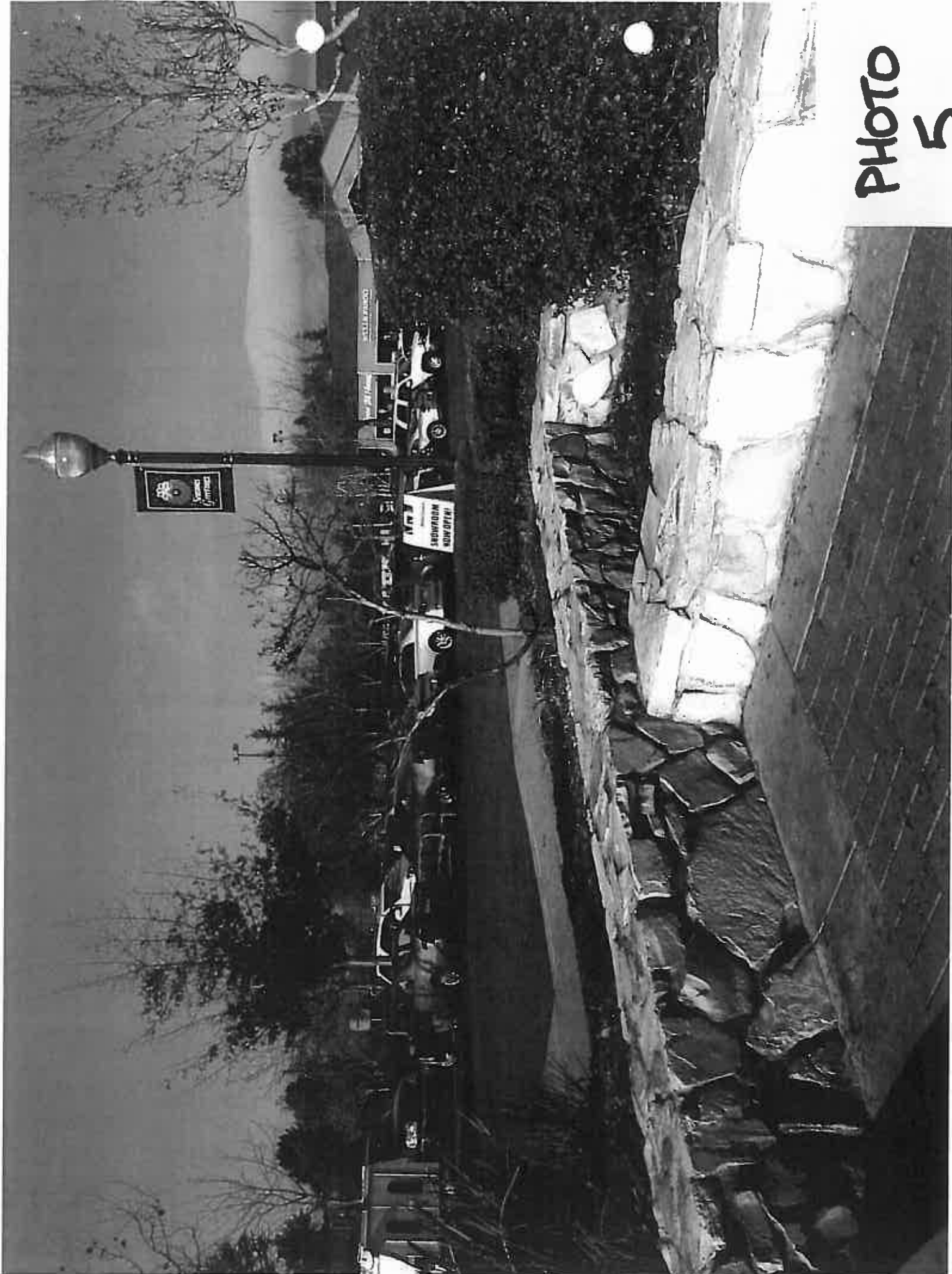
PHOTO
3



PHOTO
4



A black and white photograph showing a stone wall in the foreground, with a brick sidewalk running alongside it. In the background, a parking lot contains several vehicles, including a white car and a dark car. A building with a sign that reads "STELLA & RONCHI" is visible. A street lamp with a sign that reads "CIVIL ENGINEERING" stands near the building. The scene is set in an urban or suburban environment with trees and a clear sky.



Minutes
City of Clayton Planning Commission Meeting
Tuesday, January 13, 2009
Excerpt

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.

Public Hearings

Chair Haydon recused himself from the meeting.

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.

The public hearing was opened. Assistant Planner Sikela presented the staff report and explained that copies of the revised draft wording for proposed Condition 6 had been distributed to the Commissioners, applicant, and applicant's architect.

Director Woltering indicated that the revised draft wording for Condition 6 was more definitive and provided more clarity in terms of how the applicant can address the ongoing code enforcement issues related to the clean-up of Mount Diablo Creek, Cardinet Trail, and the facades of the Safeway building.

Commission questions and comments included:

- How would the revised proposed Condition 6 address the ongoing code enforcement issues? Director Woltering indicated that, by requiring the applicant to provide contractual evidence of regular clean-up to be performed by maintenance personnel, it would be a proactive way to address these ongoing issues.
- Want to avoid a situation where the City gets involved with contract enforcement. Director Woltering responded that City review of the contract is only to ensure that the maintenance work has been formally secured.
- Is there any other way to seek assurance from the applicant that the maintenance work is being done such as fines? Director Woltering indicated that there is presently a process in place involving letters being sent, then citations being issued, and then fines and penalties being assessed. However, this process generally takes weeks and months to attain results.
- Is there another way to address the ongoing code enforcement issues? Director Woltering indicated that revised proposed Condition 6 would streamline the process for attaining results and would allow for all involved parties to be more proactive in addressing these issues.

The public testimony period was opened.

Christopher Kretz, P.O. Box 580, Danville, identified himself as being part of Las Trampas Investments, property owners of Clayton Station, and indicated the following:

- I get calls from tenants at Clayton Station every day regarding the ongoing graffiti problem.
- I will talk to our property manager, Kathe Anderson, regarding the maintenance issues.
- Some of the vines planted on the rear of the Safeway building do not appear to be growing.
- The shopping carts in Mount Diablo Creek behind Safeway are a Safeway issue. I will contact Safeway about assisting in cleaning up the creek.
- The debris in Mount Diablo Creek is not necessarily caused by Clayton Station alone and, therefore, is not only our responsibility.
- We will do our best to ensure ongoing maintenance is performed with regard to removal of graffiti and clean-up of Mount Diablo Creek and Cardinet Trail.

Commission questions included:

- How are you going to deal with the shopping cart issue? Mr. Kretz responded that he would contact property manager Kathe Anderson to contact Safeway and oversee the clean-up of the shopping carts.
- What mechanism are you currently using to address the graffiti issue? Mr. Kretz responded that he has hired a contractor to paint the walls that are spray-painted with graffiti. The contractor typically responds within a week. We are concerned that the graffiti clean-up costs will have to be shouldered by the tenants in Clayton Station.
- How many tenants do you have in Clayton Station? Mr. Kretz responded that approximately 35 to 40 tenants occupy Clayton Station.
- How is information distributed to the tenants in Clayton Station? Mr. Kretz responded that he tries not to bother his tenants but that he conducts monthly visits. He added that he may send individual letters to each of his tenants to inform them of the clean-up or other issues.
- Any concerns with the other conditions of approval proposed by staff? Mr. Kretz responded that he had no concerns and that he would do his best to comply with all of the conditions.

Dave Banducci, 222 Railroad Avenue, Danville, identified himself as the architect of the project, distributed photographs of asymmetrical "creek rock" examples, and indicated the following:

- We agree with all of the conditions except for Condition 1.
- We prefer to use the brick veneer shown in Photosimulation 1 on Sheet AS-6 of Exhibit B in the January 13, 2009 staff report rather than the asymmetrical "creek rock" style preferred by staff.
- It was difficult to find a veneer that incorporated the asymmetrical "creek rock" appearance.

Commission questions included:

- Are there any plans to modify the low seat walls throughout Clayton Station? Mr. Banducci responded "no".
- Are you drastically changing the numbers on the clock face? Mr. Banducci responded that they are just doing a subtle upgrade of the clock numbers.
- What are the colors proposed for the signs at the entryway monument? Mr. Banducci responded that changes to sign colors are not part of this proposal and are a sign issue for Clayton Station to address with the City.
- Will there be a cap stone on the brick veneer? Mr. Banducci responded "yes".

Staff questions and comments included:

- How thick is the brick veneer? Mr. Banducci replied that the brick veneer is three-quarters of an inch thick.

- The asymmetrical “creek rock” veneer would visually integrate better with the asymmetrical “creek rock” appearance of the masonry treatments on the existing seat walls throughout Clayton Station.

Mr. Banducci indicated that the brick veneer has been commonly used on their projects in Danville, San Ramon, and Dublin.

Assistant Planner Sikela indicated that staff supports design features and materials that are unique to Clayton and represent our City.

The public testimony period was closed.

Chair Catalano, Vice Chair Hartley, and Commissioners Armstrong indicated the following:

- Agrees with almost every condition—including the revised wording proposed by staff for proposed. The one exception is that they do not support Condition 1.
- We feel the brick veneer is a better design style than the asymmetrical “creek rock” treatments.
- Condition 1 should be modified to approve the brick veneer treatments.

Commissioner Johnson indicated the following:

- Agrees with the revised wording proposed by staff for Condition 6.
- Agrees with staff that Condition 1 should be worded to require the applicant to install the asymmetrical “creek rock” treatments; otherwise agrees with all proposed conditions.

Chair Catalano moved and Vice Chair Hartley seconded a motion to approve Site Plan Review Permit SPR 07-08, with the findings and conditions recommended by staff and with the following amended wording for Conditions 1 and 6. The motion passed 3-1 (No – Johnson).

- “1. The proposed masonry treatments shall utilize the design style as shown in Photosimulation 1 on Sheet AS-6 of Exhibit B in the January 13, 2009 staff report.**
- 6. All litter, shopping carts, and debris shall be removed from the Mount Diablo Creek corridor associated with the property on a regular basis. Additionally, all graffiti shall be removed from the property, including the walls of the Safeway building, above-ground transformer boxes, etc. In order to facilitate maintenance of the Mount Diablo Creek corridor (including the Cardinet Trail) associated with this property and the removal of graffiti, prior to issuance of a building permit the property owner shall provide evidence to the Community Development Director of an on-going maintenance contract to ensure the regular clean-up of the Creek corridor and the removal of graffiti. Moreover, within forty-eight (48) hours notice by the City of a concern regarding needed Creek clean-up or graffiti removal, the property owner shall address the matter to the satisfaction of the Community Development Director. To further address the prevention of graffiti at the property, prior to issuance of a building permit the property owner shall prepare for review, approval, and installation a planting plan for adding clinging vines to the rear and side walls of the Safeway building to fill gaps where prior plantings have not been successful to the satisfaction of the Community Development Director.”**



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

PLANNING COMMISSION NOTICE OF DECISION

DATE: January 14, 2009

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

RE: Site Plan Review Permit (SPR 07-08)

Following a public hearing, the Clayton Planning Commission approved the following project on January 13, 2009. The project was approved based on the findings and conditions listed below.

Project Description

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 (APNs 118-031-049/ -051/ -052/ -056/ -057).

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.

Conditions of Approval

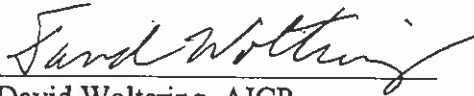
These conditions of approval apply to the Exterior Renovation for Clayton Station Shopping Center (Planning Department Submittal Package), prepared by Banducci Associates Architects Inc., date stamped December 3, 2008.

1. The proposed masonry treatments shall utilize the design style as shown in Photosimulation 1 on Sheet AS-6 of Exhibit B in the January 13, 2009 staff report.
2. The trellis 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 the January 13, 2009 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. Additionally, all graffiti shall be removed from the property, including the walls of the Safeway building, above-ground transformer boxes, etc. In order to facilitate maintenance of the Mount Diablo Creek corridor (including the Cardinet Trail) associated with this property and the removal of graffiti, prior to issuance of a building permit the property owner shall provide evidence to the Community Development Director of an on-going maintenance contract to ensure the regular clean-up of the Creek corridor and the removal of graffiti. Moreover, within forty-eight (48) hours notice by the City of a concern regarding needed Creek clean-up or graffiti removal, the property owner shall address the matter to the satisfaction of the Community Development Director. To further address the prevention of graffiti at the property, prior to issuance of a building permit the property owner shall prepare for review, approval, and installation a planting plan for adding clinging vines to the rear and side walls of the Safeway building to fill gaps where prior plantings have not been successful to the satisfaction of the Community Development Director.
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, 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.


David Woltering, AICP
Community Development Department

1-13-09
Date

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

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

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

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

cc: Christopher Kretz, P.O. Box 580, Danville, 94526
Kathy Anderson, Clayton Station Shopping Center, LLC c/o Anderson and Associates, P.O.
Box 1695, Folsom, 95763
City Engineer
Contra Costa County Building Inspection Department
Contra Costa County Fire Protection District

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