



**Agenda**  
**Planning Commission Meeting**  
**7:00 P.M. on Tuesday, August 23, 2011**  
Hoyer Hall, Clayton Community Library, 6125 Clayton Road, Clayton

**CALL TO ORDER, ROLL CALL, PLEDGE TO THE FLAG**

**Administrative**

- 1A. Review of agenda items.
- 1B. Chair Richardson to report at the City Council meeting on September 20, 2011 (September 6, 2011 City Council meeting has been cancelled).

**Public Comment**

**Approval of Minutes**

- 2. None.

**Public Hearing**

- 3A. **DP 01-09, ENV 02-09, Clayton Community Church Economic/Fiscal Evaluation (Final Draft).** Review of the Final Draft of the Economic/Fiscal Evaluation of the Clayton Community Church Development Proposal (DP 01-09, ENV 02-09). This report was prepared by Bay Area Economics, a Northern California based consulting firm.

The Clayton Community Church project is located in Clayton's Town Center on the north side of Main Street east of the Oak Street offramp and south of Clayton Road (APN's 118-560-010 and 119-011-003) and entails removing the former Pioneer Inn building, which exists on the subject property, and redeveloping the site with four buildings: a two-story 22,244-square-foot church sanctuary building containing up to 500 seats; a two-story 8,516-square-foot building encompassing 2,261 square feet of retail space and 6,255 square feet of office space, church classrooms, and a welcome center; a two-story 10,204-square-foot building encompassing 5,696 square feet of retail space and 4,508 square feet of office space; and a one-story 1,200-square-foot teen center. The project requires an environmental review under the California Environmental Quality Act as well as City approval of a General Plan Amendment (to allow assembly uses); Specific Plan Amendment (to allow assembly uses and establish lower on-site parking requirements); Zoning Amendments (to allow assembly uses; establish a consistent zoning designation for the site; and establish lower on-site parking requirements); Use Permit; Development Plan; and a Tentative Parcel Map.

The purpose of the Economic/Fiscal Evaluation is to determine and report on the possible fiscal impacts to the City as well as the economic implications to the City's Town Center area should the proposed project be approved and implemented.

**Proposed Action:** Receive and comment on presentation from preparer of Final Draft Economic/Fiscal Evaluation.

- 3B. **SPR 02-11, Site Plan Review Permit, Second Story Balcony, 227 Stranahan Circle, APN 119-620-051.** A request for a site plan review permit to consider a previously-constructed second-story balcony, located on the rear of a two-story single-family residence within the Stranahan subdivision. The balcony measures approximately 60 square feet in area and is located 10 feet above ground level.

**Proposed Action:** Approve with conditions, based on one of the three options provided for consideration.

#### **Old Business**

4. None.

#### **New Business**

5. None.

#### **Communications**

- 6A. Staff.  
6B. Commission.

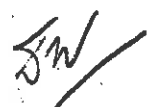
#### **Adjournment**

7. The next meeting of the Planning Commission is scheduled for **Tuesday, September 13, 2011.**

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.

## **PLANNING COMMISSION STAFF REPORT**

**Meeting Date:** August 23, 2011 

**From:** David Woltering, AICP  
Community Development Director

**Subject:** Presentation of the Final Draft Economic/Fiscal Evaluation of the Clayton Community Church Development Proposal by Bay Area Economics (DP 01-09, ENV 02-09)

---

### **REQUEST**

The purpose of this agenda item is to receive a summary presentation of the recently completed Final Draft Economic/Fiscal Evaluation prepared by Bay Area Economics (BAE) of the proposed Clayton Community Church development project. Mr. Matt Kowta, a Principal at BAE and an author of the Evaluation, will present the summary. Please note this is an informational item; no specific action will be taken on the proposed Clayton Community Church project at this meeting.

### **PROJECT INFORMATION**

**Applicant / Location:** Clayton Community Church  
6055 Main Street, Clayton, California  
APNs 118-560-010 and 119-011-003

**General Plan Designation:** Town Center (TC)

**Zoning:** Planned Development (PD) and Limited Commercial (L-C)

**Environmental Review:** An Environmental Impact Report (EIR) is being prepared and processed for this proposed project in accordance with provisions of Section 15081 et seq. of the California Environmental Quality Act (CEQA) Guidelines.

**Public Notice:** On August 10, 2011, a public hearing notice was posted on City of Clayton notice boards and notices sent to interested citizens and applicable agency representatives about the availability of the Final Draft Economic/Fiscal Evaluation of the Clayton Community Church project.

## **BACKGROUND**

The City of Clayton received an application from Clayton Community Church in December of 2009 to redevelop its property located at 6055 Main Street with a mixed-use development project which, as proposed, would include approximately 42,000 square feet of interior space, including a church sanctuary that would accommodate nearly 500 congregation members. This application was deemed complete in March of 2010 by the City. An environmental determination requiring the preparation of a full EIR was made by the City in April of 2010. The City indicated to the applicant that an independent, i.e., third party, economic and fiscal evaluation of the proposed project would be required.

Subsequently, an environmental consultant, LSA Associates, was hired to prepare the EIR and work commenced on that evaluation. Then, in January of 2011, following a competitive selection process, the City contracted with BAE to prepare the economic and fiscal evaluation of the Church's proposed development project.

## **PROJECT DESCRIPTION**

The primary objective of the proposed project is to develop a new church and associated facilities on a 2.3-acre (gross) site located at 6055 Main Street to serve the Clayton Community Church congregation. The subject site is within the City's Town Center Specific Plan area and the City's Redevelopment Project area. The project would result in the demolition of the former Pioneer Inn building on the property and the redevelopment of the site with four buildings, including a nearly 500-seat sanctuary, retail and office space, and associated facilities. The proposed buildings would comprise a total of approximately 42,000 square feet of interior space. The church would be a venue for regular weekday and weekend activities, in addition to Sunday morning services, and special events.

Approximately 54 parking spaces would be provided on the project site, mainly in an on-site parking lot. Based on the City's Schedule 17.37.030.D in the Clayton Municipal Code, on-site parking reductions, the on-site parking requirement for the project as proposed would be approximately 201 spaces. Because the proposal for on-site parking falls short of City code requirements, the project applicant proposes to utilize existing off-site parking (via shared use agreements to use parking on other properties and existing on-street parking) to make up for the shortfall of on-site spaces.

The project would require several entitlements from the City of Clayton, including a General Plan Amendment (to allow assembly uses); Specific Plan Amendment (to allow assembly uses and establish lower on-site parking requirements); Zoning Amendments (to allow assembly uses; establish a consistent zoning designation for the site; and establish lower on-site parking requirements); Use Permit Approval; Development Plan Approval; and Tentative Parcel Map Approval (to divide the site into four parcels).

### **PROJECT ALTERNATIVES IDENTIFIED IN THE DRAFT EIR**

CEQA requires that an EIR evaluate a range of reasonable alternatives to the proposed project that would reduce or avoid the project's significant impacts. The following alternatives to the proposed Clayton Community Church project are considered in the EIR:

- The **No Project alternative**, under which the project site would not be redeveloped in the short-term, and would remain generally in its existing condition.
- The **Policy Consistency alternative**, which assumes that the site would be redeveloped with a mix of uses (retail, office, and residential uses) consistent with the Town Center Specific Plan, General Plan, Zoning Ordinance, and Parking Code (and development would not exceed the maximum building envelope permitted in the General Plan). This alternative would entail the development of 40,000 square feet of ground-floor retail uses, 20,000 square feet of second-floor office uses, and 20 second-floor multi-family residential units.
- The **Mixed Use/Church alternative**, which assumes that development of the site would occur in general accordance with the development guidelines of the Specific Plan, General Plan, and Zoning Ordinance, but the Town Center Specific Plan would be amended to allow Religious Assembly uses in areas designated Town Center Commercial (with a Use Permit). Under this alternative, a new sanctuary would be developed on the project site, but it would be smaller than the one currently proposed (the sanctuary itself would be 12,000 square feet and would contain 250 fixed seats). Other uses that would be developed as part of this alternative include 4,000 square feet of church/accessory space, 15,000 square feet of ground-floor retail space, and 11 second-floor multi-family residential units.
- The **Off-Site alternative**, which assumes that the project would be developed on an approximately 5.2-acre site outside the Town Center. The off-site location, which is located just east of the intersection of Marsh Creek Road and Pine Lane in unincorporated Contra Costa County, is informally known as the Sorensen Property.

CEQA requires that an EIR identify an "environmentally superior alternative." The No Project alternative is identified as the environmentally superior alternative. The Policy Consistency alternative is the secondary environmentally superior alternative. The Mixed Use/Church alternative is the third environmentally superior alternative.

### **SUMMARY OF FINDINGS AND RECOMMENDATIONS IN THE ECONOMIC/FISCAL EVALUATION**

The purpose of the Economic/Fiscal Evaluation of the Clayton Community Church Development proposal is to determine and report on the possible fiscal impacts to the City and economic implications to the City's Town Center area should the proposed project be approved and implemented. This evaluation focused on the proposed project and the Policy consistent Alternative. The full Final Draft Economic/Fiscal Evaluation can be reviewed or purchased in the Community Development Department, 3<sup>rd</sup> Floor, City Hall, 6000 Heritage Trail, Clayton, California, 94517, or accessed online at <http://www.ci.clayton.ca.us/environmental/economicfiscal.pdf>. Key findings and recommendations from the Final Draft report are provided below:

- *Existing land use planning efforts have clearly and consistently articulated the goal that the Town Center become a vibrant hub of pedestrian and retail activity. (Pg. iii)*
- *As currently proposed, the church project would contribute to a weekday parking deficit of 171 spaces and a Sunday morning parking deficit of 141 spaces, under a scenario involving existing development, plus the proposed project, plus anticipated future Town Center development. As indicated above, the church would be responsible for 115 spaces of the projected deficits, given that it would provide only 86 spaces (includes on-site, new on-street, and those by shared-use parking agreement combined) out of 201 that would be required under current City parking regulations. (Pg. iii)*
- *Should parking deficits as large as those projected materialize, there is concern that it would undermine the viability of nearby businesses and the Town Center to accommodate future development. (Pg. iii)*
- *Beyond normal church operations, there is the possibility that special events like Friday Night Movie Night might regularly overwhelm the supply of public parking along Main Street and the western portion of the Town Center. (Pg. iii)*
- *Additional periodic effects from events that might be considered part of routine church operations, which might include large funeral gatherings, could be expected. If attendance increases significantly to the Saturday evening church service, this could have parking impacts beyond those projected in the EIR. If the City chooses to approve the proposed project, it will be important that the parking management mitigation measures recommended in the project EIR include contingencies for these types of parking demand situations that might not require a special event permit but have not been foreseen in the project EIR. (Pg. iv)*
- *If the proposal is to be approved, the church should be required to develop a comprehensive parking management plan for implementation in accordance with Mitigation Measure TRANS-1 in the project EIR. (Pg. iv)*
- *Prior to approving the parking management measures and issuing a building permit, the overall parking management approach should be reviewed for long-term viability, including the church's ability to secure shared parking agreements in perpetuity. The management measures should be structured so that any special events and other uses of the property that generate parking demand beyond that projected in the EIR would require a special event permit, so that their parking impacts may be reviewed and addressed appropriately. (Pg. iv)*
- *The proposed church has some potential to have a beneficial relationship with Town Center businesses by bringing shoppers to the area, but the overall effect is not likely to be sizeable. (Pg. iv)*

- *It is the largest and most prominent development opportunity site in the Town Center, with relatively good visibility from the most heavily used road in Clayton and prominent frontage along Main Street, which boasts the highest level of storefront retail activity in the downtown. There are no comparable sites elsewhere in the Town Center. At the same time, the topography, and the existing public landscaping along Clayton Road render the site less visible and less immediately accessible to motorists traveling along the main thoroughfare. (Pg. v)*
- *If the City Council grants the development entitlements requested by the applicant, it will effectively be committing a sizable portion of the Town Center public parking asset to the use of an entity that consists in large part of uses not currently prioritized in the Specific Plan. (Pg. v)*
- *Although it appears that the City could still accommodate the estimated maximum Town Center retail and office development potential on other vacant parcels in the Town Center area, the development of the project site as proposed would represent a reduction in the flexibility of the Town to accommodate future commercial uses. Some important considerations are worth noting in this regard. The first is that the proposed church site is the largest undeveloped Town Center parcel, meaning that if it is developed with the church, the Town Center will have a reduced capacity to accommodate larger developments in the future. A second consideration is that the particular location of the proposed church project is unique in that it has visibility to Clayton Road, and also would be a gateway to the Town Center. Based on these features, the site may be considered to offer the potential for development of a western commercial "anchor" for the Town Center area, which would help to make the town center more visible and recognizable as a commercial destination, particularly for passers-by who travel past on Clayton Road. (Pp. v and vi)*
- *In regard to potential fiscal effects, the key features of the proposed project is the fact that the predominant use of the site would be tax-exempt uses, which limits the potential for the project to generate new property tax revenues, whether for the City of Clayton General Fund or the Clayton Redevelopment Agency. (Pg. vi)*
- *It appears that the Clayton Community Church proposal could be made compatible with overall Town Center Specific Plan goals, if parking concerns are resolved. (Pg. vi)*
- *The primary outstanding concern with regard to compatibility with Town Center Specific Plan Goals rests with the provision of adequate parking, and management of large church events so as to minimize conflicts with other Town Center activities. If adequate parking spaces and other parking management measures are not provided such that periods of peak parking demand cannot be managed to ensure sufficient parking for all other downtown activities, then this would undermine other efforts to revitalize downtown Clayton. It will be very important for the City to review and confirm the appropriateness and long-term viability of a parking management plan to address the*

*needs of the church as well as other current and future Town Center land uses, prior to allowing the project to begin construction. While a shortage of parking availability in the Town Center may not lead to "urban decay" as defined for environmental impact report purposes, for downtown planning and economic development, including current and future business vitality and attraction of developers and tenants to fill available land and building spaces, providing adequate parking is critical. (Pg. vi)*

### **NEXT STEPS**

The 45-day public review period on the Draft EIR ended on June 25, 2011. A large number of comment letters, e-mails, etc. (304) were received during that comment period. The EIR consultant has determined there are 315 unique comments that must be responded to among the correspondence received. This number is much larger than anticipated and will require a Contract Modification with the environmental consultant. At this time, the City is working with the environmental consultant and the applicant to address the requested Contract Modification. Once that matter is resolved, the environmental consultant will be able to complete the Final EIR.

A summary of the comments on the subject Final Draft Economic/Fiscal Evaluation will be forwarded to the public and decision makers with the Evaluation as part of the public hearing materials prior to commencement of public hearings on the proposed Clayton Community Church project. Public hearings will not begin until at least 30-45 days after the Final EIR on the project is completed.

ENV\2009\02-09.pc.sr.bae study.8.23.11

## **PLANNING COMMISSION STAFF REPORT**

**Meeting Date:** August 23, 2011

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

**Subject:** Second Story Balcony at 227 Stranahan Circle  
Site Plan Review Permit (SPR 02-11)

---

### **REQUEST**

A request for a Site Plan Review Permit to consider a previously-constructed second-story balcony, located on the rear of a two-story single-family residence within the Stranahan subdivision.

### **PROJECT INFORMATION**

**Applicant / Location:** Tom Jensen  
227 Stranahan Circle  
APN 119-620-051

**General Plan Designation:** Single Family High Density (5.1 to 7.5 units per acre)

**Zoning:** PD – Planned Development

**Environmental Review:** Categorically exempt per Sections 15303(e), Class 3 of the California Environmental Quality Act (CEQA) Guidelines.

**Public Notice:** On August 12, 2011, a public hearing notice was posted at the notice boards and mailed to property owners within 300 feet of the site. To date, no comments have been received by staff.

**Agency Referrals:** The City Engineer had no comments. 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 is requesting approval of a Site Plan Review Permit for a previously-constructed second-story balcony, located on the rear of the applicant's residence. The balcony measures approximately 60 square feet in area and is located 10 feet above ground level. The site plan, roof plan, and architectural elevations are provided as **Attachment 1**.

The balcony is accessible from an exterior stairway that wraps around from the left side of the residence to the second story of the rear elevation of the residence where the balcony is located. Prior to construction of the balcony, a first-story patio cover existed (see photographs in **Attachment 2**) where the deck of the balcony is currently located. Subsequently, the applicant constructed a stairway, reinforced the patio cover to provide for the balcony deck, and installed a safety railing on the stairway and balcony (see photographs in **Attachment 3**).

In analyzing the balcony and discussing project-related issues with the applicant, the applicant indicated that the project was designed to blend with the home through use of similar colors and materials. Additionally, the applicant attempted to minimize aesthetic impacts to surrounding properties by utilizing metallic balustrades and horizontal cross-supporting cables which, because of their smaller size, reduced the volume and massing of the project.

### **Setback Analysis**

The project meets the Stranahan (Center) Planned Development setback standards as shown below.

| <b>Required Setbacks</b>                       | <b>Setbacks Prior to Construction</b> | <b>Setbacks After Construction</b>                      | <b>Project Compliance</b> |
|------------------------------------------------|---------------------------------------|---------------------------------------------------------|---------------------------|
| Front Setback 20'                              | South 71'                             | South No Change                                         | Yes                       |
| Side Setback<br>3' minimum<br><br>6' aggregate | West 8'<br>East 5'<br>Aggregate 13'   | West No Change<br>East No Change<br>Aggregate No Change | Yes*<br>Yes<br>Yes*       |
| Rear Setback 22'                               | North 31.5'                           | North 24.5'                                             | Yes                       |

\*See discussion below.

Section 17.36.030 of the Municipal Code exempts open stairways from setback requirements as long as such structures “do not obstruct the light and ventilation of any adjoining parcel of land.” Since the access stairway to the balcony does not create a light or ventilation obstruction, the stairway portion of the project would qualify for this exemption and would not be counted against the required setbacks.

### **Residential Floor Area Analysis**

Section 17.78.030.D.3 of the Municipal Code excludes balconies and other structures (stairways) from floor area calculations “where at least one of the longest dimensions in unenclosed.” Since the balcony and stairway are unenclosed, these structures would not be subject to floor area requirements. Furthermore, Section 17.78.040.D of the Municipal Code exempts projects involving additions or accessory buildings located within the Stranahan Planned Development from the floor area calculations, requiring that such projects are “subject to the Site Plan Review requirements and development standards originally approved” as part of the Stranahan subdivision. As a result, the project is both excluded and exempt from the residential floor area requirements.

### **Project Integration**

Staff analyzed project compliance with the Site Plan Review standards listed in Section 17.44.040 of the Municipal Code. Staff observed that components of the project may benefit from improved integration which, in turn, would provide greater project consistency with the standards. Based on the analysis and observations, staff has provided the following options for Planning Commission consideration:

- **Option A – Approval With Current Design**

As it exists, the project incorporates, in part, similar colors and materials as the residence through use of off-white wood treatments. These colors and materials—which are utilized on the stairway, balcony deck, and hand railing—blend with the off-white trim and belly-banding on the residence. This provides project consistency with Section 17.44.040.G of the Municipal Code which states that the “new development, taken as a whole, need not be identical, but should be complementary with the adjacent existing structures in terms of materials, colors, size, and bulk.” However, staff notes that consideration of project approval with its current design would include approval of the gray/chrome coloring and metallic material of the balustrades and horizontal cross-supporting cables. The applicant has indicated that the reason the non-wood material was used was to provide project screening and minimization of visual impacts. The applicant was concerned that use of white-colored wood for the balustrades and cross-supports would cause greater project massing and volume and, hence, cause a greater visual impact to off-site areas. Stated differently, the applicant attempted to provide a maximum amount of integration with a minimal amount of visibility. It should be noted that the reduction of project volume through use of smaller-sized materials (cable vis-a-vis larger wood components) provides project compliance with Sections 17.44.040.D and 17.44.040.F which address maintenance of solar rights and existing views of adjacent areas. Since the deck portion of the balcony replaces a previously-existing patio cover, the only additional area of the project that would increase visibility above and beyond what already existed would be the balustrades, cross-supports, railing, and stairs—components of the project which the applicant attempted to visually minimize.

- **Option B – Approval With Color Modifications**

From staff’s perspective, painting the metallic balustrades and cross-supporting cables the same color as the off-white wood treatments on the rest of the structure would improve visual consistency while still maintaining the smaller massing and volume (which minimizes aesthetic impacts) that the current balustrades and cross-supports provide. The Planning Commission may wish to consider adding a condition that matching colors be used on the non-wood segments of the project.

- **Option C – Approval With Color and Material Modifications**

Staff notes that project design integration would benefit by replacing the metallic balustrades and cross-supporting cables with matching off-white wood elements. By including similar colors and materials on all segments of the project, improved architectural cohesion would be achieved. The Planning Commission may wish to consider adding a condition that matching colors and materials be used to replace the non-wood segments of the project.

## **RECOMMENDATION**

Staff recommends that the Planning Commission:

- Review the options provided by staff;
- Provide direction to staff; and
- Approve Site Plan Review Permit SPR 02-11 with conditions of approval, as required by the Planning Commission, that support the Planning Commission's determination of project design consistency.

## **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 that Site Plan Review Permit SPR 02-11:

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

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

## **Proposed Condition of Approval**

This condition of approval applies to the Jensen Residence Site Plan, Roof Plan, Architectural Elevations, and Photographs, prepared and submitted by the applicant, date stamped August 3, 2011.

1. The applicant agrees to indemnify, protect, defend, and hold harmless the City and its elected and appointed officials, officers, employees, and agents from and against any and all liabilities, claims, actions, causes, proceedings, suits, damages, judgments, liens, levies, costs, and expenses of whatever nature, including, but not limited to, attorney's fees, costs, and disbursements arising out of or in any way relating to the issuance of this entitlement, any actions taken by the City relating to this entitlement, and any environmental review conducted under the California Environmental Quality Act for this entitlement and related actions.

## **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 as well as pay all associated fees and charges.

2. 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).
3. 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 specifically authorized in writing by the City Engineer (CMC §15.01.101) located at 5375 Clayton Road, Concord, 925-363-7433.
4. The applicant shall obtain the necessary building permits from the Contra Costa County Building Inspection Department.
5. Additional requirements may be imposed by the Contra Costa County Fire Protection District. Before proceeding with the project, it is advisable to check with the Fire District located at 2010 Geary Road, Pleasant Hill, 925-930-5500.
6. If the project site is located within an area subject to covenants, conditions, and restrictions (CC&Rs) administered by a homeowners' association, additional requirements and/or approvals may be required by the homeowners' association. Before proceeding with the project, it is advisable to check with the homeowners' association to ensure any applicable requirements are met.

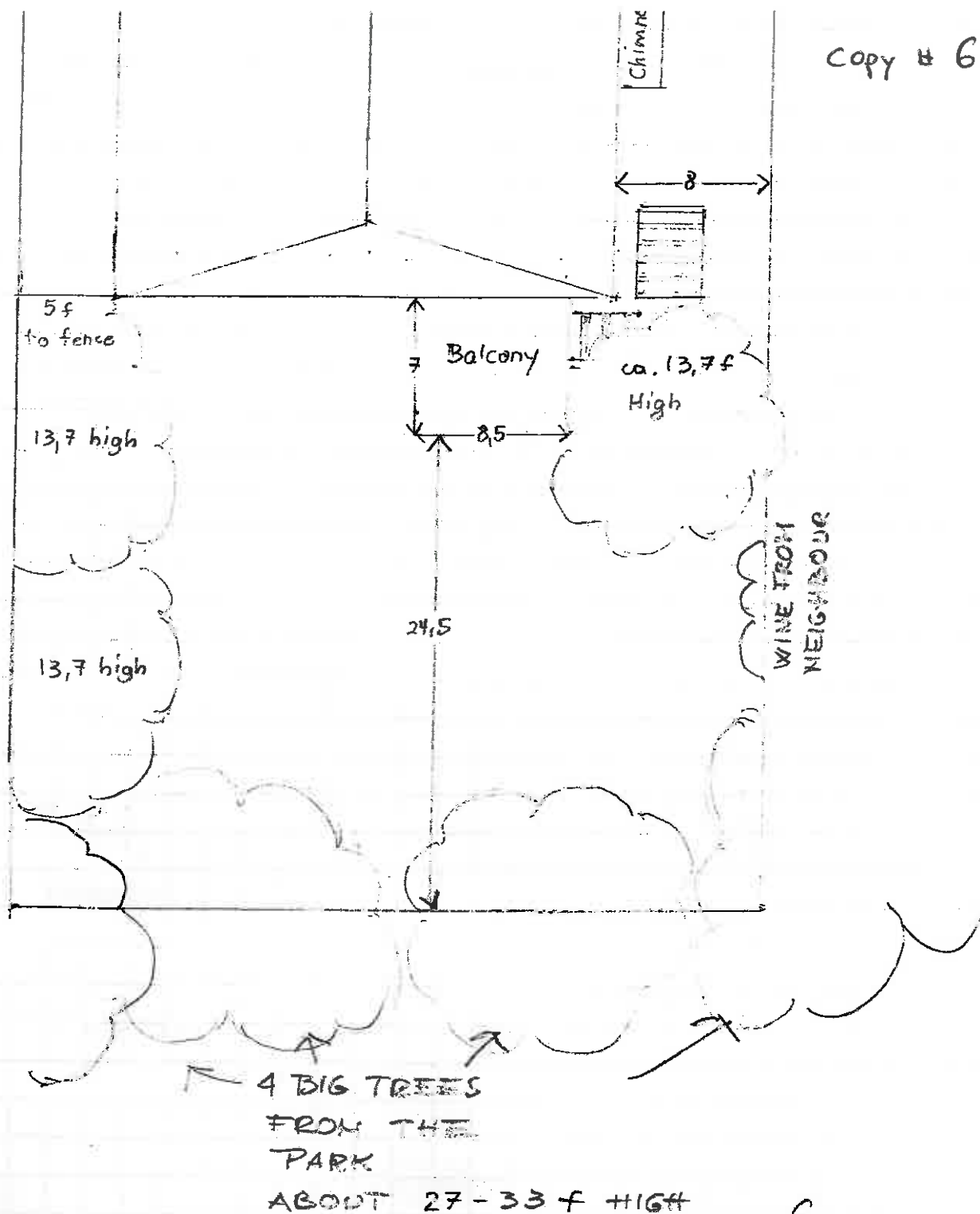
#### **ATTACHMENTS**

- 1 Jensen Residence Site Plan, Roof Plan, Architectural Elevations, prepared and submitted by the applicant, date stamped August 3, 2011
- 2 Photographs of project site prior to construction, prepared and submitted by the applicant, date stamped August 3, 2011
- 3 Photographs of project site after construction, prepared and submitted by the applicant, date stamped August 3, 2011

SPR\2011\02-11.staff.report.227.stranahan.circle

N.T.S

Сору и 6



ATTACHMENT

1

RECEIVED

AUG 03 2011

**CLAYTON COMMUNITY  
DEVELOPMENT DEPT**

### Balcony addition

**Tom Jensen**

**227 Stranahan cir**

**Clayton Ca 94517**

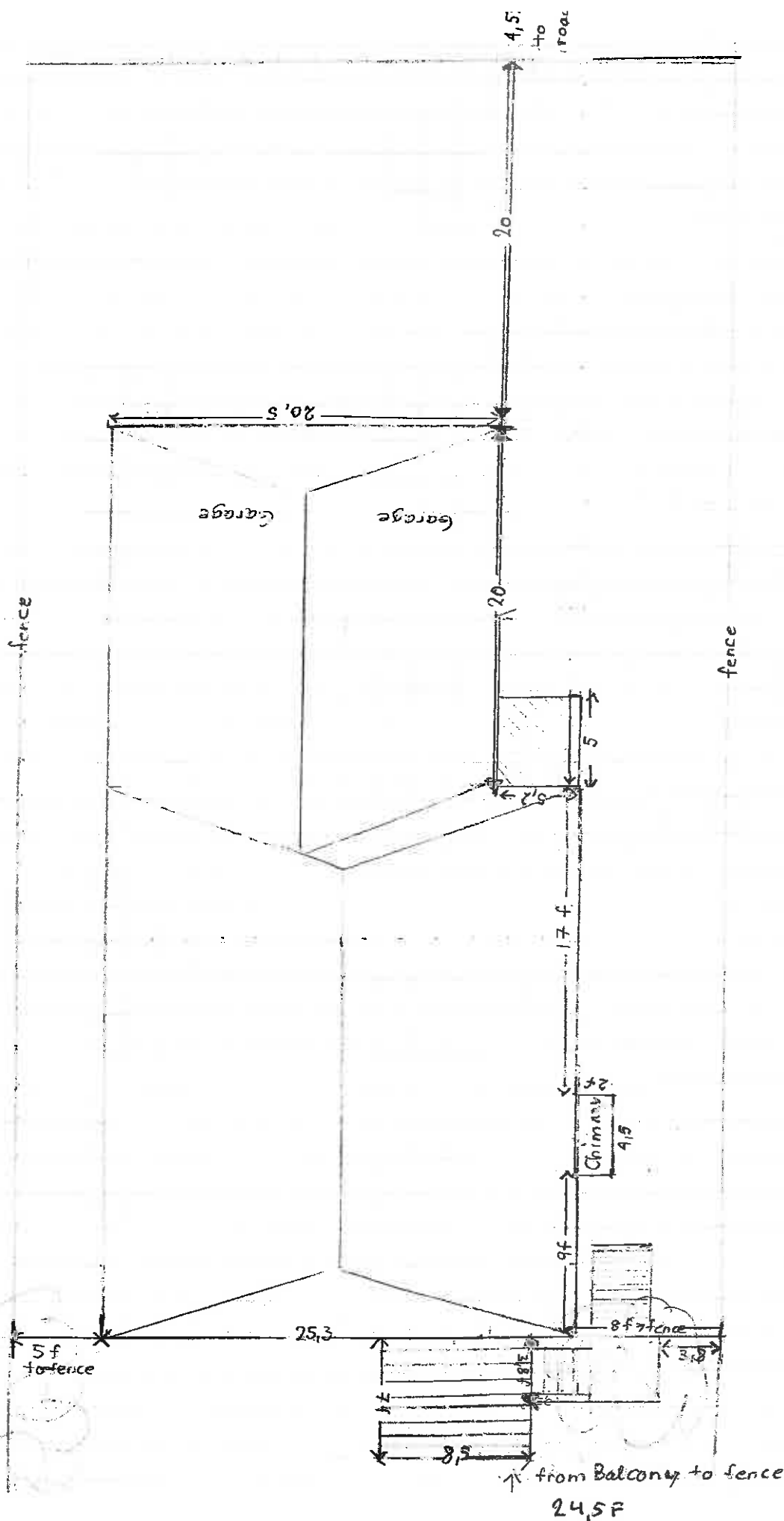
(925) 524 0057



# ROOF PLAN

2 OF 4

N.T.S



Balcony addition

Tom Jensen

227 Stranahan cir

Clayton Ca 94517

(925) 524 0057

(925) 482 5320

# REAR ELEVATION

3 OF 11

N.T.S

The house exterior is constructed of horizontal wood siding in a cream yellow (Lemon burst) color with white trim around Doors and windows, for the balcony addition natural wood has been used and painted white to match the house trim. To minimize the visual impact of the structure to the surroundings,galvanized piping and cable has been used to meet the safety and standards for the project.

Balcony addition

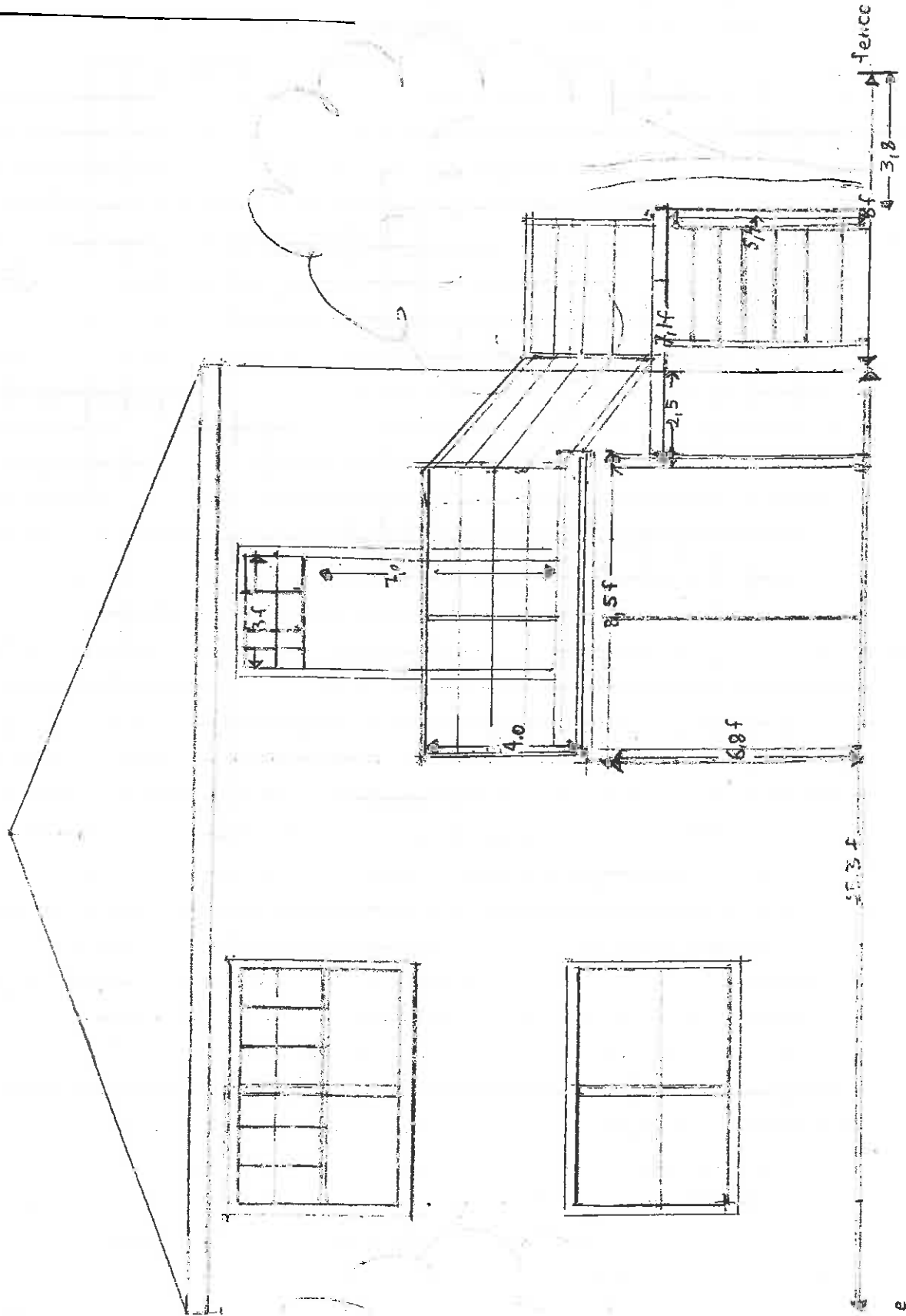
Tom Jensen

227 Stranahan cir

Clayton Ca 94517

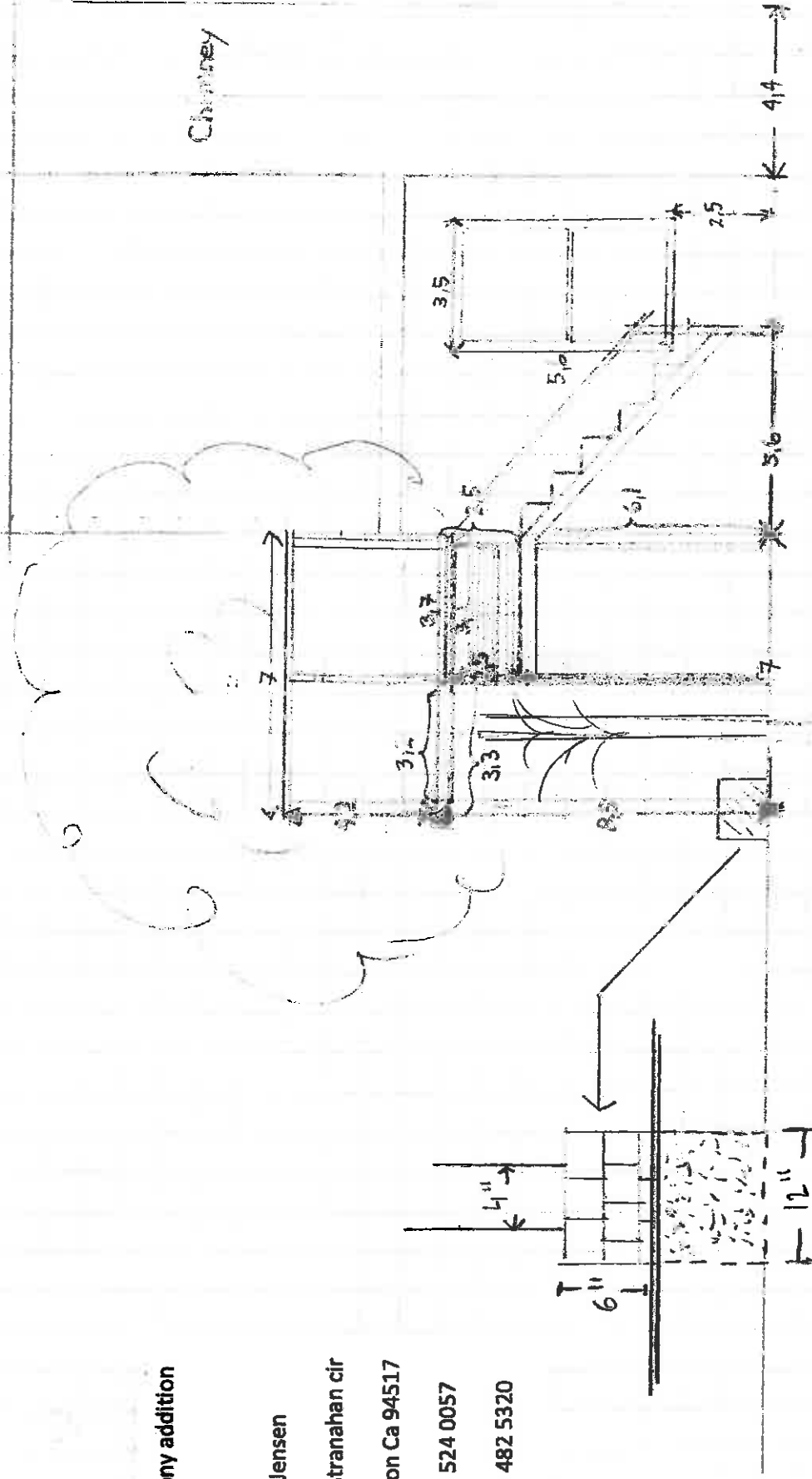
(925) 524 0057

(925) 482 5320



5.  
1.  
2.

**(925) 482 5320**





ATTACHMENT  
2







ATTACHMENT  
3











