



**AGENDA
PLANNING COMMISSION
Regular Meeting**

7:00 P.M. on Tuesday, March 11, 2014

Hoyer Hall, Clayton Community Library, 6125 Clayton Road, Clayton, California

1. CALL TO ORDER, ROLL CALL, PLEDGE TO THE FLAG

2. ADMINISTRATIVE

- 2.a. Review of agenda items.
- 2.b. Declaration of Conflict of Interest.
- 2.c. Chair Gregg Manning to report at the City Council meeting of March 18, 2014 (alternate Commissioner Dave Bruzzzone).

3. PUBLIC COMMENT

4. MINUTES

- 4.a. Approval of the minutes for the February 11, 2014 regular meeting.

5. PUBLIC HEARINGS

None.

6. OLD BUSINESS

None.

7. NEW BUSINESS

- 7.a. **CDD-03-14, 2013 Housing Element Annual Progress Report, City of Clayton.**

Staff Recommendation: Review and consider the 2013 Housing Element Annual Progress Report (APR) and recommend approval to the City Council with direction to staff to file the report with the State Department of Housing and Community Development, Division of Housing Policy Development.

8. COMMUNICATIONS

- 8.a. Staff.
- 8.b. Commission.

9. ADJOURNMENT

- 9.a. The next regularly-scheduled meeting of the Planning Commission will be held on **Tuesday, March 25, 2014 at 7:00 p.m.**

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
Clayton Planning Commission Meeting
Tuesday, February 11, 2014

1. CALL TO ORDER, ROLL CALL, PLEDGE TO THE FLAG

Chair Manning called the meeting to order at 7:00 p.m. at Hoyer Hall, 6125 Clayton Road, Clayton.

Present: Chair Gregg Manning
Vice Chair Dan Richardson
Commissioner David Bruzzone
Commissioner Keith Haydon
Commissioner Sandra Johnson

Absent: None

Staff: Community Development Director Charlie Mullen
Assistant Planner Milan Sikela, Jr.

2. ADMINISTRATIVE

2.a. Review of agenda items.

2.b. Declaration of Conflict of Interest.

None.

2.c. Commissioner Keith Haydon to report at the City Council meeting of February 18, 2014.

3. PUBLIC COMMENT

John Manzeck, 355 Mount Washington Way, raised issues he was having with AT&T internet and television service.

Vice Chair Richardson indicated that he had not seen or read about any proposals for AT&T adding amplifiers for their Lightspeed service in Clayton.

Commissioner Haydon indicated that his understanding is that U-verse provides internet service in Clayton but not television service.

4. MINUTES

4.a. Approval of the minutes for the January 28, 2014 regular meeting.

Commissioner Haydon moved and Vice Chair Dan Richardson seconded a motion to approve the minutes, with minor amendments. The motion passed 5-0.

5. PUBLIC HEARINGS

- 5.a. **LLA-02-13, David Roskelley**, 5675 Pine Hollow Road (APN: 120-043-023). A Lot Line Adjustment between an existing un-buildable 1,951 square-foot parcel (APN:120-043-023) and an existing 2.41-acre parcel (APN: 120-043-004) to create a 1.34-acre parcel and a 1.12-acre parcel. Pursuant to California Environmental Quality Act (CEQA) Guideline 15305(a), the project is categorically exempt from CEQA.

Assistant Planner Sikela presented the staff report.

Commissioner Haydon directed staff to add the words “to the Community Development Department” with reference to who the applicant shall apply to in Condition of Approval No. 2.

Commissioner Bruzzone asked if the 1,951 square-foot parcel is related to the existing eight-foot wide public utility easement (PUE) located on the two lots directly east of the project site on Verna Way? Assistant Planner Sikela responded that he had checked with the City Engineer regarding any potential impacts to any existing easements and was informed that the lot line adjustment, as currently proposed, would have no impacts to existing easements. Director Mullen added that no development is currently being proposed as part of the lot line adjustment. When a development is proposed at this location, staff would analyze impacts upon existing easements at that time.

Chair Manning asked is the 1,951 square-foot strip of land owned by the applicant? Director Mullen responded “yes.”

The Public Hearing was opened.

Susan Collins, 5706 Verna Way, had the following questions:

- Will access to the northern parcel be from Pine Hollow Road or Verna Way? Director Mullen indicated that access to the northern parcel would be from Verna Way.
- Will the property owners in proximity to the subject site be noticed if developments are proposed at this location in the future? Director Mullen responded “yes.”

Rich Cruey, 27 Gibson Lane, indicated that he might want an easement from his property to Verna Way established so that he would be able to have sewer access. Director Mullen indicated that Mr. Cruey should contact the City Engineer regarding sewer access and connection service.

Vice Chair Richardson indicated that the City does not establish sewer easements and echoed Director Mullen’s comments that Mr. Cruey would have to address the issue with the City Engineer.

John Gazano, 21 Gibson Lane, indicated that he was interested in connecting with the sewer line from his property on Gibson Lane, which is a private road.

Assistant Planner Sikela indicated that, if the parties interested in sewer connection could please write their phone numbers on the speaker cards, he would contact the interested parties to provide them with the contact numbers for the departments that could assist them.

The Public Hearing was closed.

Commissioner Johnson moved and Commissioner Haydon seconded a motion to approve Lot Line Adjustment LLA-02-13, with the findings of approval and conditions of approval, as amended. The motion passed 5-0.

6. OLD BUSINESS

None.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

8.a. Staff.

Director Mullen indicated that staff anticipates that the February 25, 2014 Planning Commission meeting will be cancelled.

8.b. Commission.

Vice Chair Richardson indicated that will no longer be able to attend the TRANSPAC meetings and would like to have his name removed from the TRANSPAC list.

Commissioner Haydon indicated that he would like to be the Planning Commission's TRANSPAC representative.

9. ADJOURNMENT

- 9.a. The meeting was adjourned at 7:30 p.m. to the regularly-scheduled meeting of the Planning Commission on February 25, 2014.

Submitted by
Charlie Mullen
Community Development Director

Approved by
Gregg Manning
Chair

Com Dev\Plng Comm\Minutes\2014\0114

**CITY OF CLAYTON
PLANNING COMMISSION
STAFF REPORT**

Meeting Date: March 11, 2014

Item No.: 7.a.

From: Charlie Mullen
Community Development Director 

Subject: 2013 Housing Element Annual Progress Report (CDD-03-14)

Applicant: City of Clayton

RECOMMENDATION

Staff recommends that the Planning Commission review and consider the 2013 Housing Element Annual Progress Report (APR) and recommend approval to the City Council with direction to staff to file the report with the State Department of Housing and Community Development, Division of Housing Policy Development.

BACKGROUND

Government Code Section 65400 requires each governing body (City Council or Board of Supervisors) to prepare an annual report on the status and progress in implementing the jurisdiction's housing element using forms and definitions adopted by the State Department of Housing and Community Development (HCD).

HCD uses the APR as a tool to facilitate implementation of a community's housing element as well as for the tracking and monitoring of progress in addressing housing needs and goals. The APR includes information on the jurisdiction's progress in addressing the regional housing needs allocation (RHNA), including the number of housing units permitted by income level, the status of programs in the housing element, and efforts to remove government constraints.

HCD also uses submittal of the report as one of its threshold requirements to qualify for Housing Related Parks (HRP) program funds. The HRP program rewards local governments for approval of housing for affordable to lower-income households, providing grant funds for park-related projects (development of new parks or rehabilitation of existing park facilities) to eligible local governments for every qualifying (low-income) housing start.

DISCUSSION

This APR for the City of Clayton is for the reporting period of January 1, 2013 to December 31, 2013. The 2013 APR reflects the build out of the Toll Brothers/Diablo Estates 24-lot single-family housing project located off of Regency Drive. The final one remaining building permit for 9 Seminary Ridge Place was issued within the project and all the Diablo Estates homes have now been constructed and sold. All of the 24 Diablo Estates housing units were sold at market rate, reflecting an above-moderate price level of affordability. However, the City did require the

original 2003 subdivision to provide three (3) affordable housing units as a part of the project approval. The original developer, Lemke Construction, and subsequent developer, Toll Brothers, both elected to satisfy the affordable housing requirements through the purchase and resale of off-site units within the City, as permitted by our Housing Element. In November 2005, Lemke Construction satisfied the first affordable housing unit obligation with the market rate purchase and resale of an existing housing unit located at 21 Long Creek Circle to a very low-income household. In March 2013, Toll Brothers satisfied their final affordable housing unit obligation with the market rate purchase and resale of an existing housing unit located at 9 Clark Creek Circle to a low-income household. During staff's research and preparation for the 2013 APR, staff observed that the Toll Brothers market rate purchase and resale of an existing housing unit located at 813 Chert Place to a moderate-income household in April 2012, was not reflected in the 2012 APR. Staff has therefore amended Table B in the 2013 APR accordingly and added an explanation note on page 7. Staff desires to see that the City of Clayton receive full credit for all our affordable housing units that we establish during the current 2009-2014 Housing Element cycle.

During 2013, the City also saw the issuance and completion of one building permit for a detached second dwelling unit to an existing single-family home located at 943 Douglas Court. This project involved the administrative approval (CDD-05-12) of the conversion of an existing detached pool house building into a second dwelling unit in accordance with the City's Second Dwelling Unit Ordinance.

Unfortunately, during 2013, the City also saw the loss of one existing moderate-income affordable housing unit located at 204 Stranahan Circle. This property is one of the original 1996 Clayton Redevelopment Agency (RDA) silent second loans provided to 18 moderate-income households in the Stranahan development project. These silent second loans have a 25-year life, with a 5% annual interest escalation on the principal for the first 15 years and a 10% annual reduction of the peak principal and interest balance for the remaining 10 years. At the end of the 25-year loan life, the original loan amount is reduced to zero and no repayment to the RDA is required (i.e. the entire loan is forgiven). However, after the first 15 years, the provisions of these RDA loans allow an owner to re-sale the property at market rate if the City's RDA elects not to purchase the property. With the recent dissolving of Redevelopment Agencies throughout California, the City's RDA no longer exists and we are unable to purchase and maintain these affordable housing units.

The City has continued to take significant steps in implementing the approved programs of the certified and adopted 2009-2014 Housing Element. Over the course of several years beginning in 2010, systematic progress has been made at implementing various programs. Within the reporting period for this APR, the City adopted Ordinance No. 445 establishing a Universal Design Ordinance and associated informational brochures. The City also adopted Ordinance No. 449 establishing Emergency Shelters by right on City-owned property zoned Public Facility (PF). The City is now poised to accomplish a streamlined process update of our Housing Element for the 2014-2022 cycle period.

City staff continues to promote and encourage the preservation of existing affordable housing units and the creation of new affordable housing opportunities in our discussion with housing developers.

ATTACHMENTS

1. 2013 Housing Element Annual Progress Report w/
Exhibit A – CCC Building Permit records for:
 - 9 Seminary Ridge Place
 - 943 Douglas CourtExhibit B – Diablo Estates affordable housing unit excerpt records for:
 - 9 Clark Creek Circle
 - 813 Chert Place
 - 21 Long Creek Circle

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Attachment 1
page 1 of 7

Table A

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Income				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income					
3 Seminary Ridge Pl.	SF	O					1	1			
943 Douglas Ct.	SU	O					1	1	1		
(9) Total of Moderate and Above Moderate from Table A3			0								
(10) Total by Income Table A/A3							2	2	1		
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Clayton
Reporting Period 1/1/2013 - 12/31/2013

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units			1	1	In 2013 an existing housing unit at 9 Clark Creek Circle was purchased at market rate and resold by Toll Brothers/Diablo Estates to a low income household.
(5) Total Units by Income	0	0	1		

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Clayton
Reporting Period 1/1/2013 - 12/31/2013

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate						0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Clayton
Reporting Period 1/1/2013 - 12/31/2013

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2007	2008	2009	2010	2011	2012	2013			Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed	0	0	0	0	0	0	0				49
	Restricted Non-deed restricted	0	0	0	0	0	0	0				
Low	Deed	0	0	0	0	0	0	1			1	34
	Restricted Non-deed restricted	0	0	0	0	0	0	0				
Moderate	Deed	0	0	0	0	0	1	0			1	31
	Restricted Non-deed restricted	1	0	0	0	0	0	0			1	
Above Moderate		9	11	0	1	6	17	2			46	-12
Total RHNA by COG. Enter allocation number:		10	11		1	6	18	3			49	102
Total Units												
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Clayton
Reporting Period 1/1/2013 - 12/31/2013

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Implementation Measure I.1.1	Rezone sites to meet RHNA shortfall	1-Oct-10	Seven sites redesignated to M-F (15.1-20 units/acre) in April 2012-potential unit yield increased collectively from 57-140 units
Implementation Measure I.2.1	Implement Affordable Housing Plan requirements	On-going	Guidelines established 2010
Implementation Measure I.2.2	Use LMI fund for affordable housing in residential zones	On-going	RDA dissolved by State and funding source eliminated
Implementation Measure I.3.1	Allow manufactured housing in residential zones	1-Dec-09	Completed w/adoption of Ordinance 425 in December 2009
Implementation Measure I.4.1	Provide information to promote construction of second units	On-going	Handouts available in Community Development Department (CDD)
Implementation Measure I.4.2	Use RDA funds to incentivize construction of second units	1-Dec-12	RDA dissolved and funding source eliminated
Implementation Measure I.5.1	Encourage mixed-use development in the Town Center	On-going	Town Center Specific Plan is available at CDD and is on the City website with supportive policies
Implementation Measure I.5.2	Promote Town Center second story residential use standards	On-going	Town Center Specific Plan is available at CDD and is on the City website with supportive policies
Implementation Measure II.1.1	Allow emergency shelters by right in Kirker Pass Corridor	1-Mar-11	Completed w/adoption of Ordinance 449 in September 2013. Location was change to City owned properties zoned PF.
Implementation Measure II.1.2	Allow supportive and transitional housing in residential zones	1-Mar-11	Completed w/adoption of Ordinance 440 in April 2012
Implementation Measure II.1.3	Allow SROs w/CUP in L-C District and Kirker Corridor	1-Apr-12	Completed w/adoption of Ordinance 440 in April 2012 (L-C District only)
Implementation Measure II.1.4	Offer regulatory incentives for extremely low-income households	On-going	Offered with applicable projects
Implementation Measure II.2.1	Allow sf homes in multi-family districts only w/ a use permit	1-Dec-12	Completed w/adoption of Ordinance 440 in April 2012
Implementation Measure II.3.1	Allow density bonuses in accordance w/State Law	1-Dec-09	Completed w/adoption of Ordinance 426 in December 2009
Implementation Measure II.4.1	Prioritize to decrease review time for affordable projects	On-going	Made available with applicable projects
Implementation Measure II.5.1	City to consider waiving/reducing fees for affordable projects	On-going	RDA dissolved and funding source eliminated
Implementation Measure II.6.1	City shall provide flexible development standards	On-going	Provided through Ordinances 440 and 426

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction	City of Clayton		
Reporting Period	1/1/2013	-	12/31/2013
Implementation Measure III.1.1	City refers interested parties to County affordable programs	On-going	Referrals made by Community Development Department staff
Implementation Measure III.1.2	City to develop a down payment assistance program w/RDA funds	1-Dec-11	RDA dissolved and funding source eliminated
Implementation Measure III.1.3	City to review potential funding through County HOME program	On-going	City coordinates with Contra Costa County Housing Authority
Implementation Measure III.1.4	City to provide \$200,000 annually to Diamond Terrace project	Through term of Agreement	City will continue to pay \$200,000 through term of this valid contract
Implementation Measure III.2.1	City to protect at-risk affordable units	On-going	The City's RDA protected an at-risk affordable unit in 2011 by purchasing and then reselling the unit w/ a 45-year deed restriction
Implementation Measure IV.1.1	Comply with fair housing laws	On-going	The City's actions are intended to comply with fair housing laws
Implementation Measure IV.1.2	City to not restrict unrelated persons in a family	1-Oct-10	Completed w/ adoption of Ordinance 440 in April 2012
Implementation Measure IV.2.1	City will provide info. to public on affordable housing projects	On-going	The City actively advertises the availability of affordable housing units as they become available
Implementation Measure IV.3.1	City will adopt reasonable accommodations ordinance	On-going	Completed w/ adoption of Ordinance 441 in May 2012
Implementation Measure IV.3.2	City will distribute info. regarding reasonable accommodations	On-going	Information is always available in the CDD
Implementation Measure IV.3.3	City to investigate feasibility of universal design ordinance	1-May-11	Completed w/adoption of Ordinance 445 in May 2013
Implementation Measure V.1.1	City to provide energy conversation brochures at City Hall	On-going	Completed w/adoption of Ordinance 445 in May 2013
Implementation Measure V.1.2	City to develop design concepts for energy efficiency	1-Jan-12	Completed w/adoption of Ordinance 445 in May 2013
Implementation Measure V.1.3	Improve energy efficiency requirements	1-Jan-12	Adopted the 2010 California Green Building Code in March 2011
Implementation Measure VI.1.1	City to support legislation to transfer housing closer to transit	On-going	The City supports this type of legislation through its association with ABAG and the Contra Costa Transportation Authority (CCTA)
Implementation Measure VI.1.2	City to participate in TRANSPAC and similar organizations	On-going	The City participates in TRANSPAC with Staff and Council representation
Implementation Measure VI.1.3	City to cooperate w/ regional/countywide housing task	On-going	The City participates w/ regional/countywide housing task force
Implementation Measure VI.1.4	City to work with ABAG regarding energy and land-use efficiency	On-going	The City participates with and has Council representation on ABAG

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Clayton	
Reporting Period	1/1/2013	12/31/2013

General Comments: In May 2013, the City completed it's efforts to implement measures associated with the universal design ordinance and energy efficiency design concepts with adoption of Ordinance 445. In September 2013, the City completed its efforts to allow emergency shelters by right with adoption of Ordinance 449. The City chose to allow emergency shelters on City owned properties zoned Public Facilities (PF). In March 2013 an existing housing unit at 9 Clark Creek Circle was purchased at market rate and resold by Toll Brothers/Diablo Estates to a low income household. In April 2012 an existing housing unit at 813 Chert Place was purchased at market rate and resold by Toll Brothers/Diablo Estates to a moderate-income household but was not reported in the 2012 APR.



CONTRA COSTA COUNTY
Department of Conservation and Development

Building Permits Issued
Status Date between 01/07/2013 and 01/11/2013
City: CLAYTON Inc/Uninc: Incorporated

NUMBER	TYPE	STATUS	ISSUED	VALUATION	DESCRIPTION	SQ FT	PARCEL	ADDRESS	CITY
BIAL13-000146	AL	Issued	01/07/2013	\$4,899.00	BATH REMODEL - REPLACE VANITY, TOILET, REMOVE TUB/SHOWER COMBO, INSTALL NEW SHOWER AND CLOSET W/ LIGHT.		119383003	3028 WINDMILL CANYON DR	CLAYTON
Owner									
Contractor									
TAYLOR JASON D & LAURA									
DIABLO VIEW CONSTRUCTION INC									
3028 WINDMILL CANYON DR CLAYTON, CA 94517-1907									
738 BLOCHING CIRCLE CLAYTON, CA 94517									
BIAL13-000120	AL	Issued	01/07/2013	\$35,000.00	KITCHEN REMODEL, NEW CABINET NEW APPLIANCES.	1	119383003	195 MT WILSON WAY	CLAYTON
Owner									
Contractor									
PERKINS JOHN & LINDA									
D C ADAMS CONSTRUCTION									
195 MT WILSON WAY CLAYTON, CA 94517-1644									
P O BOX 235 BYRON, CA 94514									
BIAL13-000223	AL	Issued	01/09/2013	\$8,338.00	BATHROOM REMODEL - REPLACE TUB, SINK, SHOWER VALVE & FAUCET, INSTALL CHANDELIER		119490052	632 MT DUNCAN DR	CLAYTON
Owner									
Contractor									
WILLIAMS RAYMOND A & A C TRE									
SEARS HOME IMPROVEMENT PRODUCTS INC									
632 MT DUNCAN DR CLAYTON, CA 94517-1652									
P O BOX 522290 LONGWOOD FL 32752									
BIEC13-000191	EC	Issued	01/09/2013	\$0.00	Installation of new electrical outlet in the back room of existing Starbucks for future use.		118031057	1536 KIRKER PASS RD	CLAYTON
Owner									
Contractor									
CLAYTON STATION SHOPPING CNTR									
J A ELECTRIC									
PO BOX 380 DANVILLE, CA 94526-0580									
5455 ALTHEA AVENUE RIALTO, CA 92376									
BIM13-000209	M	Issued	01/09/2013	\$1,000.00	REPLACE HVAC AND OUTDOOR CONDENSER		119383003	195 MT WILSON WAY	CLAYTON
Owner									
Contractor									
PERKINS JOHN & LINDA									
DIABLO VALLEY COMFORT SYSTEMS									
195 MT WILSON WAY CLAYTON, CA 94517-1644									
1930 ELINORA DR PLEASANT HILL, CA 94523									
BIP13-000218	P	Issued	01/10/2013	\$31,250.00	NEW INGROUND GUNITITE POOL AND SPA		119630012	27 SEMINARY RIDGE PL	CLAYTON
Owner									
Contractor									
BENNETT BRIAN & ERIN									
DIABLO OASIS POOLS									
2000 CROW CANYON PL STE 200 SAN RAMON, CA 94583-1108									
465 ELLISA LANE BRENTWOOD, CA 94513									
BIPV12-000257	PVR	Issued	01/07/2013	\$1,200.00	PV SOLAR, ROOF MOUNT	1	119600009	23 EL TORO CT	CLAYTON
Owner									
Contractor									
LANNUM SARAH J									
QUALITY HOME RENOVATORS INC									
5225 QUAKERTOWN AVE WOODLAND HILLS, CA 91364									
BIR12-007038	R	Issued	01/08/2013	\$475,023.21	NEW SINGLE FAMILY RESIDENCE - PLAN 4 (BELVEDERE)	3,724	119630014	9 SEMINARY RIDGE PL	CLAYTON
Owner									
Contractor									
TOLL CA XIX LP									
TOLL BROS INC									
2000 CROW CANYON PL STE 200 SAN RAMON, CA 94583-1108									
2000 CROW CANYON PLACE SAN RAMON, CA 94512									

EXHIBIT A



CONTRA COSTA COUNTY
Department of Conservation and Development

Building Permits Issued

Status Date between 01/07/2013 and 01/11/2013
City: CLAYTON Inc/Uninc: Incorporated

NUMBER	TYPE	STATUS	ISSUED	VALUATION	DESCRIPTION	SQ FT	PARCEL	ADDRESS	CITY
BIR12-009171	R	Issued	01/10/2013	\$86,453.08	POOL HOUSE STRUCTURE BUILT WITHOUT PERMITS. APPROVED FOR NEW 2ND UNIT--NO FIRE SPRINKLERS PER CON FIRE SEE FIRE APPROVED PLANS	742	119560003	943 DOUGLAS CT	CLAYTON
Owner DEL MONTE CHARLES TRE 943 DOUGLAS CT CLAYTON, CA 94517-1307									

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY

38618124-JB
RECORDING REQUESTED PURSUANT
TO GOVERNMENT CODE SECTION 27383

2013900802090002
CONTRA COSTA Co. Recorder Office
JOSEPH CANCIAMILLA, Clerk-Recorder
DOC-2013-0080209-00
Acct 1002-E-Chicago Title Company
Monday, APR 01, 2013 08:00:00
FRE \$0.00 |
Ttl Pd \$0.00 Rcpt # 0001616774
maw/RC/1-24

When Recorded Mail To:

City of Clayton
6000 Heritage Trail
Clayton, CA 94517
Attn: Gary A. Napper, City Manager

Received

APR 05 2013

City of Clayton

RESALE RESTRICTION AGREEMENT AND OPTION TO PURCHASE
(AFFORDABLE HOUSING PROGRAM)

Owner: Paul LaCasse



Property: 9 Clark Creek Circle
Clayton, CA 94517

Purchase Price: \$131,250.00

This Resale Restriction Agreement and Option to Purchase (the "Agreement") is entered into as of this 27th day of March, 2013, by and between the City of Clayton (the "City") and Paul LaCasse (referred to in this Agreement sometimes as "Buyer" and sometimes as "Owner").

RECITALS

A. Pursuant to the City of Clayton ("City") Housing Element Policy I.2, the City supports very-low, low, and moderate income housing to meet the City's fair share housing allocation. Pursuant to Housing Element Policy I.2, the City promotes homeownership for very-low, low and moderate-income households.

B. Buyer intends to purchase the property located at 9 Clark Creek Circle in the City of Clayton, more particularly described in Exhibit A attached hereto and incorporated herein (the "Property").

C. As a component of the affordable housing program, the City requires the Buyer execute this Agreement as a condition to Buyer's purchase of the Property in order to ensure the continued affordability of the Property. The Buyer has agreed to execute and comply with this Agreement in consideration of the opportunity to purchase the Property at an affordable price which is below the fair market value of the Property.

RECORDING REQUESTED PURSUANT
TO GOVERNMENT CODE SECTION 2738

When Recorded Mail To:

City of Clayton
6000 Heritage Trail
Clayton, CA 94517
Attn: Gary A. Napper, City Manager

CONTRA COSTA Co Recorder Office
STEPHEN L. WEIR, Clerk-Recorder
DOC- 2012-0095310-00

Acct 12-Placer Title

Thursday, APR 26, 2012 08:00:00

FRE \$0.00:1

Ttl Pd \$0.00

Rcpt # 0001249387

rre/R2/1-24

RESALE RESTRICTION AGREEMENT AND OPTION TO PURCHASE
(AFFORDABLE HOUSING PROGRAM)

Placer Title

Owner: Brian McConnell
Yasuko McConnell

Property: 813 Chert Place
Clayton, CA 94517

Purchase Price: \$215,000.00

This Resale Restriction Agreement and Option to Purchase (the "Agreement") is entered into as of this 18th day of April, 2012, by and between the City of Clayton (the "City") and Brian McConnell and Yasuko McConnell (referred to in this Agreement sometimes as "Buyer" and sometimes as "Owner").

RECITALS

A. Pursuant to the City of Clayton ("City") Housing Element Policy I.2, the City supports very-low, low, and moderate income housing to meet the City's fair share housing allocation. Pursuant to Housing Element Policy I.2, the City promotes homeownership for very-low, low and moderate-income households.

B. Buyer intends to purchase the property located at 813 Chert Place (address) in the City of Clayton, more particularly described in Exhibit A attached hereto and incorporated herein (the "Property").

C. As a component of the affordable housing program, the City requires the Buyer execute this Agreement as a condition to Buyer's purchase of the Property in order to ensure the continued affordability of the Property. The Buyer has agreed to execute and comply with this Agreement in consideration of the opportunity to purchase the Property at an affordable price which is below the fair market value of the Property.

501-14129-UB

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RECORDING REQUESTED PURSUANT
TO GOVERNMENT CODE SECTION 27383

When Recorded Mail To:

Clayton Redevelopment Agency
6000 Heritage Trail
Clayton, CA 94517
Attn: Gary A. Napper



CONTRA COSTA Co Recorder Office
STEPHEN L. WEIR, Clerk-Recorder
DOC- 2005-0461575-00

Check Number

Wednesday, NOV 30, 2005 11:56:00

MIC \$1.00:MOD \$23.00:REC \$27.00

TCF \$22.00:

Ttl Pd \$73.00

Nbr-0003021258

cgv/RC/1-23

Placer Title

RESALE RESTRICTION AGREEMENT AND OPTION TO PURCHASE (INCLUSIONARY HOUSING PROGRAM)

Owners: Roy H. Ashworth and Heidi V. Ashworth, husband and wife as Joint Tenants

Property: 21 Long Creek Circle, Clayton

Purchase Price: \$87,500.00

This Resale Restriction Agreement and Option to Purchase (the "Agreement") is entered into as of this 26 day of Nov, 2005, by and between the Redevelopment Agency of the City of Clayton (the "Agency") and Roy H. Ashworth and Heidi V. Ashworth, husband and wife as Joint Tenants (referred to in this Agreement sometimes as "Buyer" and sometimes as "Owner").

RECITALS

A. Pursuant to City of Clayton Housing Element Inclusionary Policy (Policy I.4) new residential projects of ten or more units shall provide five percent of all project units as very-low income units and five percent as low income units. The Agency is, on behalf of the City, acting as the administrator of the Inclusionary Housing program for this property.

B. Buyer intends to purchase the property located at 21 Long Creek Circle in the City of Clayton, more particularly described in Exhibit A attached hereto and incorporated herein (the "Property").

C. As a component of the Inclusionary Housing Program, the City requires the Buyer execute this Agreement as a condition to Buyer's purchase of the Property in order to ensure the continued affordability of the Property. The Buyer has agreed to execute and comply with this