



PLANNING COMMISSION AGENDA

Regular Meeting

7:00 P.M. on Tuesday, September 26, 2017

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. Vice Chair Bassam Altwal will report at the City Council meeting of October 3, 2017 (alternate Chair Carl Wolfe).
- 3. PUBLIC COMMENT**
- 4. MINUTES**
 - 4.a. Approval of the minutes for the July 11, 2017 Planning Commission meeting.
- 5. PUBLIC HEARINGS**
 - 5.a. **SPR-03-17, Site Plan Review Permit, Jamison Sinclair, 910 Kenston Drive, APN: 119-102-018.** A request for approval of a Site Plan Review Permit to allow the construction of a single-story addition measuring approximately 1,500 square feet in area and 18 feet in height on an existing single-story single-family residence.

Staff Recommendation: Staff recommends that the Planning Commission receive and consider the staff report and all information provided and submitted to date, receive and consider any public testimony and, if determined to be appropriate, conditionally approve Site Plan Review Permit SPR-03-17 to allow the construction of a single-story addition measuring approximately 1,500 square feet in area and 18 feet in height on an existing single-story single-family residence at 910 Kenston Drive.
- 6. OLD BUSINESS**

None.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

8.a. Staff.

8.b. Commission.

9. ADJOURNMENT

9.a. The next regular meeting of the Planning Commission is scheduled for **Tuesday, October 10, 2017.**

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, July 11, 2017

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

Vice Chair Carl Wolfe called the meeting to order at 7:00 p.m. at Hoyer Hall, 6125 Clayton Road, Clayton, California.

Present: Vice Chair Carl Wolfe
Commissioner Bassam Altwal
Commissioner A.J. Chippero
Commissioner Peter Cloven
Commissioner William Gall

Absent: None

Staff: Community Development Director Mindy Gentry
Assistant Planner Milan Sikela, Jr.

2. ADMINISTRATIVE

2.a. Selection of Chair and Vice Chair of the Planning Commission.

Commissioner Altwal moved and Commissioner Cloven seconded a motion to elect Vice Chair Wolfe as Chair of the Planning Commission. The motion passed 5-0.

Commissioner Cloven moved and Commissioner Chippero seconded a motion to elect Commissioner Altwal as Vice Chair of the Planning Commission. The motion passed 5-0.

2.b. Review of agenda items.

2.c. Declaration of Conflict of Interest.

2.d. Commissioner Peter Cloven to report at the City Council meeting of July 18, 2017.

3. PUBLIC COMMENT

None.

4. MINUTES

4.a. Approval of the minutes for the June 27, 2017 Planning Commission meeting.

Commissioner Cloven moved and Commissioner Gall seconded a motion to approve the minutes, as submitted. The motion passed 5-0.

5. PUBLIC HEARINGS

- 5.a. **ZOA-03-17, City of Clayton.** The Clayton Planning Commission will be making a recommendation to the City Council regarding an Ordinance for the purposes of determining residential density calculations for residential parcels with sensitive land areas.

The staff report was presented by Director Gentry.

Vice Chair Altwal inquired would the power lines transecting the Old Firehouse site constitute a sensitive land area? *Director Gentry responded that, while the power lines would create a constraint on the property in terms of developable space, the power lines themselves would not be considered a sensitive land area since they are not a natural land feature such as a steep slope or a creek.*

Commissioner Cloven had the following comments and questions:

- It would be good to know the impacts that the passing of this Ordinance would cause upon development in Clayton in terms of affecting the City's compliance with required State housing numbers for our community.
- If we were to subtract the sensitive land area from a given property, which would allow for less units to be provided on that property, would the City still be able to meet the State's housing requirements? *Director Gentry indicated that the Ordinance is compliant with State law. A component of this compliance is that the Ordinance would not be applicable to properties identified to address Clayton's 2007-2014 Regional House Needs Allocation (RHNA) shortfall and, therefore, would allow the City a greater opportunity to meet the State's housing requirements.*
- In trying to evaluate the ramifications of this Ordinance on the City's housing stock, would the passing of this Ordinance create a situation where the City would fall out of compliance with State housing requirements? *Director Gentry indicated that this Ordinance is being proposed in order to achieve compliance because it would allow applicable properties to have flexibility in determining residential density calculations.*

Director Gentry explained that, as an example of applying this Ordinance to a given property, there is a property on High Street that is one acre in area but approximately 10,000 square feet of the parcel (or 25% of the once-acre parcel) would qualify as a sensitive land area. As a result, only the remaining 75% of the lot (the non-sensitive land area) would be calculated to ascertain the amount of units vis-à-vis the applicable density range for the lot and the subsequent housing numbers that could be constructed on the lot. Conversely, any lot identified to address Clayton's 2007-2014 RHNA shortfall would be exempt from the Ordinance, which allows the City to maintain compliance with State housing law by providing parcels within our community that would be earmarked as sites where units could be constructed to reduce the shortfall. While the City does not sponsor or promote privately-funded developments, we must still demonstrate to the State that we have allocated certain sites within our community where units could potentially be built and, subsequently, would provide opportunities to reduce Clayton's 2007-2014 RHNA shortfall.

Commissioner Gall inquired that, regarding the High Street properties being proposed for development by Bill Jordan, is it true what Mr. Jordan indicated about this Ordinance helping the City avoid litigation? *Director Gentry indicated that would possibly be true.*

Vice Chair Altwal inquired, if the City does not adopt this Ordinance, would we still be in compliance with State law? *Director Gentry responded that the City would be compliant because State law takes precedence over local laws and the City would still be required to apply the exemption to those parcels that were identified in the City's Housing Element in order to meet the City's 2007-2014 RHNA shortfall.*

Commissioner Cloven inquired that, regarding the High Street properties, if we subtracted 10,000 square feet of sensitive land area from a lot that is affected by steep slopes, would the pro-rata proportional allocation for residential units on the site also be compliant with State housing requirements? *Director Gentry indicated that the application of the Ordinance to the property on High Street would not be compliant with State law because the parcel has been identified in the City's Housing Element to accommodate the City's 2007-2014 RHNA shortfall. As a result of this parcel being identified to address the RHNA shortfall, the parcel would be exempt from the Ordinance. This exemption from the Ordinance would allow both the property and the City to maintain compliance with State law.*

Commissioner Gall expressed concerns that adoption of the Ordinance would cause the City to fall into non-compliance but he felt that staff had analyzed the potential implications of the Ordinance in order to assess any impacts to the City's compliance with State housing requirements.

Chair Wolfe indicated that, in accordance with the Ordinance, he wanted to be sure that projects containing sensitive land areas and were proposed with adjusted densities would still be required to come before the Planning Commission for review. *Director Gentry indicated that part of the purpose of the City's development process was to provide clarity, disclosure, and transparency for all projects. This clarity, exposure, and transparency would involve these projects being subject to public hearings before the Planning Commission.*

By consensus, the Commission expressed general support for the rationale behind the implementation of the Ordinance but wanted to ensure that the City would remain compliant with State housing requirements.

Vice Chair Altwal moved and Commissioner Gall seconded a motion to adopt Resolution No. 03-17 recommending City Council approval the revised Ordinance adding Chapter 17.22 to Title 17 "Zoning" of the Clayton Municipal Code in order to determine the methodology of residential density calculations for residential parcels with sensitive land areas. The motion passed 5-0.

6. OLD BUSINESS

None.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

8.a. Staff

Director Gentry indicated that staff anticipated canceling the next regularly-scheduled Planning Commission meeting on July 25, 2017 and so, at the Commission's pleasure, tonight's meeting could potentially be adjourned to the regularly-scheduled Planning Commission meeting on August 8, 2017.

8.b. Commission

By consensus, the Planning Commission decided to adjourn tonight's meeting to the regularly-scheduled Planning Commission meeting on August 8, 2017.

Vice Chair Altwal indicated that he would not attend the regularly-scheduled Planning Commission meeting on August 8, 2017.

9. ADJOURNMENT

9.a. The meeting was adjourned at 7:30 p.m. to the regularly-scheduled meeting of the Planning Commission on August 8, 2017.

Submitted by
Mindy Gentry
Community Development Director

Approved by
Carl Wolfe
Chair

Community Development\Planning Commission\Minutes\2017\0711

PLANNING COMMISSION STAFF REPORT

Meeting Date: September 26, 2017

Item Number: 5.a.

From: Milan J. Sikela, Jr. 
Assistant Planner

Subject: Public Hearing to consider a Site Plan Review Permit request to construct a single-story addition on an existing single-story residence (SPR-03-17)

Applicant: Jamison Sinclair

REQUEST

Jamison Sinclair, the applicant, is requesting a public hearing for the consideration of a Site Plan Review Permit to allow the construction of a single-story addition measuring approximately 1,500 square feet in area and 18 feet in height on an existing single-story single-family residence.

PROJECT INFORMATION

Location: 910 Kenston Drive
APN: 119-102-018

General Plan Designation: Low Density – Single Family Residential (1.1 to 3.0 units per acre).

Zoning: Single Family Residential R-12 District (12,600 square-foot minimum lot area).

Environmental Review: Pursuant to California Environmental Quality Act (CEQA) Guideline 15303 – New Construction or Conversion of Small Structures, the project is categorically exempt from CEQA.

Public Notice: On September 8, 2017, a public hearing notice was posted at the notice boards and mailed to property owners within 300 feet of the project site.

Authority: Section 17.44.020 of the Clayton Municipal Code (CMC) authorizes the Planning Commission to approve a Site Plan Review Permit in accordance with the standards of review in CMC Section 17.44.040.

DISCUSSION

The applicant is requesting Planning Commission consideration of a Site Plan Review Permit to allow the construction of a single-story addition measuring approximately 1,500 square feet in area and 18 feet in height on an existing single-story single-family residence. The project will incorporate new horizontal wood siding and board and batten siding as well as new composition shingle roof material. The vicinity map is provided as **Attachment A** and the existing and proposed site plan, roof plan, floor plan, and architectural elevations are provided as **Attachment B**. In order to assist in the Planning Commission's understanding of the project scope, at staff's request the applicant has submitted a supplemental floor plan rendering showing the current building footprint in white, proposed interior footprint expansion areas in gray, and proposed exterior covered areas in blue which has been provided as **Attachment C**.

The existing residence is currently 14 feet in height with a 5:12 roof pitch and comprises a total interior area of 2,149 square feet as well as 552 square feet of unenclosed exterior covered porch area. The proposed roof will have a slightly steeper pitch at 6:12, adding an additional four feet of height and bringing the proposed total structural height of the residence to 18 feet. The project is proposed to include an interior remodel and an expanded building footprint consisting of a new master bedroom, office, master bathroom, closets, family room as well as interior relocations and upgrades of the kitchen, laundry room, living room, and entryway. The proposed interior addition areas will add approximately 900 square feet of floor area to the existing residence. These interior remodels, upgrades, and expansions will require removal of the existing covered front porch in order to allow a portion of the front wall of the residence to be pushed outward. The proposed exterior unenclosed components of the project will entail a new covered entryway, a covered porch extending from the rear elevation of the new master bedroom, and covered porch extending from the rear elevation of the new dining room. These exterior covered porch areas encompass approximately 600 square feet of additional area.

The existing home is designed in a typical California ranch Rambler fashion with existing stucco siding and composition shingle roof material. The applicant is proposing to expand upon the ranch Rambler theme. As part of the project, the exterior siding will be replaced by board and batten siding along with ground-level horizontal wood treatments, providing a subtle variety in exterior materials. The proposed design of the project will enhance the residence in its entirety and foster a dynamic structural presence for the subject property. The applicant has been sensitive to architectural integration with existing surrounding single-story residences as well as minimization of potential impacts to the views and privacy of adjacent properties by proposing a single-story addition rather than the larger massing inherent with a two-story addition. There are existing two-story residences in the neighborhood; however, the applicant indicated to staff that minimization of vertical impacts was top priority during the initial project design. The undulation created by the new gabled rooflines as well as the angled orientation of the garage and master bedroom segments of the residence provides articulation for the project. All four sides of the residence will be graced with varying gable roof ends and window sizes, showing that the applicant has provided visual interest on every façade of the structure and avoided monolithic, unbroken vertical planes. The addition will accentuate the curb appeal of the residence and benefit the surrounding neighborhood. In summary, a combination of architectural factors—the angled orientation of the garage and master bedroom segments, the projections and recesses, and the covered porch areas—serve to augment the project and complement the subject property and adjacent lots while also simultaneously providing

integration with existing structures on adjoining parcels and minimization of impacts to the surrounding neighborhood through utilization of a single-story design. The applicant has struck a balance between high-quality home improvements and consideration of impacts to his neighbors.

Setback Analysis

The project meets the R-12 District standards as shown below.

Required Setbacks	Existing Setbacks	Proposed Setbacks	Project Compliance
Front Setback 20'	North 41'	North 31'	Yes
Side Setback 10' interior	East 18'	East 13'	Yes
	West 12'	West No Change	Yes
25' aggregate	Aggregate 30'	Aggregate 25'	Yes
Rear Setback 15'	South 27'	South 21'	Yes

Residential Floor Area Analysis

Building Footprint

The proposal meets the building footprint requirements as shown below.

Lot Size	Building Footprint Allowed	Existing Building Footprint	Proposed Building Footprint	Project Compliance
12,100 sq ft	3,600 sq ft	2,701 sq ft	3,041 sq ft*	Yes

Floor Area

The proposal meets the floor area requirements as shown below.

Lot Area	Floor Area Allowed	Existing Floor Area	Proposed Floor Area	Project Compliance
12,100 sq ft	5,200 sq ft	2,701 sq ft	3,041 sq ft*	Yes

*See discussion below.

Section 17.78.030.D.3 of Chapter 17.78 Residential Floor Area of the Clayton Municipal Code excludes porches from the floor area calculation when at least one of the longest dimensions is unenclosed. All three proposed exterior covered porch areas are unenclosed on three sides, including the longest dimension of each covered porch. As a result, these areas are not included in the total proposed building footprint and floor area calculation for the project. Since the proposed exterior covered porch areas are excluded from the building footprint and floor area, the total proposed amount of building footprint and floor area is approximately 3,041 square feet consistent with the figure provided in the above analysis.

CONCLUSION

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

RECOMMENDATION

Staff recommends that the Planning Commission receive and consider the staff report and all information provided and submitted to date, receive and consider any public testimony and, if determined to be appropriate, conditionally approve Site Plan Review Permit SPR-03-17 to allow the construction of a single-story addition measuring approximately 1,500 square feet in area and 18 feet in height on an existing single-story single-family residence at 910 Kenston Drive (APN: 119-102-018).

PROPOSED FINDINGS OF APPROVAL

Based upon the evidence set forth in the staff report, which includes relevant information from the project application, as well as testimony at the public hearing, the Planning Commission hereby makes the following findings for Site Plan Review Permit SPR-03-17, as conditioned:

1. Is consistent with the General Plan designation and policies.

The project is consistent with the General Plan designation and policies since the project consists of an enlargement of a single family home, an allowed use, within the Single Family Low Density designation site.

2. Meets the standards and requirements of the Zoning Ordinance.

The project meets the standards and requirements of the Zoning Ordinance and will be constructed in compliance with Site Plan Review Permit requirements, findings, and conditions of approval.

3. Preserves the general safety of the community regarding seismic, landslide, flooding, fire, and traffic hazards.

The project preserves the general safety of the community regarding seismic, landslide, flooding, fire, and traffic hazards since the project will be constructed in compliance with the Clayton Municipal Code, California Building Standards Code, and other agency regulations where applicable.

4. Maintains solar rights of adjacent properties.

The project will not block adjacent properties from direct sunlight from any angle of the ecliptic.

5. Reasonably maintains the privacy of adjacent property owners and/or occupants.

The project reasonably maintains the privacy of adjacent property owners and/or occupants since the project complies with the setback requirements of the Clayton Municipal Code and maintains a single-story design.

6. Reasonably maintains the existing views of adjacent property owners and/or occupants.

The project reasonably maintains the existing views of adjacent property owners and/or occupants since the project complies with the setback requirements of the Clayton Municipal Code and maintains a single-story design that will not block views from adjacent properties.

7. Is complementary, although not identical, with adjacent existing structures in terms of materials, colors, size, and bulk.

The residence is complementary, although not identical, with adjacent existing structures in terms of materials, colors, size, and bulk since the project has been designed with exterior colors and materials that architecturally complement the surrounding residences and the massing of the project complies with all applicable zoning regulations and development standards for setback, building footprint, and residential floor area requirements.

8. Is in accordance with the design standards for manufactured homes per Section 17.36.078.

The project consists of the expansion of an existing single family home and is not considered a manufactured home; therefore this finding is not applicable.

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 "Sinclair Residence" Site Plan, Floor Plan, Roof Plan, and Architectural Elevations, prepared by Jeffrey Rogers Architect, date stamped September 8, 2017.

1. The applicant shall 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.

2. The project shall be constructed in accordance with the approved plans, prepared by Jeffrey Rogers Architect, date stamped September 8, 2017, and as conditionally approved by the Clayton Planning Commission on September 26, 2017.
3. Any major changes to the project shall require Planning Commission review and approval. Any minor changes to the project shall be subject to City staff review and approval.
4. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.
5. An encroachment permit shall be required for all work in the public right-of-way.

ADVISORY NOTES

Advisory notes are provided to inform the applicant of: (a) Clayton Municipal Code requirements; and (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 null and void (Clayton Municipal Code Sections 17.64.010 – 17.64.030).
3. All 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 (Clayton Municipal Code Section 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. All construction shall conform to the current California Building Standards Code.
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 (HOA), additional requirements and/or approvals may be required by the HOA. Before proceeding with the project, it is advisable to check with the HOA to ensure any applicable requirements are met.

ATTACHMENTS

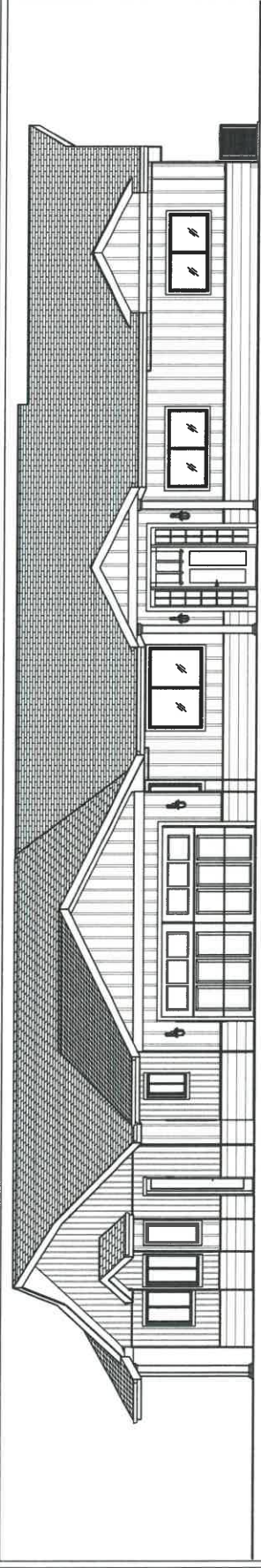
- A. Vicinity Map
- B. Sinclair Residence Site Plan, Floor Plan, Roof Plan, and Architectural Elevations, prepared by Jeffrey Rogers Architect, date stamped September 8, 2017
- C. Supplemental Floor Plan Rendering



VICINITY MAP

 CITY OF CLAYTON founded 1957	Sinclair Residence Site Plan Review Permit SPR-03-17 910 Kenston Drive APN: 119-102-018	N  (Not to Scale)
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ATTACHMENT B



PROJECT DATA
 APN: 119-102-018-7
 Zoning: R-12

EXISTING
 Lot Area: 12,100 sqft.
 1st Floor: 1,662 sqft.
 Garage: 487 sqft.
 PPD: 552 sqft.

PROPOSED
 Lot Area: 12,100 sqft.
 1st Floor: 2,557 sqft.
 Garage: 484 sqft.
 PPD: 633 sqft.

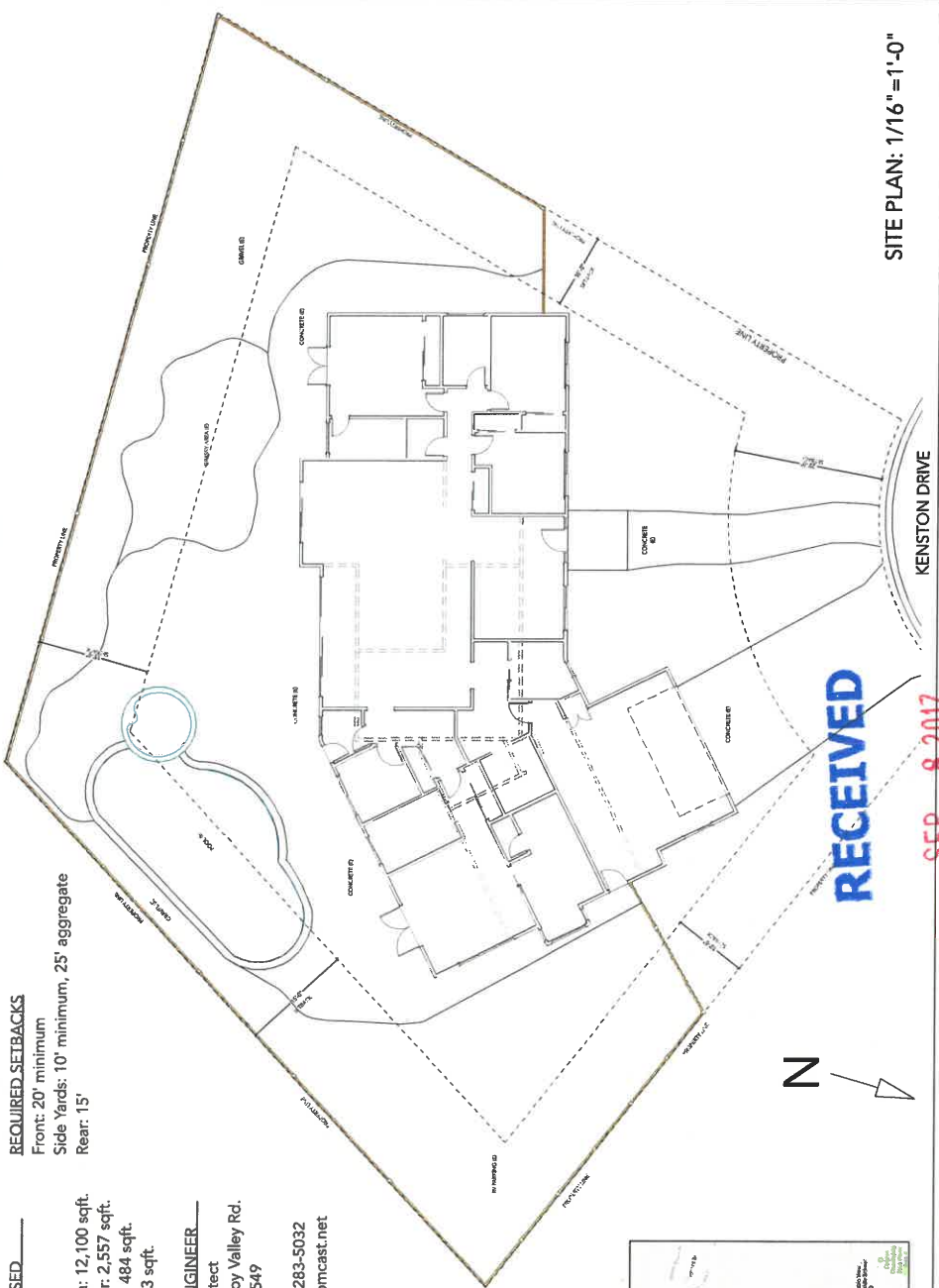
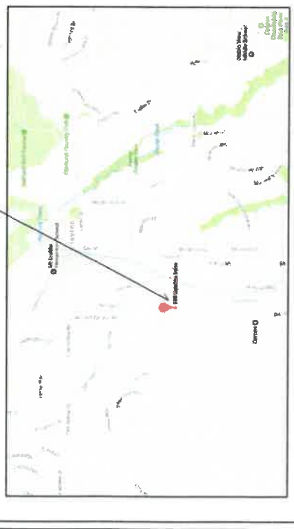
REQUIRED SETBACKS
 Front: 20' minimum
 Side Yards: 10' minimum, 25' aggregate
 Rear: 15'

DESIGN+BUILD FIRM
 Sinclair Construction
 5100-1B Clayton Rd. #162
 Concord, CA 94521
Contact:
 Jamison Sinclair: 925-250-3905
 jamison@jamisonclclair.com
 Aimee Inouye: 808-384-0452
 aimee.sinclairconstruction@gmail.com

STRUCTURAL ENGINEER
 Jeff Rogers Architect
 1148 Upper Happy Valley Rd.
 Lafayette, CA 94549
Contact:
 Jeff Rogers: 925-283-5032
 jeffrogers@comcast.net

DRAWING INDEX
 A1- Cover Sheet/ Proposed Site Plan
 A2- Proposed Floor Plan
 A3- Proposed Roof Plan
 A4- Proposed Exterior Elevations
 A5- Existing Floor Plan
 A6- Existing Exterior Elevations

SITE LOCATION
 910 Kenston Drive
 Clayton, CA 94517



RECEIVED

SEP 8 2017

SITE PLAN: 1/16" = 1'-0"

SINCLAIR CONSTRUCTION
 5100-1B Clayton Road #162
 Concord, CA 94521
 License #: 750995

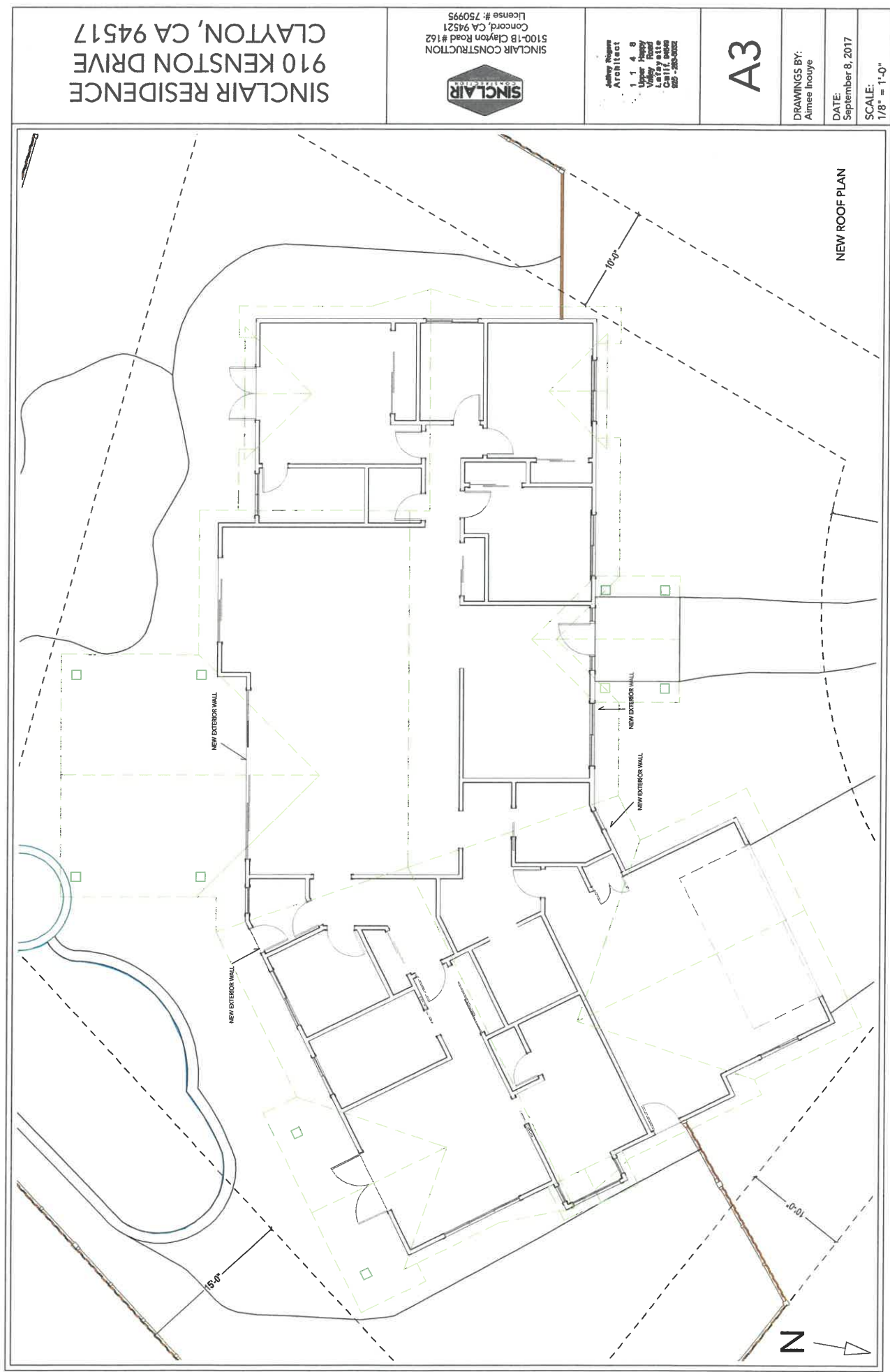
Jeff Rogers Architect
 1 1 4 8
 Upper Happy Valley Road
 Lafayette, CA 94549
 Cell: 925-283-5032

A1

DRAWINGS BY:
 Aimee Inouye

DATE:
 September 8, 2017

SINCLAIR RESIDENCE
 910 KENSTON DRIVE
 CLAYTON, CA 94517



SINCLAIR RESIDENCE
910 KENSTON DRIVE
CLAYTON, CA 94517

SINCLAIR
SINCLAIR CONSTRUCTION
5100-18 Clayton Road #162
Concord, CA 94521
License #: 750995

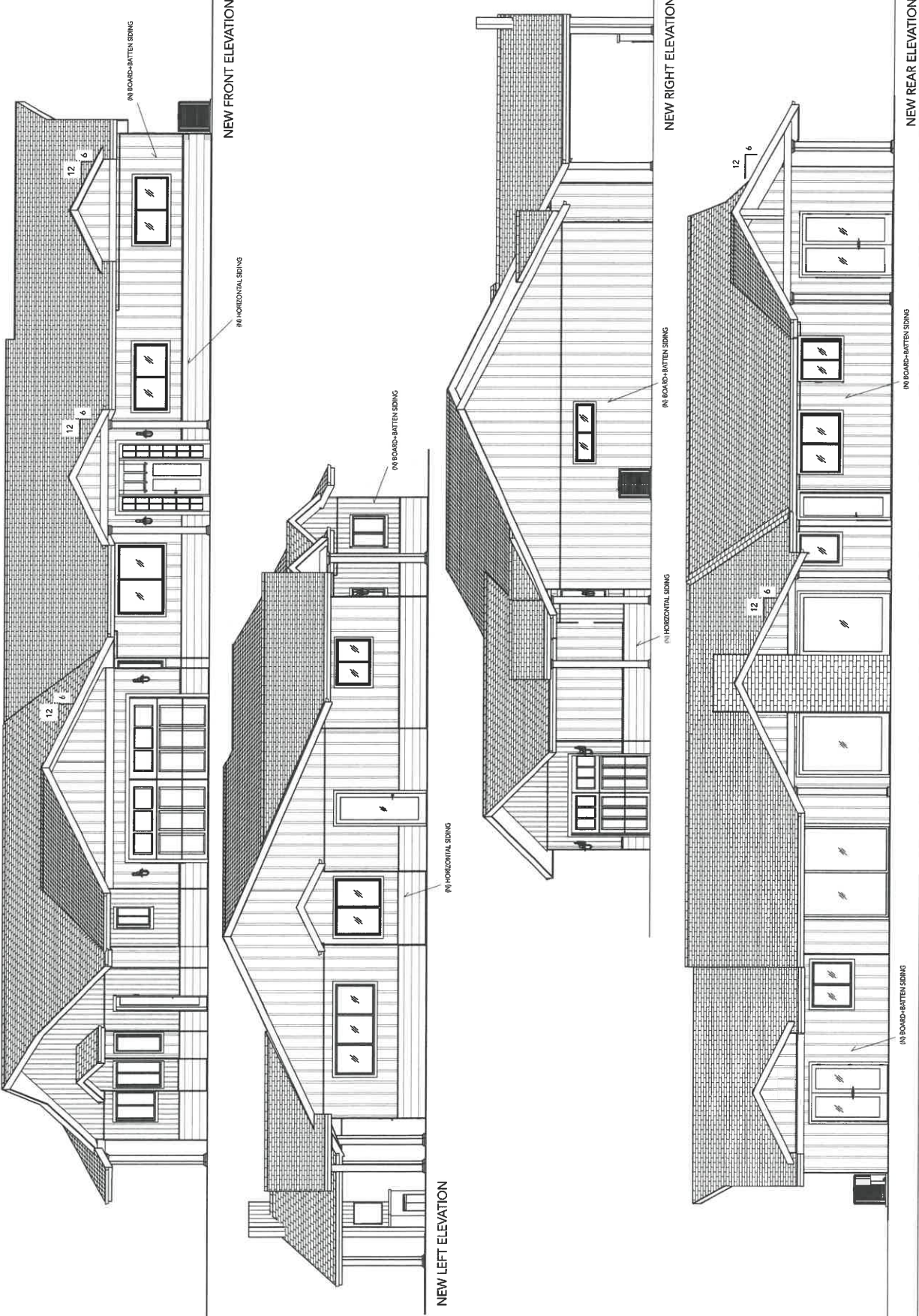
Jessie Brown
Architect
1 1 4 8
1000 Highway
Valley Road
Lafayette
California 94501
925-288-0002

A4

DRAWINGS BY:
Aimee Houye

DATE:
September 8, 2017

SCALE:
1/8" = 1'-0"



B-4

SINCLAIR RESIDENCE
910 KENSTON DRIVE
CLAYTON, CA 94517

SINCLAIR
CONSTRUCTION
SINCLAIR CONSTRUCTION
5100-18 Clayton Road #162
Concord, CA 94521
License #: 750995

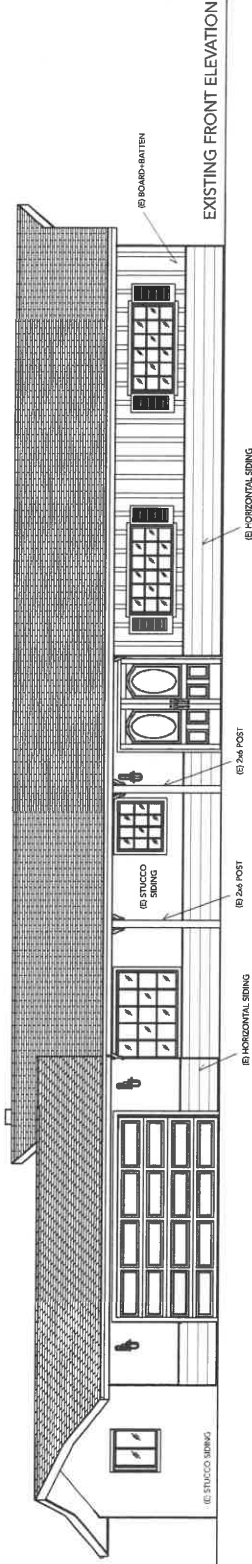
Jeffrey Rogers
Architect
1 1 4 8
Upper Haight
San Francisco
California
94102-3802

A6

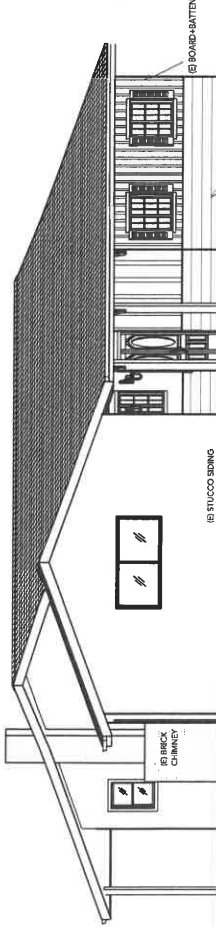
DRAWINGS BY:
Almee Inouye

DATE:
September 8, 2017

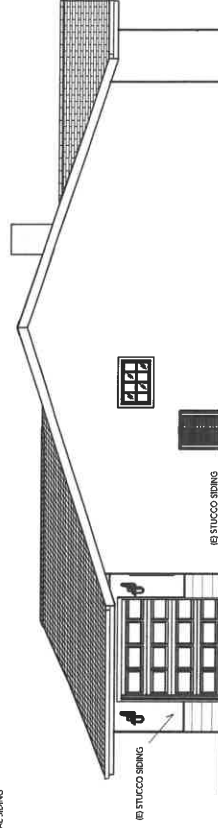
SCALE:
1/8" = 1'-0"



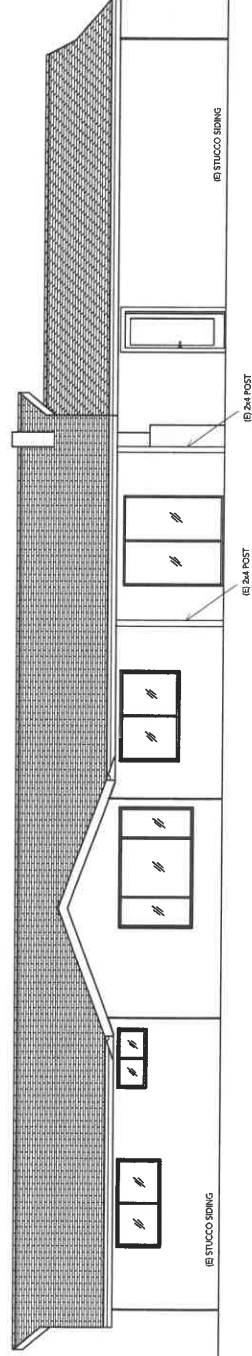
EXISTING FRONT ELEVATION



EXISTING LEFT ELEVATION



EXISTING RIGHT ELEVATION



EXISTING REAR ELEVATION

ATTACHMENT C

