



**PLANNING COMMISSION
REGULAR MEETING AGENDA**

TUESDAY, JULY 22, 2025

8:00 PM

**Hoyer Hall, Clayton Community Library
6125 Clayton Road, Clayton, CA 94517**

Maria Shulman, Chair

Daniel Richardson, Vice Chair

Joseph Banchero,

Bretten Casagrande,

Nate Brzovich,

1. CALL TO ORDER

2. SWEARING IN OF REAPPOINTED COMMISSIONER AND ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. ELECTION OF CHAIR AND VICE-CHAIR

5. ACCEPTANCE OF THE AGENDA

The Planning Commission will discuss the order of the agenda, may amend the order, add urgency items, note disclosures or intentions to abstain due to conflict of interest on agendaized public hearing or action items, and request Consent Calendar items be removed from the Consent Calendar for discussion. The Planning Commission may also remove items from the Consent Calendar prior to that portion of the Agenda.

6. PUBLIC COMMENT (Non-Agenda Items)

This time has been set aside for members of the public to address the Planning Commission on items of general interest within the subject matter jurisdiction of the City. Although the Planning Commission values your comments, pursuant to the Brown Act, the Planning Commission generally cannot take any action on items not listed on the posted agenda. At the Chair's discretion, up to 3 minutes will be allotted to each speaker.

7. CONSENT CALENDAR

(a) Accept 070825 Minutes
[\(View\)](#)

(b) Accept 052725 Minutes
[\(View\)](#)

8. PUBLIC HEARING

(a) Consideration of a Site Plan Review Permit (SPR-01-2025) to allow the construction of a custom, single-family residence and three-car garage, with an attached accessory dwelling unit (ADU) on a legal vacant parcel.
[\(View\)](#)

9. COMMUNICATIONS

This time is set aside for the Planning Commission to make requests of staff, and/or for issues of concern to Planning Commissioners to be briefly presented, prioritized, and set for future meeting dates. This time is also provided for staff to share any informational announcements with the Commission.

10. ADJOURNMENT

The next Planning Commission Regular Meeting is Tuesday, August 12, 2025.

Meeting Information and Access

- A complete packet of information containing staff reports and exhibits related to each public item is available for public review in City Hall located at 6000 Heritage Trail and on the City's website at www.claytonca.gov
- Agendas are posted at: 1) City Hall, 6000 Heritage Trail; 2) Library, 6125 Clayton Road; 3) Ohm's Bulletin Board, 1028 Diablo Street, Clayton; and 4) City Website at www.claytonca.gov
- Any writings or documents provided to a majority of the City Council after distribution of the agenda packet and regarding any public item on this agenda will be made available for public inspection in the City Clerk's office located at 6000 Heritage Trail during normal business hours and is available for review on the City's website at www.claytonca.gov
- If you have a physical impairment requiring special accommodation to participate, please call the City Clerk's office at least 72 hours (about 3 days) before the meeting at (925) 673-7300.
- E-mail Public Comments: Public comment may also be sent to the City Clerk at cityclerk@claytonca.gov by 5:00 p.m. on the day of the meeting. All e-mailed public comments will be forwarded to the entire committee and made part of the official meeting file.

Each person attending the meeting who wishes to speak on an agendized or non-agendized matter (within the council's jurisdiction), shall have a set amount of time to speak as determined by the Mayor.



STAFF REPORT

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: Skyler Aitken

DATE: July 22, 2025

SUBJECT: Accept 070825 Minutes

BACKGROUND

Meeting minutes from prior meeting

FISCAL IMPACTS

NA

ATTACHMENTS

[070825_Agenda - Minutes.pdf](#)



**Minutes
Regular Meeting
July 8, 2025
7:00 p.m.**

1. CALL TO ORDER

Chair Maria Shulman called the meeting to order at 7:17 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Shulman led the Pledge of Allegiance.

3. ROLL CALL

Present: Chair Maria Shulman
 Vice Chair Daniel Richardson
 Commissioner Joseph Banchemo

City Manager, Kris Lofthus; Interim Community Development Director, Farhad Mortazavi; and Acting City Clerk, Skyler Aitken, were present from the City Staff

4. ACCEPTANCE OF THE AGENDA

Item 7 could not be heard as there wasn't a quorum for that item as Vice-Chair Richardson had to recuse himself from that specific item.

5. PUBLIC COMMENT (Non-Agenda Items)

There were no comments from the public on any matters not on the agenda.

6. CONSENT CALENDAR:

A. None

7. PUBLIC HEARING

A. Consideration of a Site Plan Review Permit (SPR-01-2025) to allow the construction of a custom, single-family residence and three-car garage, with an attached accessory dwelling unit (ADU) on a legal vacant parcel.

The proposed primary residence on the 40,467 square-foot parcel is

5,352square feet in total floor area, with a building height of 28 feet. The proposed attached ADU is 611 square feet in area, with a roof height of 16 feet. The primary residence and ADU would be located at 5569 Morningside Drive (Assessor's Parcel Number [APN] 118-110-011).

Environmental Determination: The project is Categorically Exempt per CEQA Guidelines Section 15303, Class 3 – New construction of a small structure.

8. **COMMUNICATIONS:** This time is set aside for the Planning Commission to make requests of staff, and/or for issues of concern to Planning Commissioners to be briefly presented, prioritized, and set for future meeting dates. This time is also provided for staff to share any informational announcements with the Commission.

No communications were shared

9. **ADJOURNMENT**

The meeting was adjourned at 7:20 p.m. to the next regular meeting of the Planning Commission on Tuesday, July 22, 2025, at 8:00 pm.



STAFF REPORT

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: Skyler Aitken

DATE: July 22, 2025

SUBJECT: Accept 052725 Minutes

BACKGROUND

Minutes from a prior meeting

FISCAL IMPACTS

NA

ATTACHMENTS

[052725_Agenda - Minutes.pdf](#)



**Minutes
Regular Meeting
May 27, 2025
7:00 p.m.**

1. CALL TO ORDER

Chair Maria Shulman called the meeting to order at 7:05 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Shulman led the Pledge of Allegiance.

3. ROLL CALL

Present: Chair Maria Shulman
Vice Chair Daniel Richardson
Commissioner Bretten Casagrande
Commissioner Joseph Banchemo
Commissioner Nate Brzovich

Interim Community Development Director, Farhad Mortazavi; and Administrative Clerk, Skyler Aitken, were present from the City Staff

4. ACCEPTANCE OF THE AGENDA

There were no changes to the agenda as submitted.

5. PUBLIC COMMENT (Non-Agenda Items)

There were no comments from the public on any matters not on the agenda.

6. CONSENT CALENDAR: The following routine matters may be acted upon by one motion. Individual items may be removed by the Planning Commission for separate discussion at this time or under Acceptance of the Agenda.

A. Minutes of Planning Commission Regular Meeting of March 11, 2025.

There being no member of the public who wished to comment on the Consent Calendar, Chair Shulman invited a motion. Vice Chair Richardson moved to adopt the Consent Calendar with Meeting Minutes of the February 25, 2025, meeting. Seconded by Commissioner Brzovich. The motion passed by a vote of 5 to 0.

7. ACTION ITEM

A. Determination of Conformity of the Fiscal Year 2024-25 – 2028-29 Capital Improvement Plan Projects with the Clayton General Plan (GP-012024).

Interim Community Development Director Farhad Montazavi gave an overview of the CIP to the committee.

Chair Shulman invited the public to speak on the item. There was no one attending the meeting who wished to comment on the item. Chair Richardson invited questions or comments from Commissioners.

Various commissioners asked their questions, with Larry Theis, the city engineer, answering their questions.

Commissioner Richardson moved to approve the CIP. Commissioner Casagrande seconded the motion. The motion passed by a vote of 5 to 0.

8. **COMMUNICATIONS:** This time is set aside for the Planning Commission to make requests of staff, and/or for issues of concern to Planning Commissioners to be briefly presented, prioritized, and set for future meeting dates. This time is also provided for staff to share any informational announcements with the Commission.

Farhad, the community development director, gave an update on major projects in the planning department

9. ADJOURNMENT

The meeting was adjourned at 7:37 p.m. to the next regular meeting of the Planning Commission.



STAFF REPORT

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: Farhad Mortazavi, Interim Community Development Director

DATE: July 22, 2025

SUBJECT: Consideration of a Site Plan Review Permit (SPR-01-2025) to allow the construction of a custom, single-family residence and three-car garage, with an attached accessory dwelling unit (ADU) on a legal vacant parcel.

BACKGROUND

The proposed primary residence on the 40,467 square-foot parcel is 5,352 square feet in total floor area, with a building height of 28 feet. The proposed attached ADU is 611 square feet in area, with a roof height of 16 feet. The primary residence and ADU would be located at 5569 Morningside Drive (Assessor's Parcel Number [APN] 118-110-011).

DISCUSSION

This is a public hearing on a request by Thomas Ducharme, Maison du Charme on behalf of property owners David and Melissa Calhoun, for approval of a Site Plan Review Permit (SPR-01-2025) to allow the construction of a custom, detached single-family residence and three-car garage, with an attached accessory dwelling unit (ADU) on a legal vacant parcel. The proposed primary residence on the 40,467 square-foot parcel is 5,352 square feet in total floor area, with a building height of 28 feet. The proposed attached ADU is 611 square feet in area, with a roof height of 16 feet. The primary residence and ADU would be located at 5569 Morningside Drive (Assessor's Parcel Number [APN] 118-110-011).

FISCAL IMPACTS

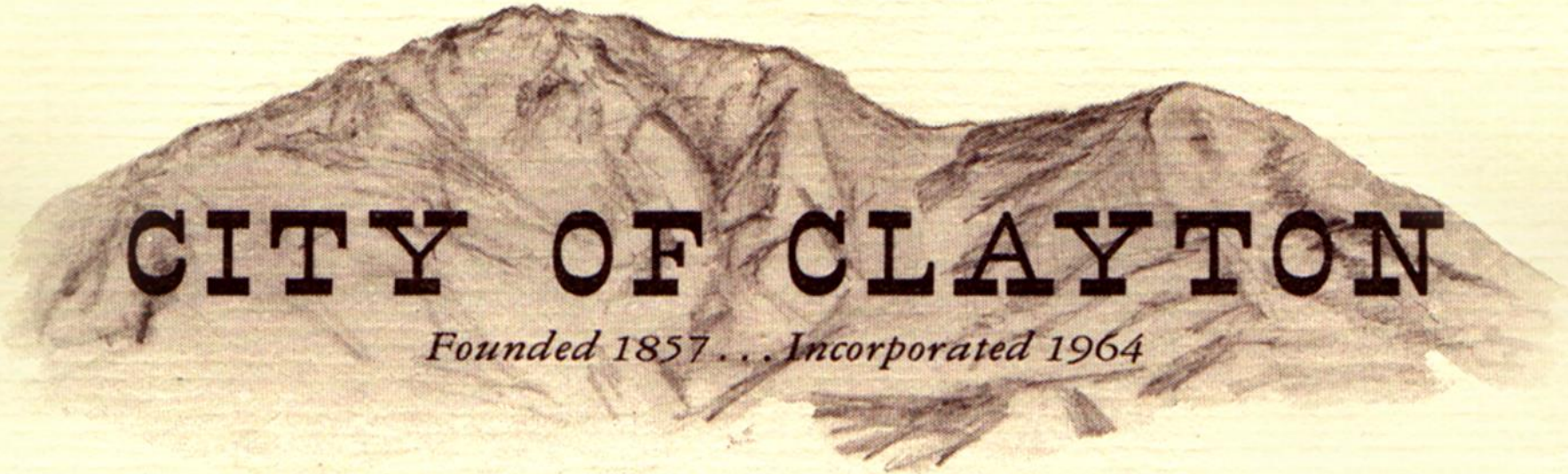
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CEQA

The project is Categorically Exempt per CEQA Guidelines Section 15303, Class 3 – New construction of a small structure.

ATTACHMENTS

[SPR-01-2025_PP_PRES_PC_MTG_07222025 \(16x9\).pdf](#)
[SPR-01-2025_PP_PRES_PC_MTG_07222025_FINAL.pdf](#)
[SPR-01-2025_PC_0722_Attachment_A_Reso_FINAL \(1\).pdf](#)
[SPR-01-2025_PC_072225_Attachments_B-G.pdf](#)



CITY OF CLAYTON

Founded 1857... Incorporated 1964

PLANNING COMMISSION MEETING OF JULY 22, 2025

AGENDA ITEM 7.A.

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PROJECT SITE
5569 Morningside Drive
APN: 118-110-011

APN: 118-110-011

Subdivision MS 400-90-1, June 1990.

Recorded Parcel Area: 40,467 sq ft

Net Parcel Area: 36,527 sq ft

- Maximum Building Footprint (35%): 12,784 sq ft
- Proposed Building Footprint: 5,170 sq ft



Project – 5569 Morningside Drive

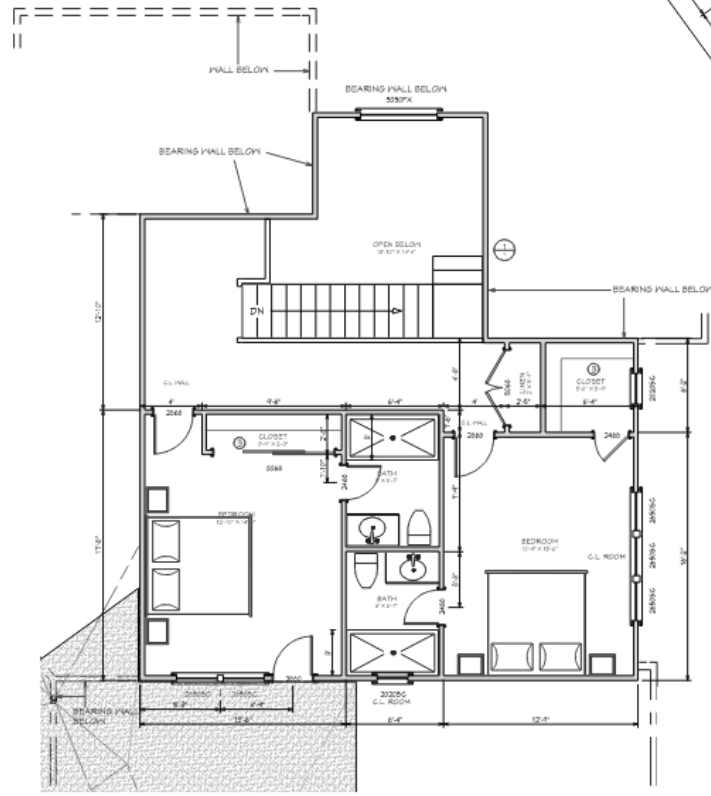
Total Floor Area: 6,162 sq ft

Residential Floor Area: 4,646

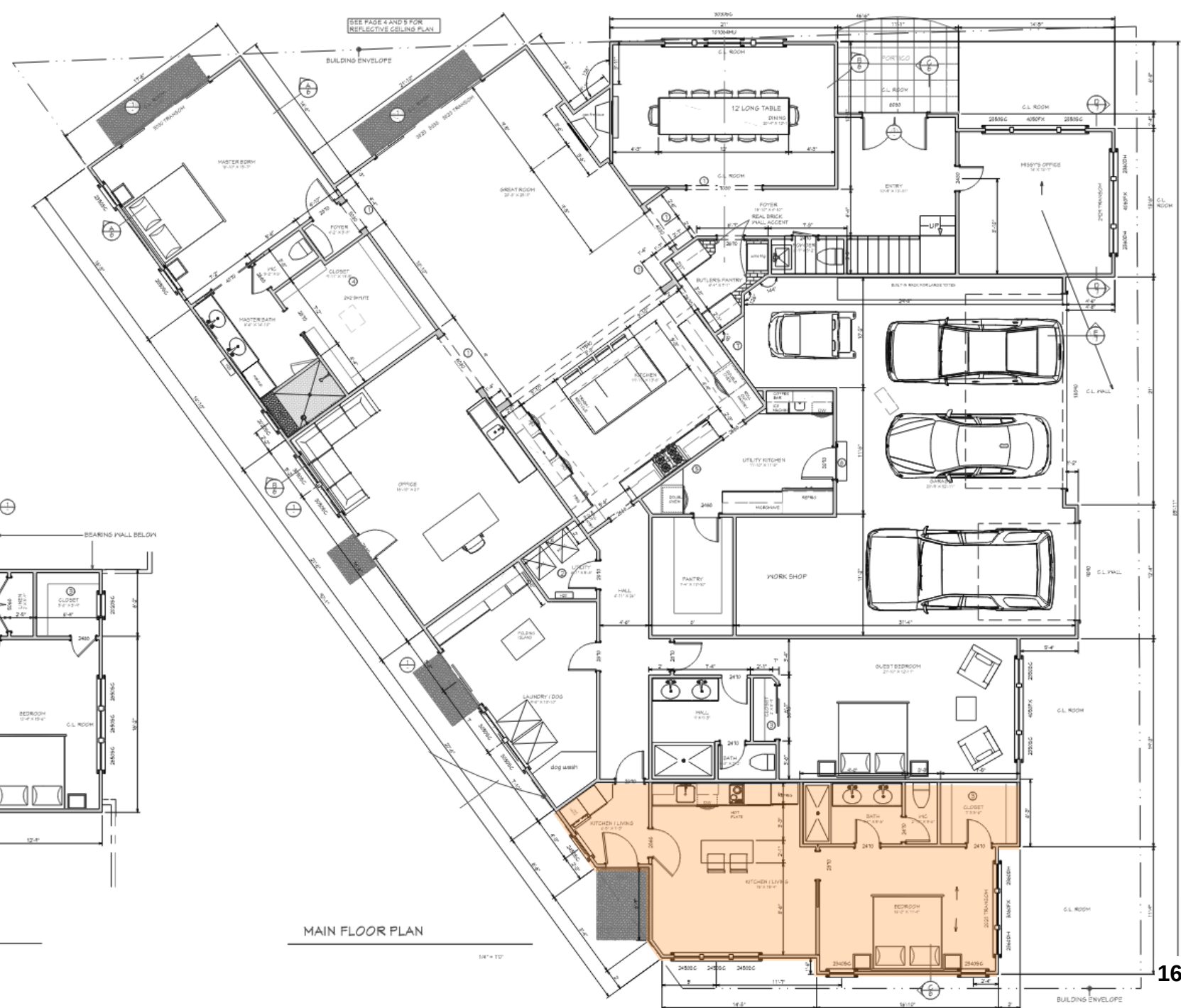
Garage Floor Area: 905 sq ft

ADU: 611 sq ft

Impervious Area: 6,062 sq ft



SECOND FLOOR PLAN



MAIN FLOOR PLAN





RIGHT (EAST) ELEVATION

1/4" = 10'

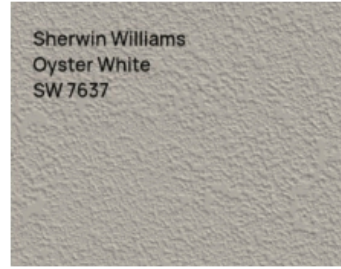


RIGHT (WEST) ELEVATION

1/4" = 10'



ROOF
METAL STANDING SEAM INSTALLED TO
MNFR SPECS.



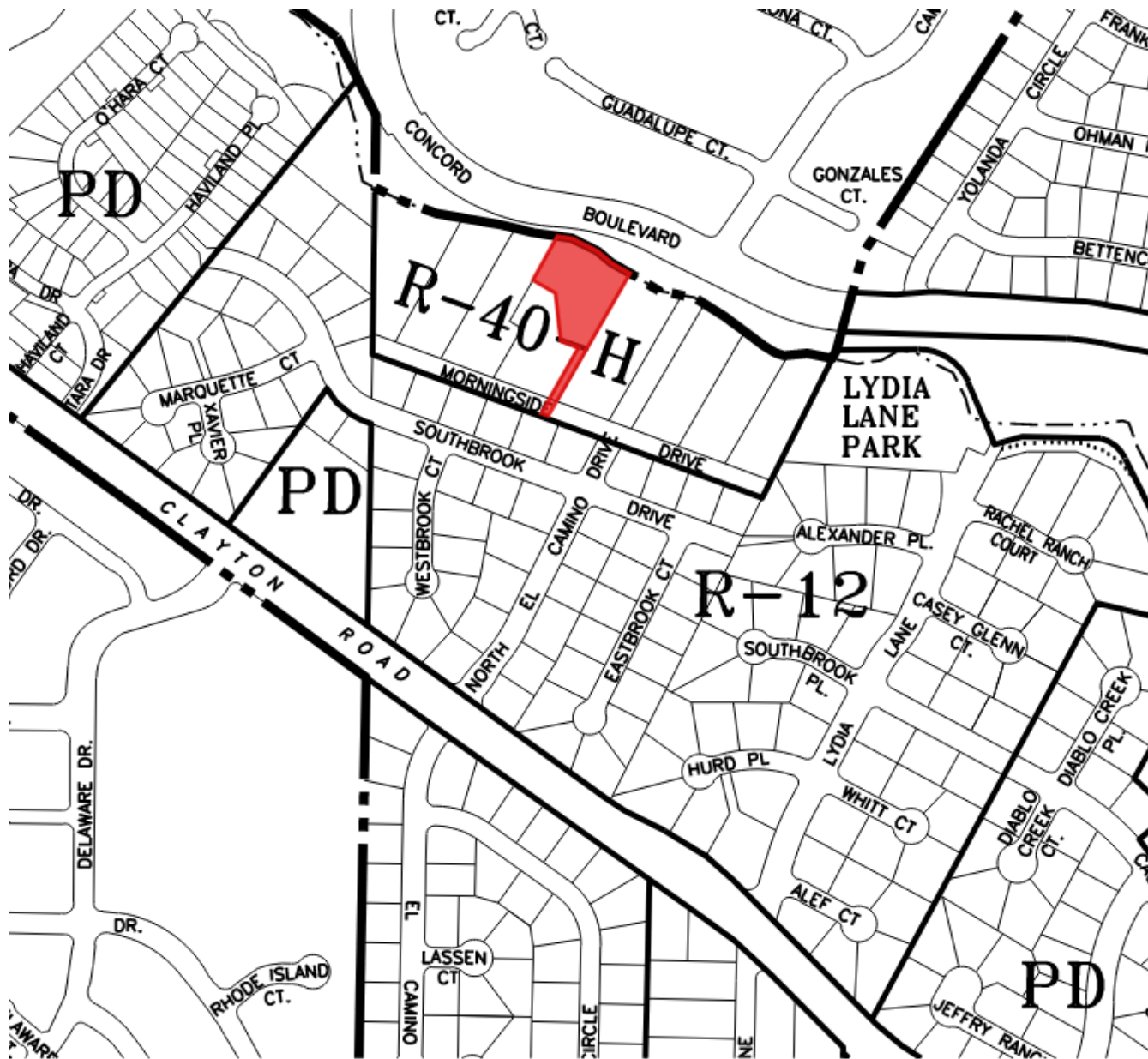
Sherwin Williams
Oyster White
SW 7637

STUCCO
3 COAT STUCCO SYSTEM OVER 2
LAYERS TYPE "D" PAPER, USE SELF-
FURRING NAILS
COLOR - BEIGE



STONE WORK
REAL STONE VENEER OVER 2 COAT
STUCCO SYSTEM OVER 2 LAYERS OF
TYPE "D" PAPER





5569 MORNINGSIDE DRIVE

R-40-H Development Standards		Proposed Project		Project Compliant?
Min. Parcel Area	40,000 sq ft	40,467 sq ft		Yes
Net Parcel Area		36,527 sq ft		Yes
Building Footprint Max.	35%	5,170 sq ft	14%	Yes
Building Floor Area Max.	25%	6,162 sq ft	17%	Yes
Building Height Max.	35 ft	28 ft		Yes
Front Setback	40 ft	South	188'	Yes
Side Setback	20 ft Interior 40 ft Aggregate	East	20'	Yes
		West	88'	Yes
		Aggregate	108'	Yes
Rear Setback	20 ft	North	119'	Yes

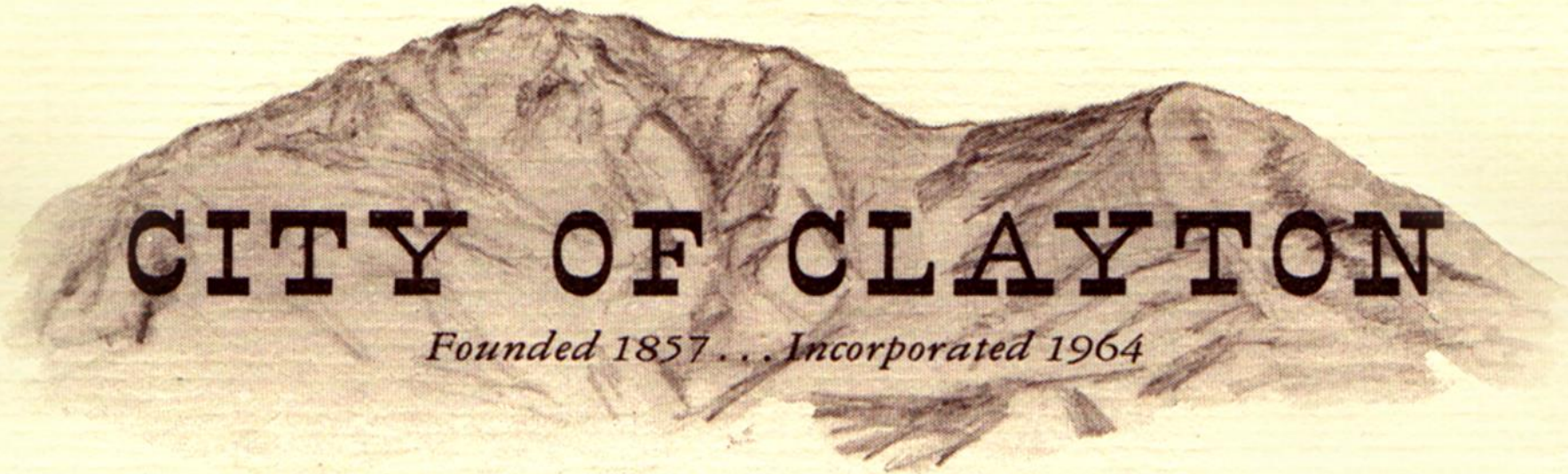


FEMA		Project Site Information	
Flood Map No.:		06013C0304G	
Base Flood Elevation (BFE)		321.1 FT (BFE)	
Special Flood Hazard Areas		Zone AE Regulatory Floodway 1% Chance Flood Hazard	



RECOMMENDATION

Staff recommends that the Planning Commission open the public hearing, accept written and spoken testimony, close the public hearing, and adopt Resolution No. 03-2025 conditionally approving Site Plan Review Permit application SPR-01-2025 for a custom, detached single-family residence with an attached accessory dwelling unit (ADU).



CITY OF CLAYTON

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PLANNING COMMISSION MEETING OF JULY 22, 2025

AGENDA ITEM 8.A.

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PROJECT SITE
5569 Morningside Drive
APN: 118-110-011

LEGEND		
RESIDENTIAL		UNITS/GROSS ACRE
RD	RURAL ESTATE	(0 TO 1.0)
LD	SINGLE FAMILY LOW DENSITY	(1.1 TO 3)
MD	SINGLE FAMILY MEDIUM DENSITY	(3.1 TO 5)
HD	SINGLE FAMILY HIGH DENSITY	(5.1 TO 7.5)
MLD	MULTIFAMILY LOW DENSITY	(7.6 TO 10)
UMD	MULTIFAMILY MEDIUM DENSITY	(10.1 TO 15)
MHD	MULTIFAMILY HIGH DENSITY	(20)
ID	INSTITUTIONAL DENSITY	(7.6 TO 20)
COMMERCIAL		
TC	TOWN CENTER	
KC	KIRKER CORRIDOR	
CC	CONVENIENCE COMMERCIAL	
COMMUNITY FACILITIES		
CV	CULTURAL CENTER	
PO	PUBLIC/QUASI-PUBLIC	
I	INTERMEDIATE SCHOOL	
E	ELEMENTARY SCHOOL	
P	PRIVATE SCHOOL	
OPEN SPACE		
PR	PRIVATE OPEN SPACE	
PU	PUBLIC PARK/OPEN SPACE/ OPEN SPACE AND RECREATIONAL	
AG	AGRICULTURE	
Q	QUARRY	
PR	PRIVATE OPEN SPACE (GOLF COURSE)	
----- TRAILS		
BOUNDARIES		
---	CITY LIMITS	
---	SPHERE OF INFLUENCE	
---	URBAN LIMIT LINE	
---	PLANNING AREA	



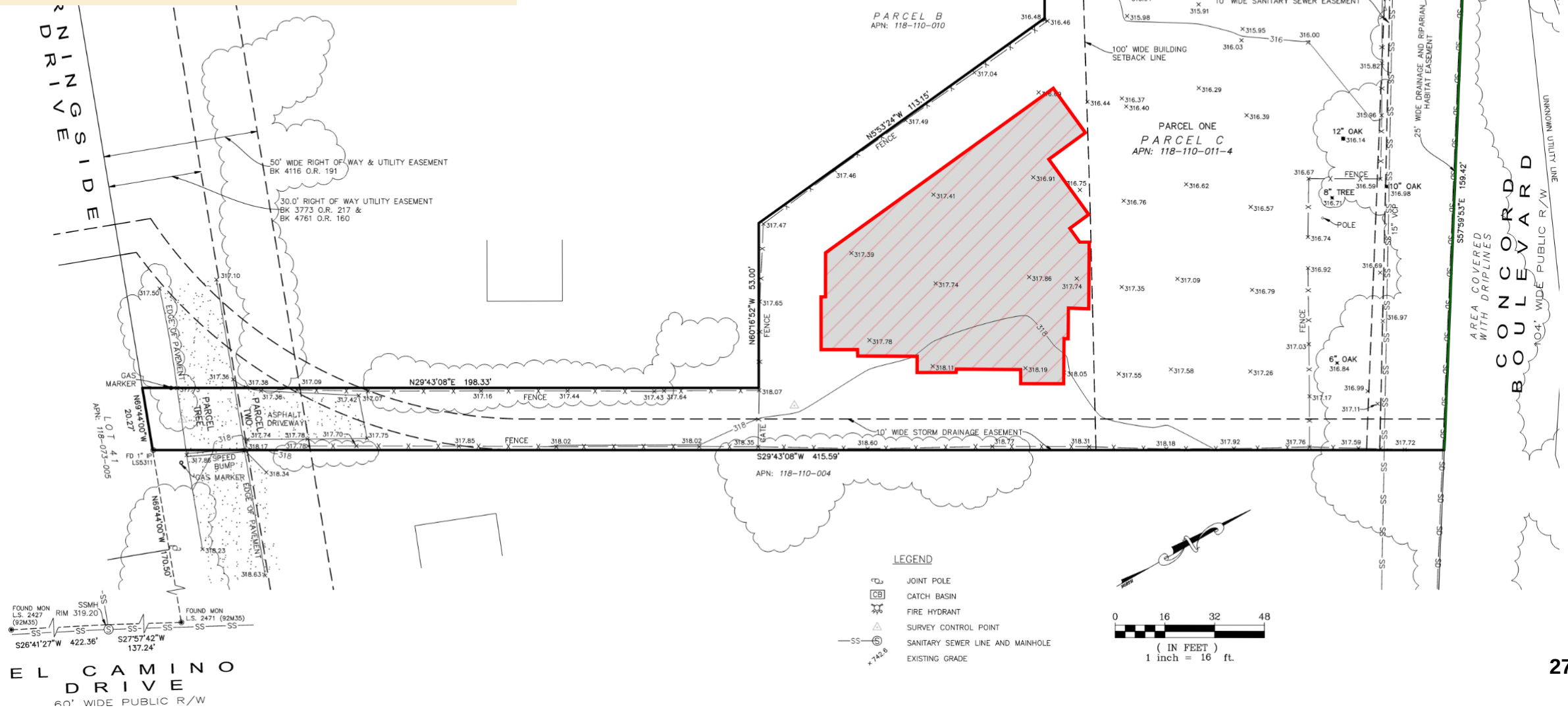
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Recorded Parcel Area: 40,467 sq ft

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Project – 5569 Morningside Drive

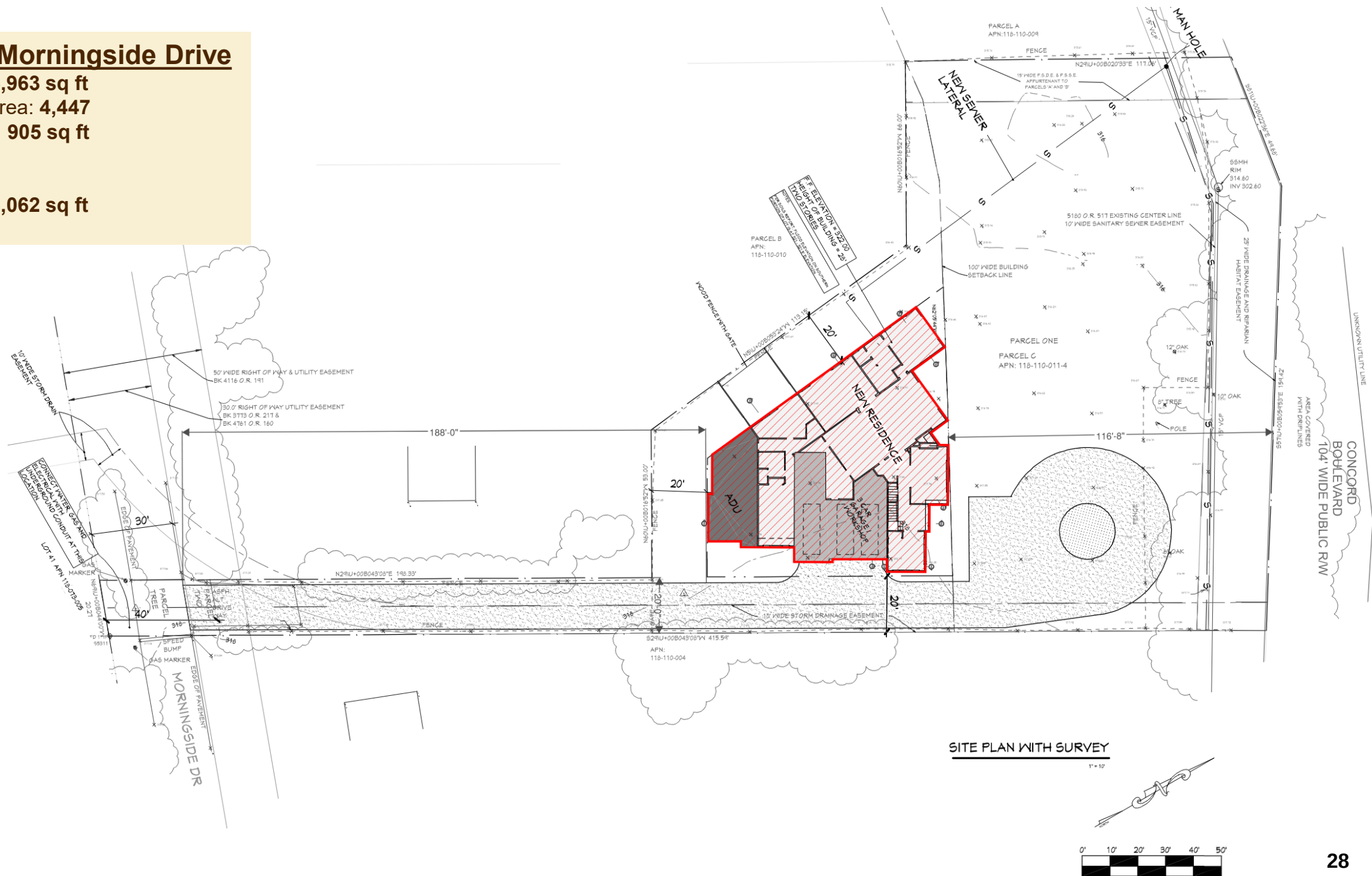
Total Floor Area: 5,963 sq ft

Residential Floor Area: 4,447

Garage Floor Area: 905 sq ft

ADU: 611 sq ft

Impervious Area: 6,062 sq ft



Project – 5569 Morningside Drive

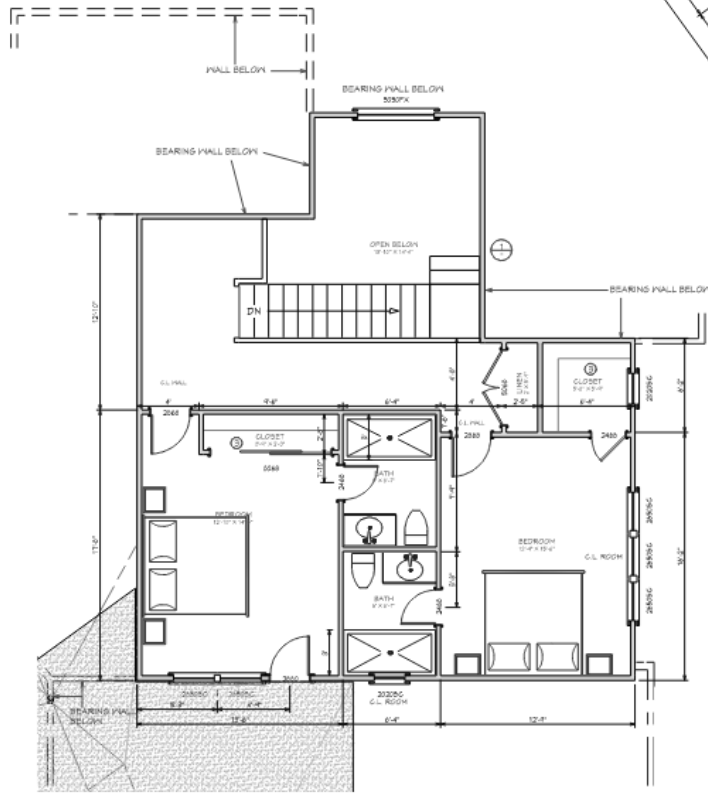
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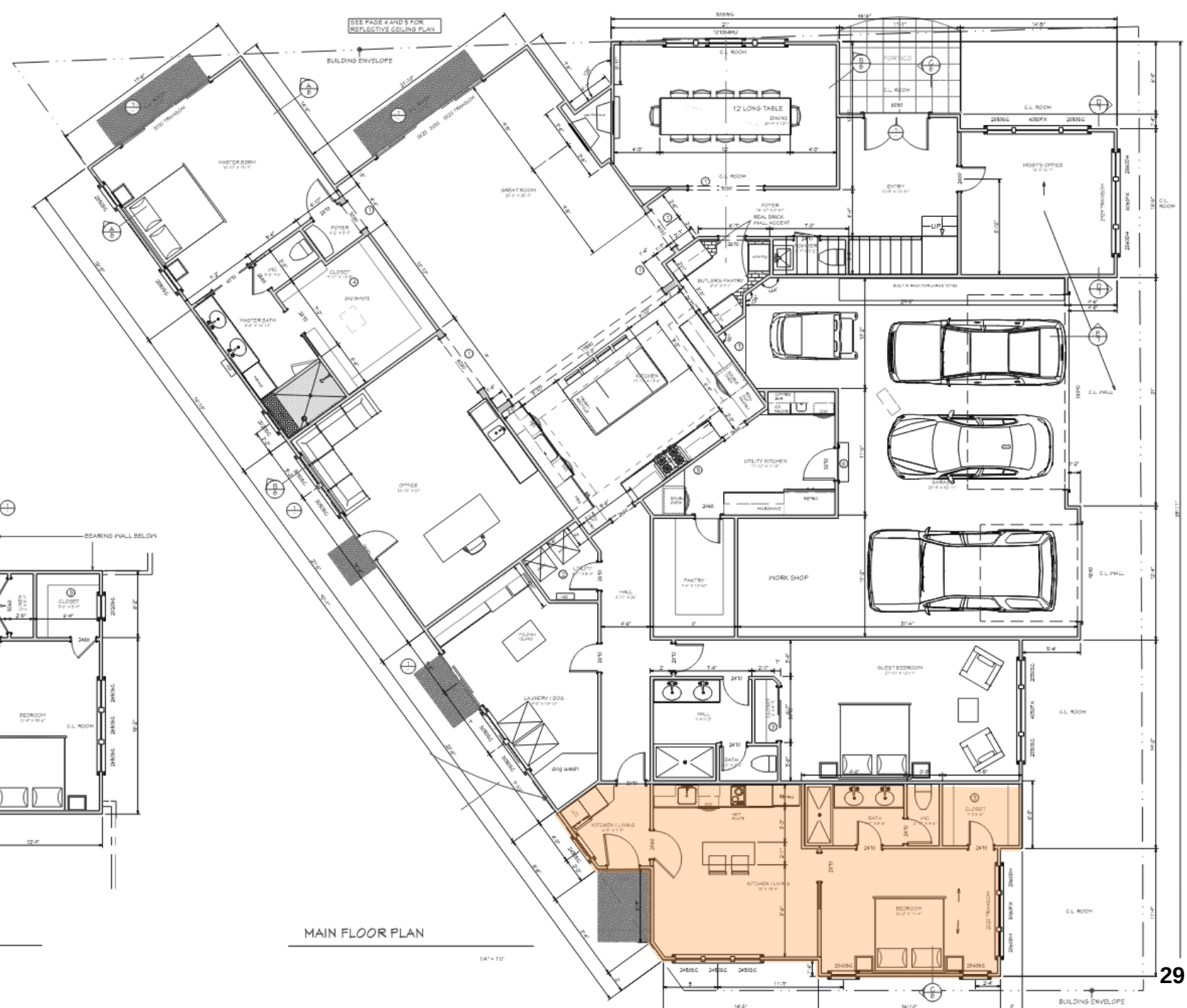
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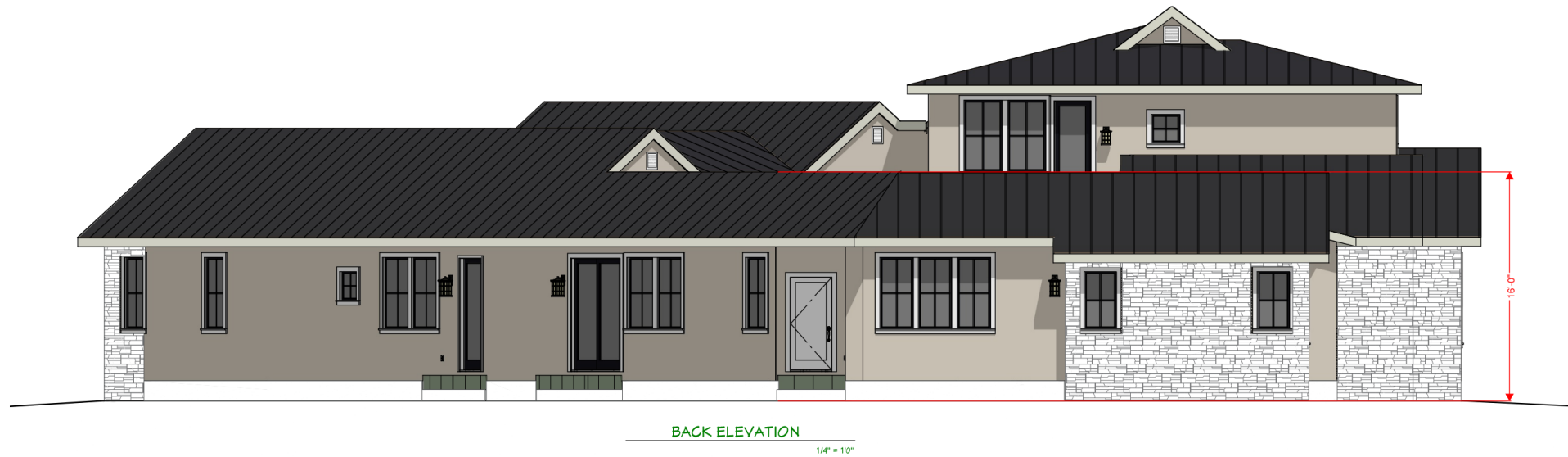
Impervious Area: 6,062 sq ft



SECOND FLOOR PLAN



MAIN FLOOR PLAN





RIGHT (EAST) ELEVATION

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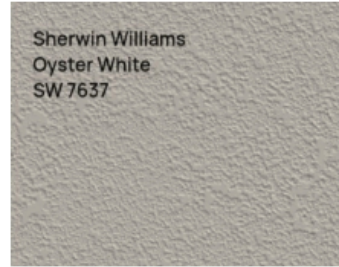


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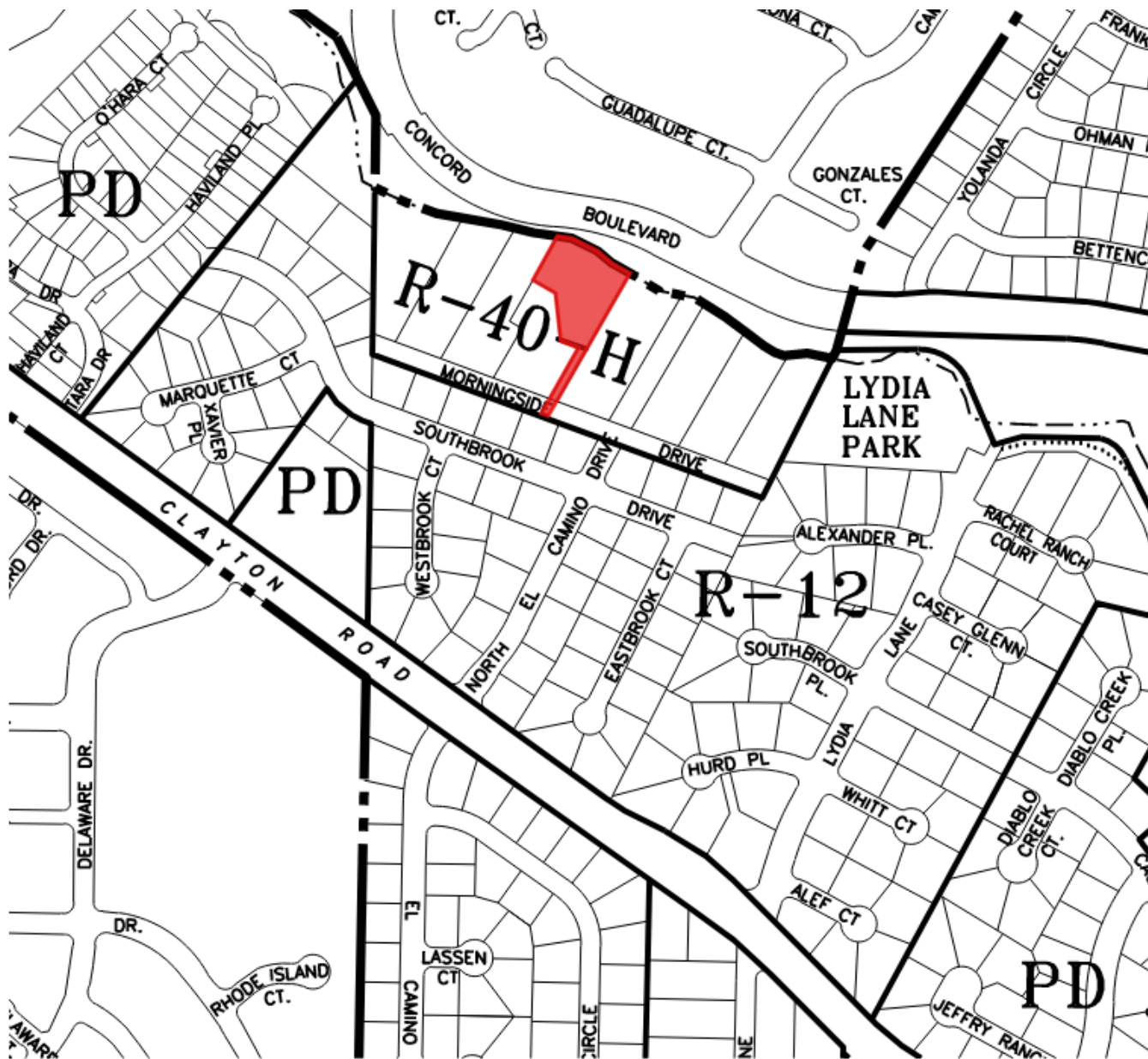
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5569 MORNINGSIDE DRIVE

R-40-H Development Standards		Proposed Project		Project Compliant?
Min. Parcel Area	40,000 sq ft	40,467 sq ft		Yes
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FEMA		Project Site Information	
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Base Flood Elevation (BFE)		321.1 FT (BFE)	
Special Flood Hazard Areas		Zone AE Regulatory Floodway 1% Chance Flood Hazard	



RECOMMENDATION

Staff recommends that the Planning Commission open the public hearing, accept written and spoken testimony, close the public hearing, and adopt Resolution No. 03-2025 conditionally approving Site Plan Review Permit application SPR-01-2025 for a custom, detached single-family residence with an attached accessory dwelling unit (ADU).

[illegible]

**CITY OF CLAYTON
PLANNING COMMISSION
RESOLUTION NO. 03-2025**

A RESOLUTION OF THE CLAYTON PLANNING COMMISSION APPROVING A SITE PLAN REVIEW PERMIT TO ALLOW THE CONSTRUCTION OF ONE SINGLE-FAMILY RESIDENCE AND ATTACHED ACCESSORY DWELLING UNIT ON LOT LOCATED AT 5569 MORNINGSIDE DRIVE (SPR-01-2025)

WHEREAS, the City received an application from Thomas Ducharme requesting approval of a Site Plan Review Permit to allow the construction of a 5,352-square foot single family residence and attached 611 square foot accessory dwelling unit (Project) on the subject parcel (APN: 118-110-011) at 5569 Morningside Drive; and

WHEREAS, 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; and

WHEREAS, the Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Categorical Exemption Class 3, Section 15303 (New Construction or Conversion of Small Structures), of the State Guidelines for Implementation of CEQA; and

WHEREAS, on July 8, 2025, the Clayton Planning Commission held a duly-noticed public hearing on the Site Plan Review Permit request (SPR-01-2025), and received and considered testimony and evidence, both spoken and documentary.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission does determine the foregoing recitals are true and correct and makes the following Findings for Approval of Site Plan Review Permit application SPR-01-2025 based on the Site Plan Review Permit Standards of Review:

A. The use is in conformity with the General Plan and any applicable Specific Plan;

The Project is consistent with the General Plan designation and policies since the Project consists of the construction of a single-family residence and attached ADU, a permitted use within the Rural Estate land use designation. There is no established Specific Plan that is applicable to the Project.

B. The use is in conformity with City-adopted standards in the Zoning Ordinance as related to Site Plan Review Permits;

In accordance with Clayton Municipal Code Section 17.44.020., since the Project is comprised of structures over 16 feet in height and an area in excess of 750 square feet, a Site Plan Review Permit is required for the design of all new developments in any zoning district within the City. The Project conforms to all development standards as required for properties within the R-40-H zoning district defined in Clayton Municipal Code Chapter 17.16 for setbacks, building height, floor area, and building area governing single-family residential development.

C. Shall not negatively affect the general safety (e.g., seismic, landslide, flooding, fire, traffic) of the City or surrounding area;

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.

D. Shall maintain solar rights of adjacent properties;

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

E. Shall reasonably maintain 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 conforms with all development standards of the Clayton Municipal Code Chapter 17.16 Single Family Residential (R-40-H), in keeping with the surrounding properties along Morningside Drive that contain large lots with ample setbacks that place existing adjacent residences away from the proposed residences on the Project Site.

F. Shall reasonably maintain 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 Site is located downslope from and below existing surrounding ridgelines and daylight lines and would not prevent property owners and/or occupants inhabiting existing residences from continuing to see the existing surrounding contours of these existing slopes and other attributes in and around the Mount Diablo Creek riparian corridor and the small valley surrounding the Mitchell Creek riparian corridor.

G. Shall be complementary, although not identical, with adjacent existing structures in terms of materials, colors, size, and bulk;

The Project is complementary, although not identical, with neighboring structures in terms of materials, colors, size, and bulk since the proposed residences have been designed with exterior colors and materials that are complementary with the natural setting as well as the colors and materials of existing adjacent residences as well as utilizing proposed designs styles that include volume and massing consistent with the size and bulk of existing adjacent residences.

H. Shall be in accordance with the design standards for manufactured homes per Section 17.36.078 of the Clayton Municipal Code;

The Project as proposed does not include the construction of any manufactured homes; therefore, this finding is not applicable.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission does hereby approve Site Plan Review Permit SPR-01-2025 to allow the construction of one custom single family residence with an attached ADU located at 5569 Morningside Drive, subject to the following Conditions of Approval:

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. Prior to issuance of a building permit or final inspection for the construction of the residence and ADU, as applicable, the applicant shall pay all outstanding development impact fees as listed below.
 - A. All balances for application permit process.
 - i. Community Facilities Development Impact Fee: \$450
 - ii. Offsite Arterial Improvement Development Impact Fee: \$1,456
 - iii. Childcare Development Impact Fee: \$205
 - iv. Parkland Dedication Development Impact Fee: \$2,569
 - v. Fire Development Protection Development Impact Fee: \$300 per unit.
 - vi. Construction and Demolition Recycling Fee: \$5,551 (\$1.00 per/sq. ft. of new area).
 - vii. Stormwater Pollution Prevention Permit and Inspection (Construction SWPPP) Fee: (Major) \$5000 minimum deposit against which inspection time is charged.
 - viii. Stormwater Operation and Maintenance Annual Inspection Fee: \$45
 - ix. Stormwater Operation and Documentation Annual Compliance Review Fee: \$45
 - x. Stormwater Operation and Maintenance Annual Report Preparation Fee: \$53
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. The applicant shall obtain the necessary permits from the Building Division of the Contra Costa County Department of Conservation and Development. All construction shall comply with the California Building Code.
5. Prior to issuance of any Building Permit, the applicant shall obtain all required construction and fire sprinkler permits from the Contra Costa County Fire Protection District (CCCYPD), including approval of fire flow tests, hydrant access, and sprinkler system design. Compliance with CCCYPD standards for water supply, fire apparatus access, and NFPA codes shall be verified. No construction or occupancy shall proceed without final Fire District authorization.

6. The applicant shall obtain all necessary permits for a wastewater utility service from City of Concord Community Development Department for Central Contra Costa Sanitary District. An elevation certificate from a licensed surveyor will need to be submitted because of flood zone requirements.
7. The applicant shall secure necessary water connections, prior to final building inspections, with Contra Costa Water District (CCWD) confirming that:
 - A. 6" water main extension will be installed from the existing 8" main on El Camino Drive to the subject property, with capacity for future downstream connections.
 - B. 1" service line, 1" meter, and 1" above-ground backflow assembly will be installed to serve the project.
 - C. Obtain Required Easements: Submit recorded easements to the City/County for:
 1. A permanent utility easement along the neighboring property at 5577 Morningside Drive (for the 6" main within their roadway easement).
 2. A permanent utility easement on the subject property for the service connection (1" -line, meter, and backflow).
8. To minimize impacts on protected trees, riparian vegetation, and Mount Diablo Creek, the following measures shall be implemented prior to and during all construction activities:
 - A. Protective Setbacks (No-Disturbance Zones)
 1. 25-foot undisturbed buffer shall be maintained from the top of bank (TOB) of Mount Diablo Creek.
 2. 15-foot undisturbed buffer shall be maintained around all protected trees (including heritage, native, or specimen trees)
 3. No grading, excavation, stockpiling, or construction activity is permitted within these zones.
 - B. Erosion & Sediment Control
 1. Silt fencing or straw wattles shall be installed on the upslope of the creek buffer to prevent runoff.
 2. No stockpiling of soil, debris, or materials within 50 feet of the creek.
9. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, or any other payments that are due.
10. All grading, construction, and other work shall occur only between 7:00 a.m. and 5:00 p.m. Monday through Friday, in accordance with Section 15.01.010 of the Clayton Municipal Code.

PASSED AND ADOPTED by the Planning Commission of the City of Clayton at a regular meeting on the 8th day of July 2025.

AYES:

NOES:

ABSTAINED:

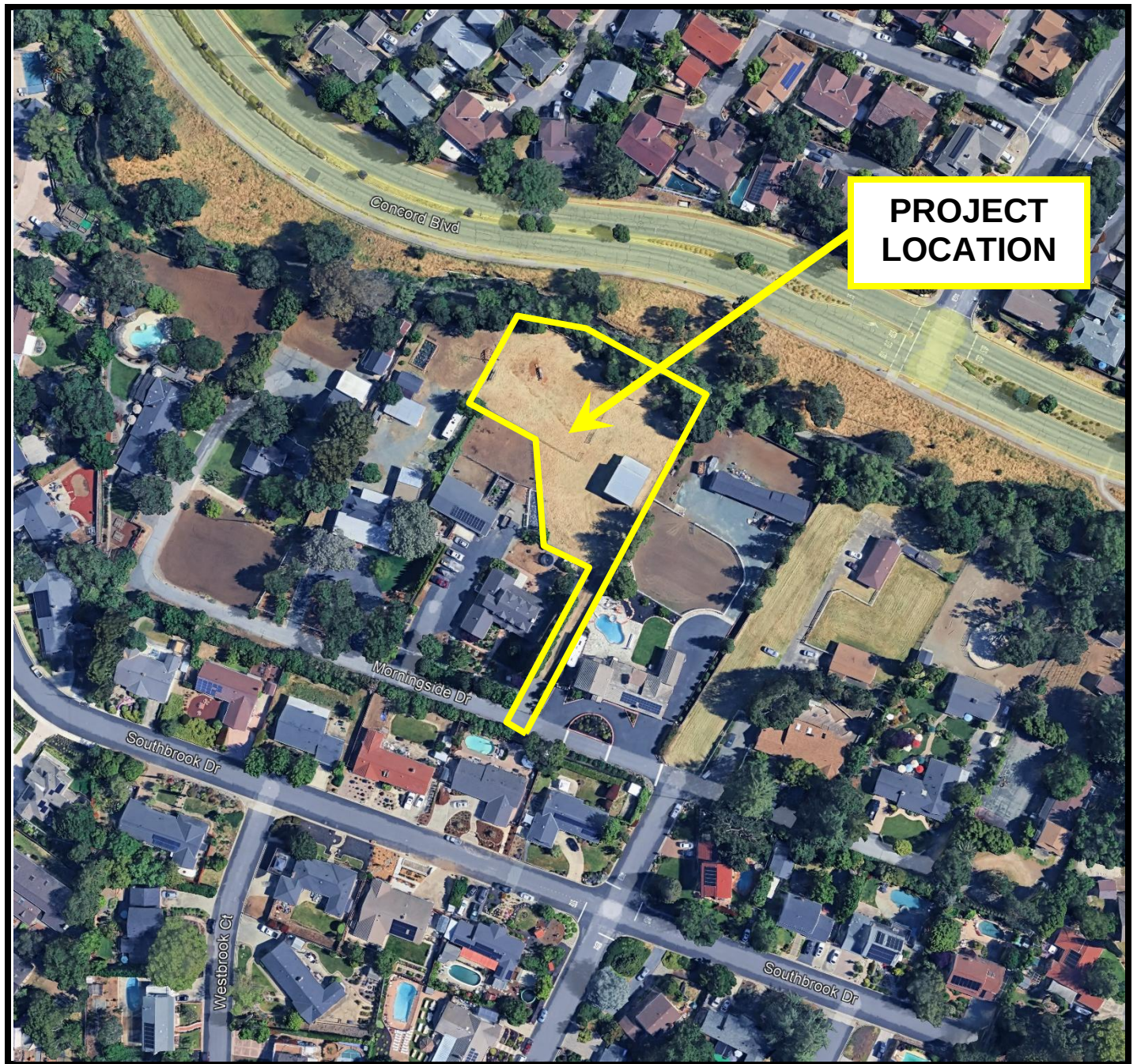
ABSENT:

APPROVED:

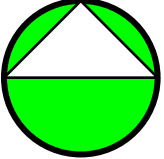
ATTEST:

Maria Shulman
Chair

Farhad Mortazavi
Interim Community Development Director

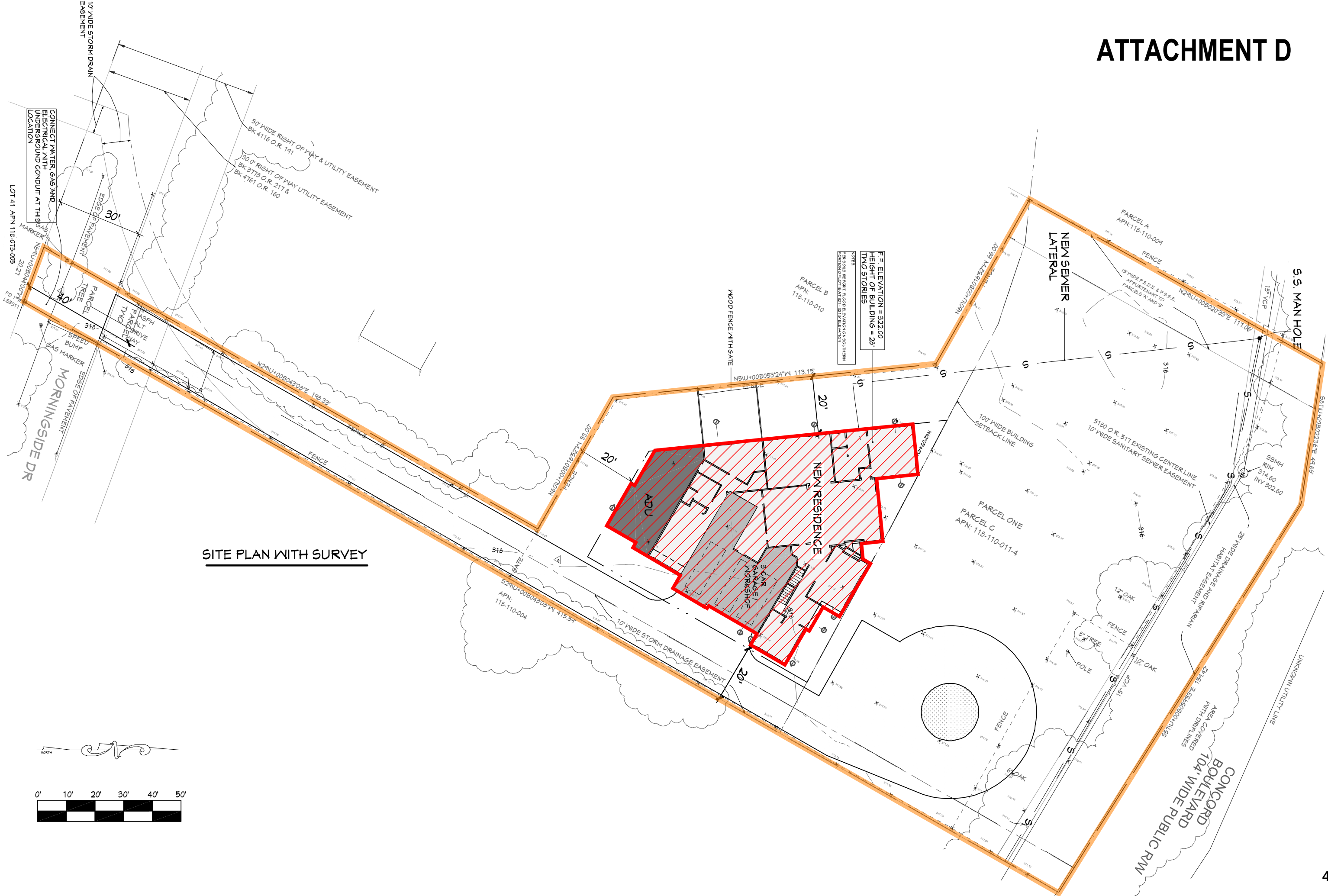


VICINITY MAP

	New Single-Family Residence and Accessory Dwelling Unit Site Plan Review Permit SPR-01-2024 5569 Morningside Drive Assessor's Parcel Number 118-110-011	 NORTH
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(Not to Scale)









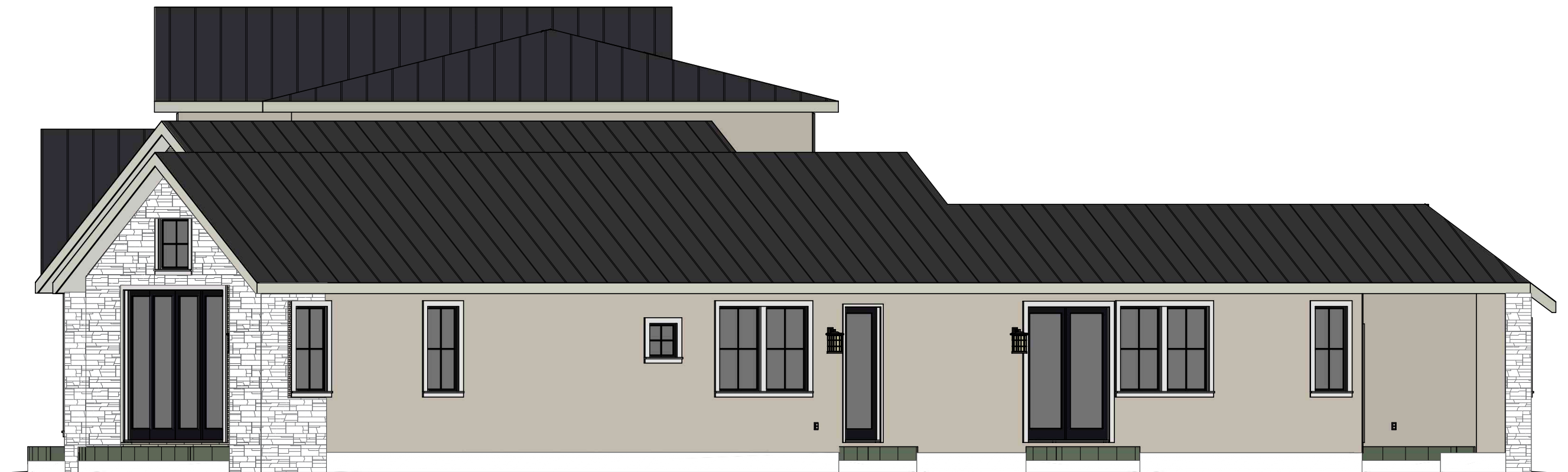
FRONT ELEVATION



BACK ELEVATION



RIGHT (EAST) ELEVATION



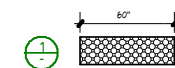
RIGHT (WEST) ELEVATION

GENERAL NOTES

FINISH GROUND SURFACES SHALL BE GRADED TO DRAIN THE FINISH SITE PROPERLY. FINISHED GROUND SLOPE WITHIN FIVE FEET OF THE BUILDING OR STRUCTURE SHALL SLOPE AWAY AT 5%. ALL EXTERIOR HARD SURFACES (INCLUDING TERRACES) SHALL BE INSTALLED WITH A 1% MINIMUM SLOPE AND SHALL DRAIN AWAY FROM THE BUILDING. DRAINAGE SWALES SHALL HAVE A MINIMUM SLOPE OF 1.5% MAXIMUM ALLOWABLE GRADED SLOPE IS 3 HOR. TO 1 VERTICAL (33 %).

LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD PROPERTY LINES IN A MANNER WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY.

CALL BEFORE YOU DIG!
CONTACT UNDERGROUND SERVICE ALERT (USA)
1 800 221 2600 AT LEAST TWO DAYS BEFORE EXCAVATING



- = ENERGY DISSIPATOR - SEE DETAIL BELOW
- = 4" DRAIN PIPE - HOLES FACING DOWN
- = SOLID PIPE
- = DOWNSPOUT

DECK WATERPROOFING
INSTALLED BY A LICENSED
WATERPROOF MNFR. ALL
DETAILING TO BE PER MNFR
SPECIFICATIONS

CONNECT TO
DRAINAGE SYSTEM - ALL
PIPING / CONNECTIONS TO BE
WATERTIGHT AND TESTED

EXTEND DRAIN TO
WALL BELOW

DRAINAGE BASINS - MIN 10' AWAY
FROM STRUCTURES AND 5' AWAY
FROM SLAB ON GRADE OR PAVEMENT -
SEE SOILS REPORT. TYPICAL

DRAINAGE BASINS - MIN 10' AWAY
FROM STRUCTURES AND 5' AWAY
FROM SLAB ON GRADE OR PAVEMENT -
SEE SOILS REPORT. TYPICAL

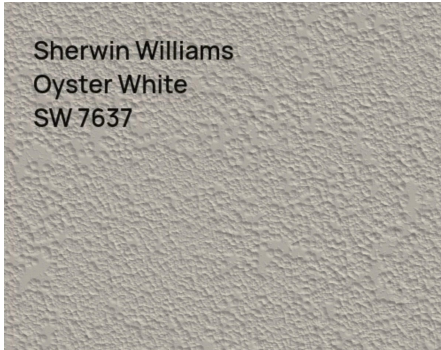
ROOF LAYOUT / DRAINAGE PLAN

1" = 10'

PERIMETER DRAIN - CONNECT TO
DOWNSPOUT DRAINAGE SYSTEM -
SEE SOILS REPORT



ROOF
METAL STANDING SEAM INSTALLED TO
MNFR SPECS.



Sherwin Williams
Oyster White
SW 7637

STUCCO
3 COAT STUCCO SYSTEM OVER 2
LAYERS TYPE "D" PAPER, USE SELF-
FURRING NAILS
COLOR - BEIGE



STONE WORK
REAL STONE VENEER OVER 2 COAT
STUCCO SYSTEM OVER 2 LAYERS OF
TYPE "D" PAPER

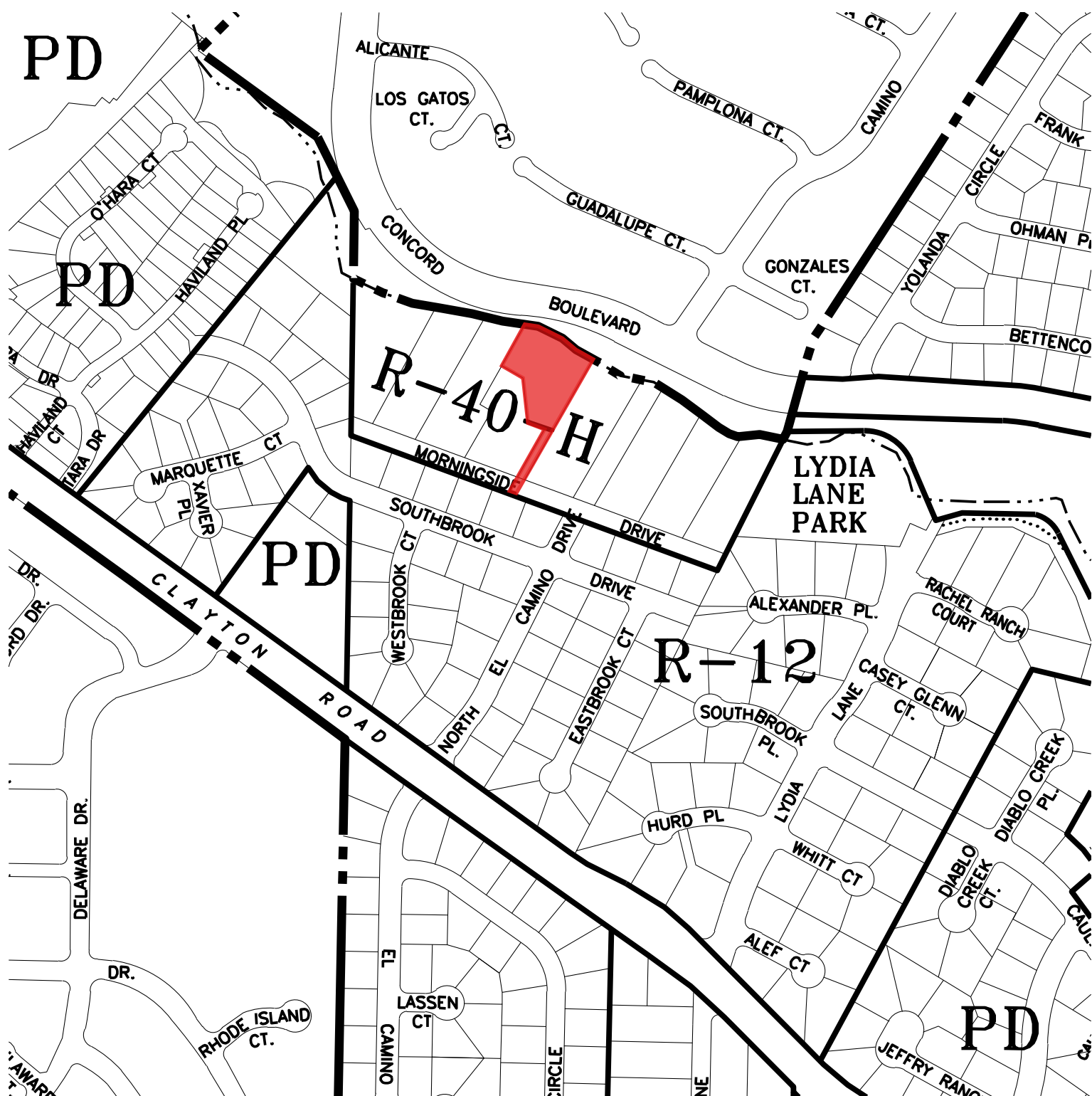


5569 MORNINGSIDE DRIVE

Ch. 17.16 - SINGLE FAMILY RESIDENTIAL (R-40-H) DEVELOPMENT STANDARDS

Parcel R-40-H	Front Setback R-40-H	Interior Side Setback R-40-H	Exterior Side Setback R-40-H	Rear Setback R-40-H	Accessory Dwelling Units Area	Principal Building Height	Accessory Dwelling Units Height
40,000 square feet minimum area	40 feet	20-foot minimum 40-foot aggregate	<i>Not Applicable</i>	20-foot minimum	1,200 square feet maximum	35 feet (Max.)	25-foot maximum
140-foot minimum lot width	Clayton Municipal Code	Clayton Municipal Code	Clayton Municipal Code	Clayton Municipal Code	Clayton Municipal Code	Clayton Municipal Code	Clayton Municipal Code
140-foot minimum lot depth	Section 17.16.080	Section 17.16.090	Section 17.16.100	Section 17.16.110, 17.16.120	Section 17.47.060	Section 17.16.070	Section 17.47.050(B)(4)
Clayton Municipal Code Sections 17.16.040, 17.16.050, 17.16.060							
APN: 118-110-011	168 feet	20 feet (Right) 20 feet (Left)	<i>Not Applicable</i>	119 feet	611 square feet	28 feet	16 feet
<i>Attachment C</i>	<i>Attachment D, Sheet 1</i>	<i>Attachment D, Sheet 1</i>		<i>Attachment D, Sheet 1</i>	<i>Attachment D, Sheet 2</i>	<i>Attachment D, Sheet 8</i>	<i>Attachment D, Sheet 8</i>
Complies	Complies	Complies	Complies	Complies	Complies	Complies	Complies

ATTACHMENT F



5569 MORNINGSIDE DRIVE

