



**AGENDA**  
**PLANNING COMMISSION**  
**Regular Meeting**

**7:00 P.M. on Tuesday, March 10, 2015**

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 Richardson to report at the City Council meeting of March 17, 2015 (alternate Commissioner Manning).

**3. PUBLIC COMMENT**

**4. MINUTES**

- 4.a. Approval of the minutes for the February 24, 2015 regular meeting.

**5. PUBLIC HEARINGS**

- 5.a. **Site Plan Review SPR-01-15, Variance VAR-01-15, James and Patricia Murphy**, 6054 Clayton View Lane (APN: 119-021-047). A request for approval of a Site Plan Review Permit to allow the construction of a single-story addition measuring approximately 444 square feet in area and 15 feet in height on an existing split-level single-family residence; and a Variance to allow the addition to encroach 13 feet into the 40-foot front setback and 14 feet into the 40-foot exterior side setback.

**Staff Recommendation:** Staff recommends that the Planning Commission receive and consider this staff report, receive and consider any public comment and, if determined to be appropriate, approve the Murphy Site Plan Review Permit and Variance.

**6. OLD BUSINESS**

None.

**7. NEW BUSINESS**

None.

**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 24, 2015.**

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 24, 2015**

**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, California.

Present: Chair Dan Richardson  
Vice Chair David Bruzzone  
Commissioner Peter Hellmann  
Commissioner Sandra Johnson  
Commissioner Gregg Manning

Absent: None

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

**2. ADMINISTRATIVE**

2.a. Introduction and welcoming of newly appointed Commissioner Peter Hellmann.

Chair Richardson introduced newly appointed Commissioner Peter Hellmann and indicated that, with his planning and building experience, he brings a wealth of knowledge with him and will be a welcome addition to the Planning Commission.

2.b. Review of agenda items.

2.c. Declaration of Conflict of Interest.

None.

2.d. Vice Chair Bruzzone to report at the City Council meeting of March 3, 2015.

**3. PUBLIC COMMENT**

None.

**4. MINUTES**

4.a. Approval of the minutes for the January 27, 2015 regular meeting.

**Commissioner Manning moved and Vice Chair Bruzzone seconded a motion to approve the minutes, as amended. The motion passed 4-0-1 (Commissioner Hellmann abstained as he was not appointed to the Planning Commission yet as of the January 27, 2015 Planning Commission meeting).**

**5. PUBLIC HEARINGS**

None.

**6. OLD BUSINESS**

None.

**7. NEW BUSINESS**

**7.a. CDD-04-15, City of Clayton 2014 Housing Element Annual Progress Report.**

Director Mullen presented the staff report.

Chair Manning asked are there any projects on the back burner that may generate more living units?

Director Mullen indicated yes, but he would provide a staff update on upcoming projects that may generate additional living units under Agenda Item 8.a.

Chair Richardson asked did we have some affordable housing units generated by the development of the Diablo Pointe (also known as Diablo Estates at Clayton) project?

Director Mullen responded that the original developer of the Diablo Pointe project provided one affordable housing unit and then the subsequent developer, Toll Brothers, provided two more affordable housing units when they took over the Diablo Pointe project, changing the name of the development to Diablo Estates at Clayton, for a total of three new units provided by the developer.

Commission Hellmann asked if the State Department of Housing and Community Development (HCD) responded with any comments regarding the City's Housing Element?

Director Mullen responded that yes, and explained that we initially thought we had complied with prior HCD comments; however, it turned out that the City had to add additional policy implementations and meet the Regional Housing Needs Allocation (RHNA) numbers from the prior Housing Element.

Commissioner Hellmann asked does HCD care if we count our density per acre in gross or net totals?

Director Mullen responded that the City calculates our density per acre using gross area, not net, in accordance with our General Plan.

For clarification purposes, Director Mullen added that the City's role is to create opportunity sites and identify land available for development of new living units, including affordable housing units.

Chair Richardson concurred with Director Mullen's clarification and added that the opportunities created by the City include removing impediments to development by rezoning certain sites throughout the City to help facilitate such development.

Director Mullen indicated that HCD monitors the actions the City takes related to development. For example, if the City takes a property that allows 20 to 30 units per acre and rezones the property to allow only five units per acre, then the City has to provide the additional units somewhere else in the City. He acknowledges that, at times, it can be a struggle for a City to meet the HCD housing stock numbers if a City is almost built-out like Clayton.

Commissioner Manning indicated that, with the elimination of redevelopment monies by the State, it has made it harder for cities meet the housing numbers mandated by HCD.

Director Mullen concurred and added that the City has been fighting to obtain reimbursements and other lost funding from the State. Some jurisdictions have filed lawsuits against the State regarding this issue.

**Commissioner Johnson moved and Commissioner Manning seconded a motion to approve the City of Clayton 2014 Housing Element Annual Progress Report (CDD-04-15). The motion passed 5-0.**

## 8. COMMUNICATIONS

### 8.a. Staff.

Director Mullen provided updates on the following:

- He is working on a resale of an affordable housing unit in the Stranahan subdivision.
- He is consulting with the City Attorney regarding CEQA comments for the Silver Oak Estates project.
- He recently met with the developer of the Oak Creek Canyon project and is awaiting a CEQA scope of work to be submitted.
- He is working on bringing forward to the Planning Commission one of the Housing Element implementations regarding PACE energy programs.

Assistant Planner Sikela indicated the following:

- He is working with the applicant for the Verna Way Parcel Map to make the applications complete and is also been assessing the environmental determination for the project.
- He is working on a companion Site Plan Review Permit and Variance for a residential property on Clayton View Lane.

Commissioner Hellmann said he would have to recuse himself from the public hearings related to the Verna Way Parcel Map since he had looked into purchasing the property.

8.b. Commission.

None.

**9. ADJOURNMENT**

9.a. The meeting was adjourned at 7:33 p.m. to the regularly-scheduled meeting of the Planning Commission on March 10, 2015.

---

Submitted by  
Charlie Mullen  
Community Development Director

---

Approved by  
Dan Richardson  
Chair

Com Dev\Plng Comm\Minutes\2015\0224

**PLANNING COMMISSION  
STAFF REPORT**

**Meeting Date:** March 10, 2015

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

**Subject:** Public Hearing to consider approval of a Site Plan Review Permit to allow the construction of a single-story addition measuring approximately 444 square feet in area and 15 feet in height on an existing split-level single-family residence; and a Variance to allow the addition to encroach 13 feet into the 40-foot front setback and 14 feet into the 40-foot exterior side setback (SPR-01-15 and VAR-01-15).

**Applicant:** James and Patricia Murphy

---

**REQUEST**

A public hearing to consider approval of a Site Plan Review Permit (SPR-01-15) to allow the construction of a single-story addition measuring approximately 444 square feet in area and 15 feet in height on an existing split-level single-family residence; and a Variance (VAR-01-15) to allow the addition to encroach 13 feet into the 40-foot front setback and 14 feet into the 40-foot exterior side setback.

**PROJECT INFORMATION**

**Applicant/Location:** James and Patricia Murphy  
6054 Clayton View Lane  
Clayton, California 94517  
APN: 119-021-047

**General Plan Designation:** Rural Estate (0 to 1.0 units per acre).

**Zoning:** Single Family Residential R-40-H District (40,000 square-foot minimum lot area).

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

**Public Notice:** On February 27, 2015, 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, and Section 17.52.030 of the CMC authorizes the Planning Commission to approve a variance.

**SITE PLAN REVIEW**

The applicant is requesting Planning Commission approval of a site plan review permit to allow the construction of a single-story addition measuring approximately 444 square feet in area and 15 feet in height on an existing split-level single-family residence. The addition is proposed to be designed with matching composition shingle roof material and a 4:12 roof pitch. The existing stucco stone and vertical T1-11 siding on the residence will be replaced with new stucco flagstone and horizontal hardiplank siding. The applicant’s designer will provide a colors and materials brochure for the stucco flagstone at the March 10, 2015 Planning Commission meeting for Commission and staff review. A condition has been provided that colors and materials information be submitted to the Community Development Department prior to issuance of a building permit for the project. Also, a new entryway canopy, columns with flagstone wainscoting, and small shed roof over the garage are being proposed as part of the project. The site plan, floor plan, roof plan, elevations, and setback data plan are provided as **Attachment 4**.

As proposed, the architectural improvements will provide articulation and visual interest for the residence. The new siding and columnar elements will be extended around the residence from the front elevation to the left side and a portion of the rear elevations, providing design enhancement and continuity for the project.

**Setback Analysis**

An analysis of project compliance with the R-40-H District standards is provided below.

<b>Required Setbacks</b>	<b>Existing Setbacks</b>		<b>Proposed Setbacks</b>		<b>Project Compliance</b>
Front Setback 40'	North	42'	North	27'	No
Side Setback 20' interior 40' exterior	West	82'	West	No Change	Yes
	East	33'	East	26'	No
Rear Setback 15'	South	63'	North	No Change	Yes

**Residential Floor Area Analysis**

**Building Footprint**

The proposal meets the building footprint requirements as shown below.

<b>Net Lot Area</b>	<b>Building Footprint Allowed</b>	<b>Existing Building Footprint</b>	<b>Proposed Building Footprint</b>	<b>Project Compliance</b>
32,922 sq ft	8,231 sq ft	2,249 sq ft	2,693 sq ft	Yes

**Floor Area**

The proposal meets the floor area requirements as shown below.

<b>Net Lot Area</b>	<b>Floor Area Allowed</b>	<b>Existing Floor Area</b>	<b>Proposed Floor Area</b>	<b>Project Compliance</b>
32,922 sq ft	11,523 sq ft	3,527 sq ft	3,971 sq ft	Yes

### Letters in Support of Project

Letters in support of the project from several of the applicant's neighbors have been received and are provided as **Attachments 5 – 8**. To date, no letters in opposition to the project have been received by staff.

### Conclusion

Staff has reviewed the design aspects of the proposed plans relative to the Clayton Municipal Code standards of review for site plan review permits and has determined that the project, as conditioned, is in conformance with these standards. The proposed findings of approval listed below specifically address the standards.

### VARIANCE

The applicant is requesting approval of a variance to allow a residential addition at 6054 Clayton View Lane to encroach 13 feet into the 40-foot front setback and 14 feet into the 40-foot exterior side setback (see **Attachment 1** for the vicinity map). The variance standards for review specified in Section 17.52.030 of the CMC require certain findings to be made. The findings are listed below in **bold** and staff comments are shown in standard typeface. The applicant's response is provided as **Attachment 2**.

**The Planning Commission “shall find the following before approval of any application is given. Failure . . . to find the following [findings] requires that the application shall be denied. Circumstances to be found prior to the approval of an application are:**

**[Finding] A. That any variance authorized shall not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and the same respective land use district in which the subject property is located;”**

Authorization of a variance would not constitute a grant of special privilege because of the constrained building envelope of the subject lot caused by a greater area of the subject lot being dedicated to the Clayton View Lane access easement than on other adjacent lots located in the same Rural Estate General Plan land use designation and R-40-H zoning district. Because the access easement comprises a greater area of the subject lot than on other lots that the easement runs across, and since the setbacks must be measured from the edge of this access easement rather than from the property line, application of the 40-foot front setback and 40-foot exterior side setback would not allow the construction of a minor 444 square-foot residential addition without encroaching into these respective setback areas. Staff explored other design options with the applicant and applicant's designer; however because the existing residence has a split-level design with the single-story portion being located closer to Clayton View Lane, and since they need the addition to be a single-story to accommodate the applicant's elderly father, the currently-proposed design was chosen as the most viable option in order to enable the applicant's elderly father to perform the daily functions of living in closer proximity to other family members in the residence. Furthermore, five of the adjacent properties located in the same Rural Estate General Plan land use designation and R-40-H zoning district have residences that encroach into their setback areas (four of the residence encroach into the front setback and one residence encroaches into the exterior side setbacks) as well as the subject residence whose existing left rear corner already encroaches seven feet into the exterior side setback (see **Attachment 3** for existing structural encroachments highlighted in light red). Therefore, authorization of a variance to allow the addition to encroach 13 feet into the 40-foot front setback and 14 feet into the 40-foot exterior side setback is justified.

**“[Finding] B. That because of special circumstances applicable to the subject property because of its size, shape, topography, location or surroundings, the strict application of the respective zoning regulations is found to deprive the subject property of rights enjoyed by other properties in the vicinity and within the identical land use district;”**

Clayton View Lane is a private street running off of Oak Street that allows ingress and egress to the subject lot as well as six other lots located within the same Rural Estate General Plan land use designation and R-40-H zoning district of the subject lot, including the subject lot. Four of the seven lots located in the subject Rural Estate General Plan land use designation and R-40-H zoning district have an access easement running across each of the four lots in order to allow use of Clayton View Lane to gain access to all seven lots. Of the four lots that contain the Clayton View Lane access easement, the subject lot comprises the largest portion of the access easement, thereby reducing the buildable area of the subject lot (see **Attachment 3** for the Clayton View Lane access easement area on subject lot highlighted in yellow with diagonal dark red lines). Section 17.04.110 of the CMC states that when “computing the area of a lot, those portions lying within the exterior boundaries of an existing or proposed public road, street, highway, right-of-way, or easement owned, dedicated, or used for purposes of vehicular or pedestrian access shall not be included in order to satisfy minimum area, setback, or dimensional requirements.” The access easement impacts the subject lot to a greater degree than the other lots that contain the easement since the easement “wraps” around the subject lot on the north (front) and east (exterior side) portions of the lot, whereas the other lots containing the easement only have the easement running along one side of their respective properties. Also, on the northern section of the subject lot, instead of the access easement being evenly distributed across the subject lot and the neighboring lot to the north, the subject lot contains a greater portion of the entire easement, further restricting (and reducing the buildable area) the subject lot. As mentioned above, in accordance with CMC Section 17.04.110, when calculating setback or area requirements, all measurements must be made from the edge of the access easement rather than from the property line. This reduces the building envelope of the subject lot down into a much smaller area than on other lots in the same Rural Estate General Plan land use designation and R-40-H zoning district. Given these constraints, strict application of the 40-foot front setback and 40-foot exterior side setback would deprive the applicant the ability to construct a minor 444 square-foot residential addition in a manner similar to other one-acre properties located within the same Rural Estate General Plan land use designation and R-40-H zoning district that the subject lot is located in.

**“[Finding] C. That any variance authorized shall substantially meet the intent and purpose of the respective land use district in which the subject property is located.”**

In part, the intent and purpose of the R-40-H district is to allow reasonable expansion and improvement of single-family residences within the subdivision. Since the construction of the single-story addition on the northeast side of the residence comprises a reasonable expansion, authorization of a variance to allow the addition to encroach 13 feet into the 40-foot front setback and 14 feet into the 40-foot exterior side setback would substantially meet the intent and purpose of the R-40-H district.

## **RECOMMENDATION**

Staff recommends that the Planning Commission receive and consider this staff report, receive and consider any public comment and, if determined to be appropriate, approve the following entitlements:

- Site Plan Review Permit SPR-01-15 to allow the construction of a single-story addition measuring approximately 444 square feet in area and 15 feet in height on an existing split-level single-family residence; and
- Variance VAR-01-15 to allow the addition to encroach 13 feet into the 40-foot front setback and 14 feet into the 40-foot exterior side setback.

## **Proposed Findings of Approval for Site Plan Review**

Based upon the evidence set forth in the staff report, which includes relevant information from the project file, as well as testimony at the public hearing, the Planning Commission makes the following findings that Site Plan Review Permit SPR-01-15, as conditioned:

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

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

## **Proposed Findings of approval for Variance**

Based upon the evidence set forth in the staff report, which includes relevant information from the project file, as well as testimony at the public hearing, the Planning Commission makes the following findings for Variance VAR-01-15:

1. Approval of a variance to allow the construction of a minor 444 square-foot residential addition would not be a grant of special privilege inconsistent with the limitations on other properties in the same Rural Estate General Plan land use designation and R-40-H zoning district as the subject lot because:
  - a. The constrained area of the building envelope on the subject lot caused by a greater area of the subject lot being dedicated to the Clayton View Lane access easement; and
  - b. The setbacks being measured from the edge of the access easement rather than the property line, thereby reducing the buildable area of the subject lot; and
  - c. Other residence on adjacent properties encroach into the setbacks areas.

2. The strict application of the 40-foot front setback and 40-foot exterior side setback would deprive the applicant the ability to construct a minor 444 square-foot residential addition in a manner similar to other one-acre properties located within the same Rural Estate General Plan land use designation and R-40-H zoning district that the subject lot is located in because:
  - a. The Clayton View Lane access easement comprises a larger area of the subject lot than other lots in the same Rural Estate General Plan land use designation and R-40-H zoning district that contain the easement as well as those lots that do not contain the easement; and
  - b. The access easement “wraps” around the subject lot on the north (front) and east (exterior side) portions of the lot, whereas the other lots in the same Rural Estate General Plan land use designation and R-40-H zoning district that contain the easement only have the easement running along one side of their respective properties; and
  - c. Instead of the access easement being evenly distributed across the subject lot and the neighboring lot to the north which shares the easement, the subject lot contains a greater portion of the entire easement, further restricting (and reducing the buildable area) the subject lot; then
3. Authorization of the variance would meet the intent and purpose of the R-40-H zoning district which, in part, allows expansion and improvement of single-family residences within the subdivision.

#### **Proposed Conditions of Approval**

These conditions of approval apply to the Murphy Residence Site Plan, Floor Plan, Roof Plan, Elevations, and Setback Data Plan, prepared by Randell G. Piona, date stamped March 4, 2015.

1. Prior to issuance of a building permit for the project, colors and materials information shall be submitted to the Community Development Department for review and approval.
2. The applicant agrees to indemnify, protect, defend, and hold harmless the City and its elected and appointed officials, officers, employees, and agents from and against any and all liabilities, claims, actions, causes, proceedings, suits, damages, judgments, liens, levies, costs, and expenses of whatever nature, including, but not limited to, attorney’s fees, costs, and disbursements arising out of or in any way relating to the issuance of this entitlement, any actions taken by the City relating to this entitlement, and any environmental review conducted under the California Environmental Quality Act for this entitlement and related actions.

#### **Advisory Notes**

Advisory notes are provided to inform the applicant of: (a) Clayton Municipal Code requirements; 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. Prior to obtaining a building permit, the applicant shall prepare an erosion and stormwater control plan for review and approval by the City Engineer (Clayton Municipal Code Chapter 13.12).
3. Prior to obtaining a building permit, the applicant shall prepare a construction and demolition recycling plan for review and approval by the Construction and Demolition Recycling Manager (Clayton Municipal Code Chapter 15.80).

4. 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).
5. 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.
6. The applicant shall obtain the necessary building permits from the Contra Costa County Building Inspection Department.
7. 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.
8. 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

1. Vicinity Map
2. Murphy Residence Site Plan, Floor Plan, Roof Plan, Elevations, and Setback Data Plan, prepared by Randell G. Piona, date stamped March 4, 2015
3. Staff-Annotated Setback Data Plan
4. Letter from Rene and Georgeanne McEuen, date stamped February 18, 2015
5. Letter from Daniel and Marie Deplazes, date stamped February 18, 2015
6. Letter from Ronald and Melvia Chang, date stamped February 26, 2015
7. Letter from Kent and Yvette Ipsen, date stamped February 26, 2015

SPR\2015\SPR-01-15.murphy.addition\SPR-01-15.murphy.sr.for.pc.mtg.3.10.15



**VICINITY MAP**

	<p><b>Murphy Residence</b> <b>Site Plan Review Permit SPR-01-15</b> <b>Variance VAR-01-15</b> 6054 Clayton View Lane APN: 119-021-047</p>	<p><b>N</b></p>  <p><b>(Not to Scale)</b></p>
---	---	--

6054 Clayton View Lane  
Clayton, CA 94517

**RECEIVED**

February 17, 2015

FEB 18 2015

CITY OF CLAYTON  
COMMUNITY DEVELOPMENT DEPT

Planning Commission  
City of Clayton  
6000 Heritage Trail  
Clayton, CA 94517

Dear Commissioners,

We are requesting a variance to the front and exterior side setbacks of our parcel located at 6054 Clayton View Lane to allow for a 444 square foot addition to our home.

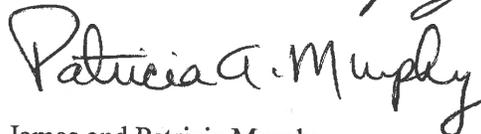
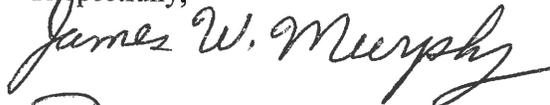
This addition will allow us to accommodate Patty's father who has special needs. Having the facilities necessary to perform the daily functions of living (bedroom, bathroom, kitchen and laundry) close and readily available, will allow us to properly accommodate and better care for him. Due to the topography of our parcel, and the position of our residence on the parcel, interior redesign is not a viable option for us.

Clayton View Lane is a private street of seven parcels zoned R40H, one acre parcels allowing for horses and considered "rural estates". Our proposed addition will only increase the dwelling coverage of our parcel 1%. It will not create a privacy issue nor will it block our neighbors' views. Our proposed addition will not change the "feel" of our neighborhood—it will retain the same idyllic, quiet, open space feel that we all currently enjoy and appreciate.

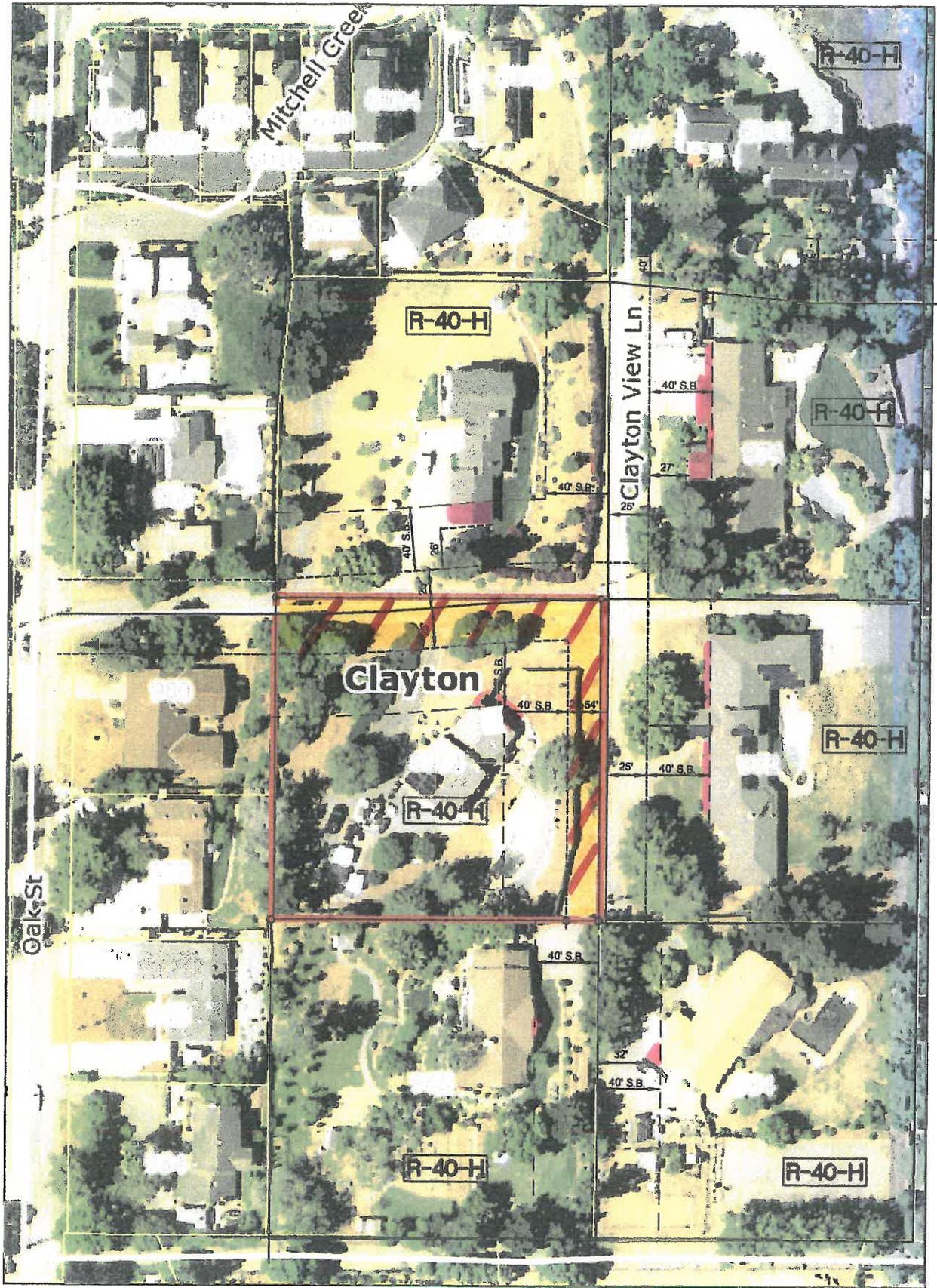
Our proposal is complimentary with adjacent existing structures in the neighborhood. We are not asking for special consideration or exception not already afforded to other parcels on Clayton View Lane.

It is our hope that you will grant our request for a variance.

Respectfully,



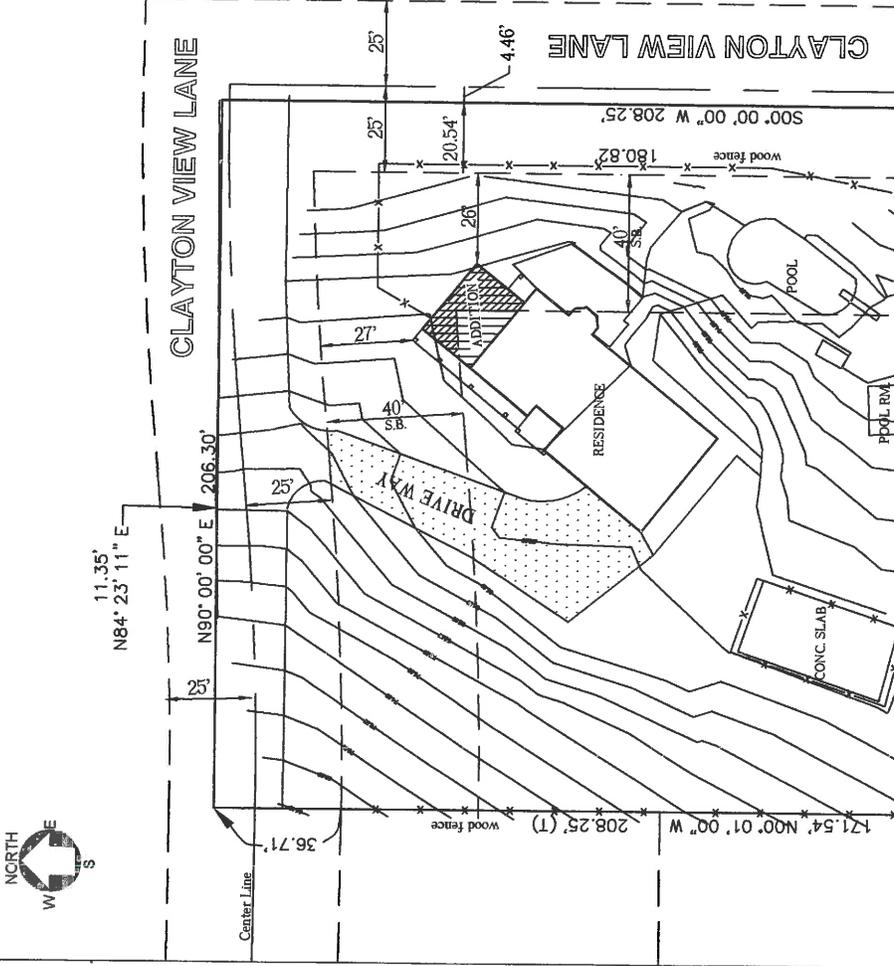
James and Patricia Murphy



SITE PLAN - 40' SET BACK

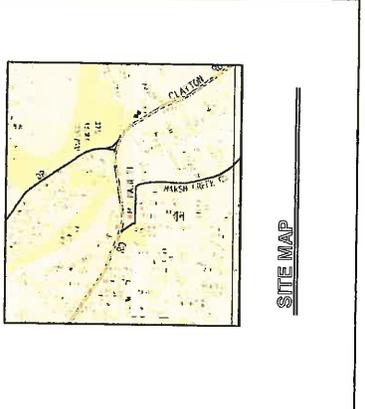
**ATTACHMENT - 3**

EXISTING BUILDING:	
SQUARE FOOTAGE:	2,248 SF.
LIVING AREA-MAIN	511 SF.
LIVING AREA-LOWER	1,007 SF.
GARAGE AREA	3,527 SF.
TOTAL	
EX LOT COVERAGE	70%
NEW BUILDING:	
SQUARE FOOTAGE:	2,248 SF.
LIVING AREA-MAIN	511 SF.
LIVING AREA-LOWER	444 SF.
NEW LIVING AREA	206 SF.
GARAGE AREA	3,971 SF.
TOTAL	
NEW LOT COVERAGE	8.0%
LOT SIZE	42,962 SF.



**GENERAL NOTES**  
 ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST CITY OF CLAYTON CAL CODES AND SPECIFICATIONS. (PER C.B.C. 2015)  
 \* FIELD CHECK ALL DIMENSIONS BEFORE CONSTRUCTION.

**RECEIVED**  
 MAR 4 2015  
 CITY OF CLAYTON  
 COMMUNITY DEVELOPMENT DEPT

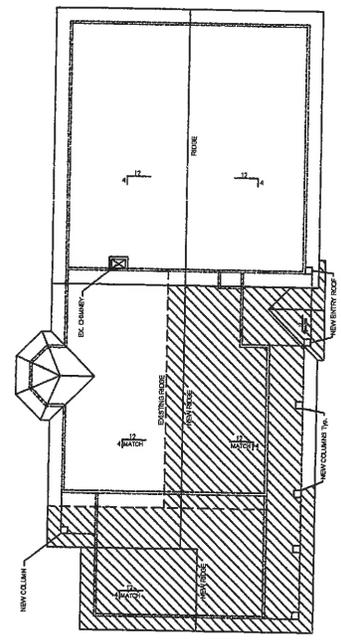


REVISIONS	BY

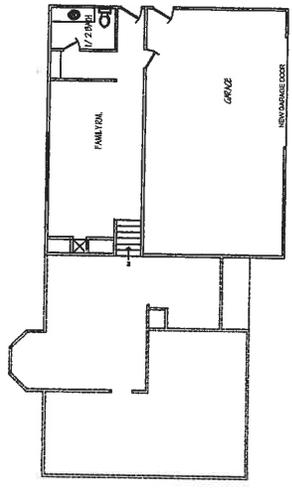
DESIGNED BY  
**RANDELL G. PIONA**  
 1830 NORTH MAIN ST. # 166  
 WALNUT CREEK, CA 94596 PH. (925) 935-9151

NEW REMODEL  
 TO THE MURPHY RESIDENCE  
 6054 CLAYTON VEIL LANE  
 CLAYTON, CA 94517

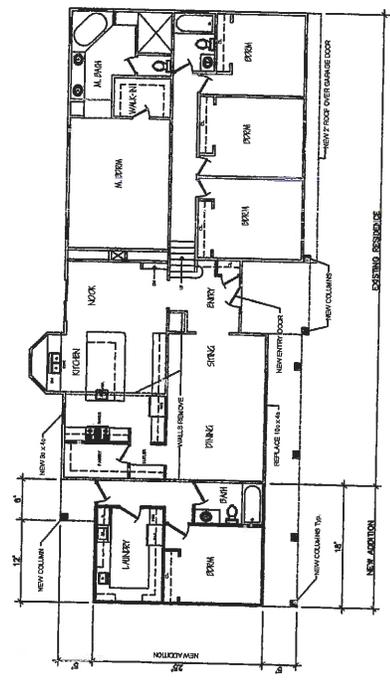
FLOOR / ROOF PLAN  
 DATE  
 SCALE 1/8" = 1'-0"  
 Drawn By: RGP  
 Job  
 Sheet  
**A2**



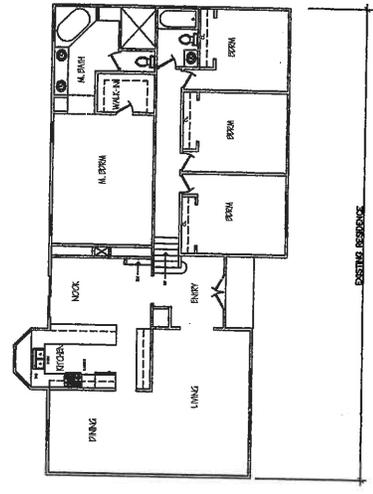
**roof plan** scale 1/8" = 1'-0"  
 \*FIELD CHECK ALL DIMENSIONS BEFORE CONSTRUCTION.



**ex.lower floor plan** 511 sq. ft. scale 1/8" = 1'-0"  
 \*FIELD CHECK ALL DIMENSIONS BEFORE CONSTRUCTION.

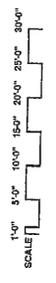


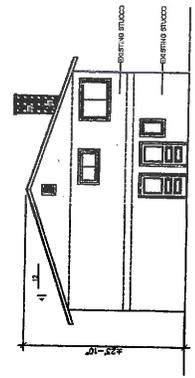
**new 1st floor plan** 2,249 sq. ft. + 444 sq. ft. scale 1/8" = 1'-0"  
 \*FIELD CHECK ALL DIMENSIONS BEFORE CONSTRUCTION.



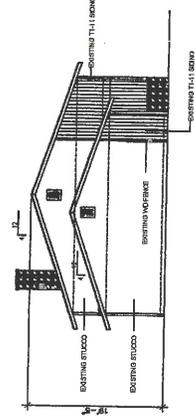
**ex.1st floor plan** 2,249 sq. ft. scale 1/8" = 1'-0"  
 \*FIELD CHECK ALL DIMENSIONS BEFORE CONSTRUCTION.

NEW	NEW WALLS
EXIST	EXISTING WALLS
REMOVE	EXISTING WALLS REMOVED

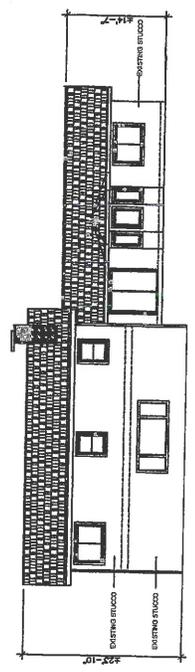




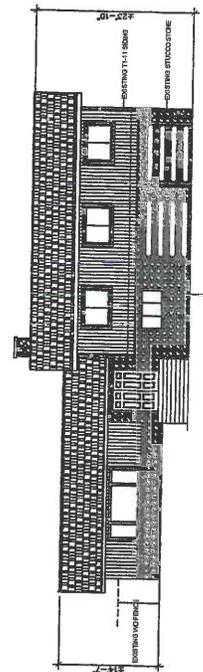
right side elevation-existing



left side elevation-existing

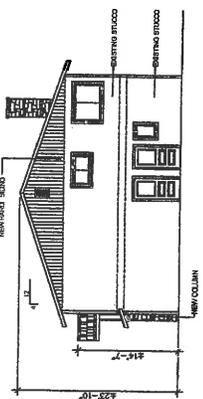


rear elevation-existing

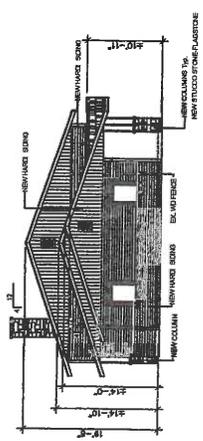


front elevation-existing

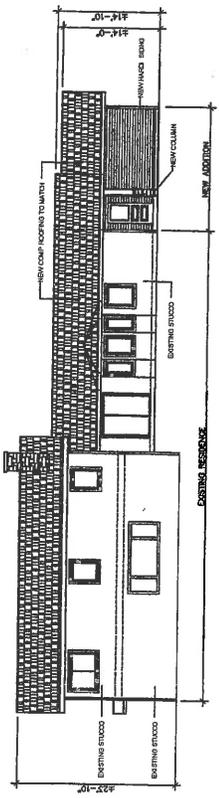
SCALE: 1/8" = 1'-0"  
 1'-0" 5'-0" 10'-0" 15'-0" 20'-0" 25'-0" 30'-0"



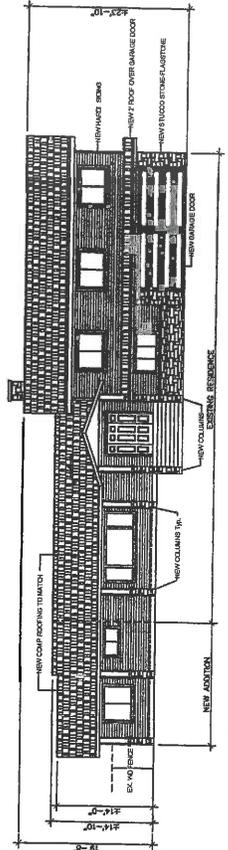
right side elevation-new



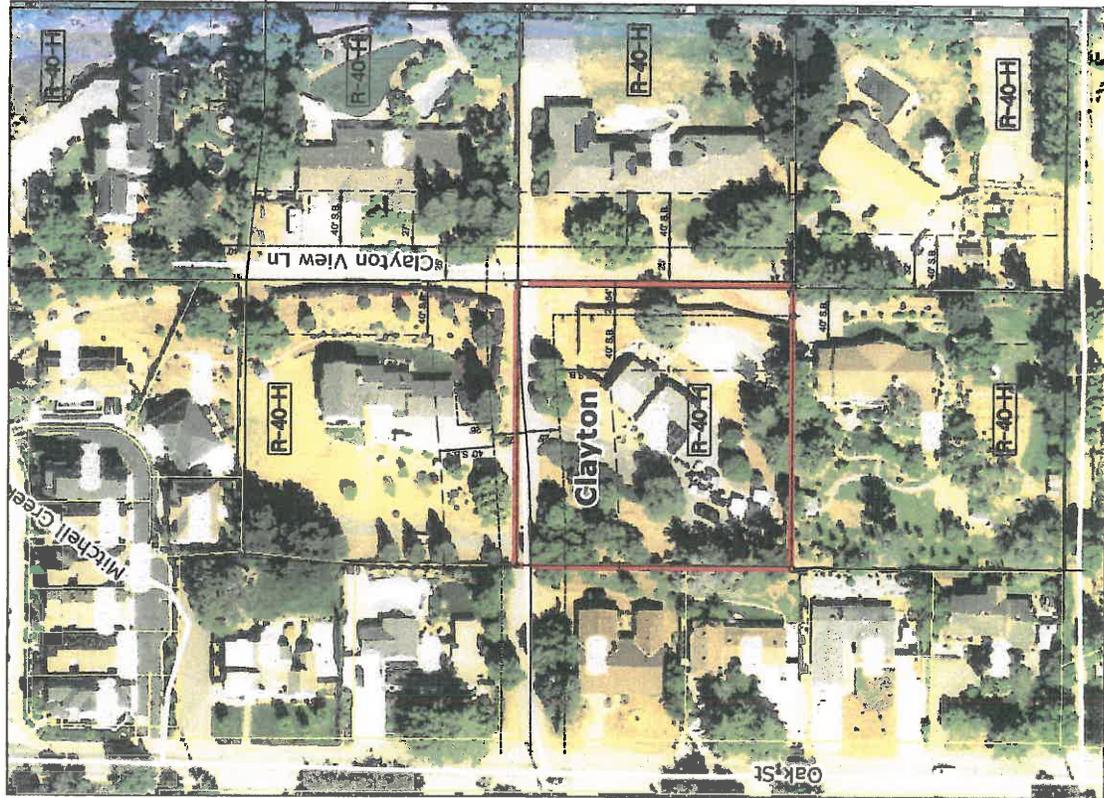
left side elevation-new



rear elevation-new



front elevation-new



**ADJOINING PROPERTIES SET BACKS**

ADDRESS: 6081 SETBACK 65' (approx.)
ADDRESS: 975 SETBACK 26' (approx.)
ADDRESS: 974 SETBACK 27' (approx.)
ADDRESS: 972 SETBACK 27' (approx.)
ADDRESS: 965 SETBACK 40' (approx.)
ADDRESS: 964 SETBACK 32' (approx.)

R-40- H REQUIRED SET BACK 40'



**SITE PLAN - 40' SET BACK** SCALE 1"=40'-0"

February 17, 2015

City of Clayton  
Planning Commission  
6000 Heritage Trail  
Clayton, CA 94517

**RECEIVED**

FEB 18 2015

CITY OF CLAYTON  
COMMUNITY DEVELOPMENT DEPT

RE: Murphy Project and Variance Application  
6054 Clayton View Lane, Clayton, CA

Dear Commissioners,

We are writing to let you know that we have reviewed the plans for the above proposed project and do not have a problem with them. We feel that the proposed design will work well with our established neighborhood.

Signed *René McEuen* Date 2-17-15

Name RENE MCEUEN Address 974 CLAYTON VIEW LN

Signed *Bergeanne McEuen* Date 2-17-15

Name BERGEANNE MCEUEN Address 974 Clayton View Lane

February 17, 2015

City of Clayton  
Planning Commission  
6000 Heritage Trail  
Clayton, CA 94517

**RECEIVED**

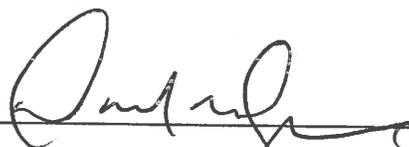
FEB 18 2015

CITY OF CLAYTON  
COMMUNITY DEVELOPMENT DEPT

RE: Murphy Project and Variance Application  
6054 Clayton View Lane, Clayton, CA

Dear Commissioners,

We are writing to let you know that we have reviewed the plans for the above proposed project and do not have a problem with them. We feel that the proposed design will work well with our established neighborhood.

Signed 

Date 2/17/15

Name Daniel M. Deplazes

Address 975 Clayton View Lane

Signed 

Date 2-17-15

Name Marie E. Deplazes

Address 975 Clayton View Lane

February 17, 2015

City of Clayton  
Planning Commission  
6000 Heritage Trail  
Clayton, CA 94517

**RECEIVED**  
FEB 26 2015  
CITY OF CLAYTON  
COMMUNITY DEVELOPMENT DEPT

RE: Murphy Project and Variance Application  
6054 Clayton View Lane, Clayton, CA

Dear Commissioners,

We are writing to let you know that we have reviewed the plans for the above proposed project and do not have a problem with them. We feel that the proposed design will work well with our established neighborhood.

Signed Ronald K. Chang Date 2/21/2015  
Name Ronald K. Chang Address 965 Clayton View Lane  
Signed Melvia M. Chang Date 2/21/15  
Name Melvia M. Chang Address 965 Clayton View Lane

**RECEIVED**

**FEB 26 2015**

**CITY OF CLAYTON  
COMMUNITY DEVELOPMENT DEPT**

Wednesday, February 25, 2015

To whom it may concern,

My wife and I reside at 6061 Clayton View Lane. We have reviewed the Murphy's plans and are comfortable with them encroaching into the setback from the easement. It is my understanding that they will have less than 4,000 square feet of total residence on over 40,000 square feet of property which is less than 10%.

These are all nearly one acre estate parcels. We feel comfortable with the addition that the Murphy's are proposing. My wife and I are far more comfortable with the Murphy's minor addition than we are with Mr. Jordan's proposed 25 to 30 thousand square feet of building on the acre abutting my property.

These properties have always been one acre estate parcels and the Murphy's are trying to make their home as impressive as the property is sits on.

Sincerely,

Kent and Yvette Ipsen  
6061 Clayton View Ln.  
Clayton, CA 94517