



PLANNING COMMISSION AGENDA

Regular Meeting

7:00 P.M. on Tuesday, June 14, 2016

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. Commissioner Tuija Catalano to report at the City Council meeting of June 21, 2016 (alternate Chair David Bruzzone).
3. **PUBLIC COMMENT**
4. **MINUTES**
 - 4.a. Approval of the minutes for the May 10, 2016 Planning Commission meeting.
5. **PUBLIC HEARINGS**
 - 5.a. **SPR-03-16; Site Plan Review Permit; Erik Adams; 226 Bigelow Street (APN: 119-472-027).** Review and consideration of a Site Plan Review Permit to allow the construction of a second-story balcony on an existing two-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-03-16.

6. OLD BUSINESS

None.

7. NEW BUSINESS

- 7.a. **GPA-02-15, City of Clayton.** Review of the Fiscal Year 2016-2017 Capital Improvement Program Projects for Conformity with the Clayton General Plan.

Staff Recommendation: Staff recommends that the Planning Commission find the City's Capital Improvement Program Projects for the Fiscal Year 2016-2017 are in conformity with the Clayton General Plan and there is no possibility this finding may have a significant effect on the environment.

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, June 28, 2016.**

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, May 10, 2016

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

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

Present: Vice Chair Sandra Johnson
Commissioner Dan Richardson
Commissioner Gregg Manning
Commissioner Tuija Catalano

Absent: Chair David Bruzzone
Community Development Director Mindy Gentry

Staff: Assistant Planner Milan Sikela, Jr.

2. ADMINISTRATIVE

- 2.a. Review of agenda items.
- 2.b. Declaration of Conflict of Interest.
- 2.c. Vice Chair Sandra Johnson to report at the City Council meeting of May 17, 2016.

3. PUBLIC COMMENT

None

4. MINUTES

- 4.a. Approval of the minutes for the April 26, 2016 Planning Commission meeting.

Commissioner Manning moved and Commissioner Catalano seconded a motion to approve the minutes, as submitted. The motion passed 4-0.

5. PUBLIC HEARINGS

- 5.a. **SPR-02-16; Site Plan Review Permit; Jason Barnes; 1470 Lydia Lane (APN: 120-051-010).** Review and consideration of a Site Plan Review Permit to allow the construction of a detached garage measuring approximately 1,152 square feet in area and 15 feet in height.

Assistant Planner Sikela presented the staff report.

The public hearing was opened.

Commissioner Catalano indicated that, although the site plan shows an existing garage on the main residence, she did not see a garage on the front elevation of the residence shown on the plans.

The applicant, Jason Barnes, indicated that the garage is located on the left (north) side elevation of the residence and, since the left side elevation of the residence was not shown on the plans, an elevation of the existing garage is not shown.

Bill Kinsey, 1461 Lydia Lane, expressed support for the project.

The public hearing was closed.

Commissioner Manning indicated that the detached garage is proposed with matching exterior colors and materials which provide integration with the existing residence.

Commissioner Richardson indicated that the project fits in well with the neighborhood.

Commissioner Richardson moved and Commissioner Manning seconded a motion to conditionally approve Site Plan Review Permit SPR-02-16, with the findings and conditions of approval recommended by staff. The motion passed 4-0.

6. OLD BUSINESS

None.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

8.a. Staff

Assistant Planner Sikela provided an update on the Verna Way subdivision project.

8.b. Commission

None.

9. ADJOURNMENT

9.a. The meeting was adjourned at 7:15 p.m. to the regularly-scheduled meeting of the Planning Commission on May 24, 2016.

Submitted by
Milan J. Sikela, Jr.
Assistant Planner

Approved by
Sandra Johnson
Vice Chair

Community Development\Planning Commission\Minutes\2016\0510

**PLANNING COMMISSION
STAFF REPORT**

Meeting Date: June 14, 2016

Item Number: 5.a.

From: Milan J. Sikela, Jr.
Assistant Planner



Subject: Public Hearing to consider a Site Plan Review Permit to construct a second-story balcony on an existing two-story residence (SPR-03-16)

Applicant: Erik Adams

REQUEST

Erik Adams requests approval of a Site Plan Review Permit to allow the construction of a second-story balcony on an existing two-story single-family residence.

PROJECT INFORMATION

Location: 226 Bigelow Street
APN: 119-472-027

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

Zoning: Planned Development (PD).

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

Public Notice: On June 3, 2016, 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 CMC authorizes the Planning Commission to approve a Site Plan Review Permit in accordance with the Site Plan Review Permit Standards of Review in CMC Section 17.44.040.

DISCUSSION

The applicant, Erik Adams, is requesting a public hearing for the consideration of a Site Plan Review Permit to allow the construction of a 14-foot by 16-foot second-story balcony on an existing two-story single-family residence. The balcony is proposed to be 224 square feet in area with the balcony deck located at 9 feet, the top of railing at 13 feet, and the top of a sunshade pergola (with privacy screen) at 17 feet, approximately, above the ground. In order to mitigate impacts to privacy, a privacy screen has been integrated into the design of the balcony on the north (right) side elevation.

As part of the project, the applicant is proposing a 122-foot garage addition. However, this component of the proposed construction, as a stand-alone item, would not be reviewed by or under the purview of the Planning Commission since it does not trigger the thresholds for Planning Commission review and approval listed in Section 17.44.020 of the Clayton Municipal Code. It is actually only the balcony component of the project that is triggering the requirement for Planning Commission review and approval.

The vicinity map is provided as **Attachment A** and the site plan and architectural elevations are provided as **Attachment B**.

Setback Analysis

The project meets the Regency Wood Planned Development standards as shown below.

Required Setbacks	Existing Setbacks		Proposed Setbacks		Project Compliance
Front Setback 20'	East	21'	East	No Change	Yes
Side Setback 5' interior 15' aggregate	South	4' 8"	South	No Change	No*
	North	15' 7"	North	10' 5"	Yes
	Aggregate	20' 3"	Aggregate	15' 1"	Yes
Rear Setback 15'	West	46' 5"	West	32' 5"	Yes

*Please see discussion below.

The subject property is located in the Regency Woods subdivision which was established just before the subject residence was built (both in 1977, respectively). Evidently, the residence was oriented on the lot in such a manner that placed the south (left side) wall a minimum of 4 feet 8 inches from the left side property line which is less than the required 5-foot minimum side setback for residences in the Regency Woods subdivision. However, the proposed project is not located in this area of the residence or property, nor will the proposed setback alter the existing 4-foot 8-inch left side yard setback in any way. Additionally, the applicant has designed the garage addition on the opposite (right) side of the residence to be a minimum of 10 feet 5 inches from the right side property line, thereby complying with the required aggregate side yard minimum of 15 feet.

Residential Floor Area Analysis

Section 17.78.030.D.3 of the Clayton Municipal Code excludes balconies from floor area calculations “where at least one of the longest dimensions is unenclosed.” Since the balcony is unenclosed on its longest side, it is exempt from the floor area requirements.

CONCLUSION

Staff has reviewed the proposal relative to the Site Plan Review Permit Standards of Review 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.

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-03-16 to allow the construction of a second-story balcony on an existing two-story single-family residence located (APN: 119-472-027) at 226 Bigelow Street in Clayton.

PROPOSED FINDINGS

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 makes the following findings that Site Plan Review Permit SPR-03-16, 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 constructing a balcony, an allowed use, within the Single Family Low Density land use designation.

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

The project meets the development standards and regulations of the Zoning Ordinance as it is not exceeding the building footprint area, height, unit size, or floor area requirements. Also, the project will be constructed in compliance with Site Plan Review 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 a privacy screen is proposed on the north (left) side of the balcony which will mitigate impacts to the privacy of adjacent property owners and/or occupants.

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 balcony is not a solid structure and is architecturally integrated into the existing home. The balcony contains architectural elements such as balustrades and a trellis feature which tend to be less intrusive in nature than a completely solid structure while still allowing visibility to areas beyond the balcony. Additionally, the project complies with the setback requirements of the Clayton Municipal Code by being located much greater distances from the property lines—approximately 33 feet from the north (right) side property line, 36 feet from the south (left) side property line, and 32 feet from the rear property line—than the setback standards require. These greater distances between the balcony and the property lines reduce the balcony's impacts to 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.

The project is complementary, although not identical, with adjacent existing structures in terms of materials, colors, size, and bulk since the balcony has been designed with wood elements which architecturally complement the existing residence on the subject lot as well as surrounding residences. Additionally, 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 construction of a balcony and is not considered a manufactured home; therefore this finding is not applicable.

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

PROPOSED CONDITIONS OF APPROVAL

These conditions of approval apply to the *Adams Residence Remodel/Garage Addition* plans prepared by R. Bruce Ballentine, Architect, date stamped May 11, 2016.

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 *Adams Residence Remodel/Garage Addition* plans prepared by R. Bruce Ballentine, Architect, date stamped May 11, 2016.
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.
5. 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.
6. 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. The 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 1470 Civic Court #320, 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 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. *Adams Residence Remodel/Garage Addition Plans*



Community Development\SPR\2016\SPR-03-16.adams.balcony\SPR-03-16.adams.sr.for.pc.mtg.6.14.16

Community Development\Planning Commission\Final Staff Reports and Notices of Decision\2016\6.14.16\SPR-03-16.adams.sr.for.pc.mtg.6.14.16

ATTACHMENT A

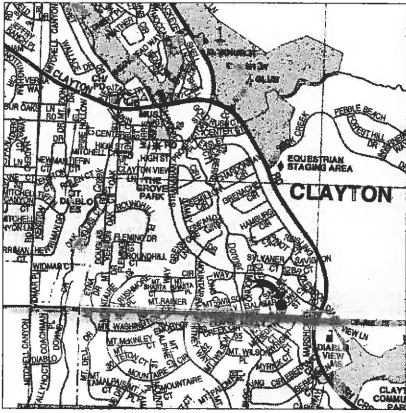


VICINITY MAP

	<p>Adams Residence Site Plan Review Permit SPR-03-16 226 Bigelow Street APN: 119-472-027</p>	<p>N</p>  <p>(Not to Scale)</p>
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LOCATION MAP

NOT TO SCALE



ADAMS RESIDENCE REMODEL/GARAGE ADDITION 226 BIGELOW ST., CLAYTON, CA 94517

RECEIVED

MAY 21 2016

CITY OF CLAYTON
COMMUNITY DEVELOPMENT DEPT



REAR ELEVATION

ATTACHMENT B

DESIGN DATA

PROJECT ADDRESS: 226 BIGELOW ST., CLAYTON, CA 94517
 PARCEL NUMBER: 119-472-027
 ZONING: 10,170 SF
 CONSTRUCTION TYPE: TYPE V-8
 OCCUPANCY TYPE: R-3, U (SINGLE FAMILY RESIDENCE, GARAGE)
 NO. OF STORY: TWO (2)
 FLOOR AREA:
 EXISTING FIRST FLOOR: 1,422 SF }
 NEW FIRST FLOOR: 435 SF } 2,734 SF < 4,750 SF
 EXIST. SECOND FLOOR: 877 SF }
 EXIST. GARAGE: 371 SF } 493 SF
 NEW GARAGE: 122 SF }
 TOTAL: 3,227 SF

EXIST. COVERAGE: 2,243 SF
 NEW COVERAGE: 2,365 SF < 3,000 SF

LOT COVERAGE: 2,365/10,170=23%
 FLOOR AREA RATIO: 2,734/10,170=27%

IMPERVIOUS SURFACE:
 EXISTING:
 STRUCTURES: 2,243 SF
 WALKS & PATIO: 1,275 SF
 DRIVEWAY: 1,415 SF
 TOTAL: 4,933 SF

PROPOSED:
 STRUCTURES: 2,365 SF
 WALKS & PATIO: 1,275 SF
 DRIVEWAY: 1,293 SF
 TOTAL: 4,933 SF

GRADING:
 CUT: 0 CY
 FILL: 0 CY
 TOTAL: 0 CY

FIRE SPRINKLERS: NONE

APPLICABLE CODES & STANDARDS:

- 2013 CALIFORNIA RESIDENTIAL CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 FIRE CODE
- 2013 GREEN BUILDING STANDARDS CODE
- 2013 CALIFORNIA ENERGY EFFICIENCY STANDARDS

PROJECT TEAM

OWNER: ERIC AND HEATHER ADAMS
 226 BIGELOW ST.
 CLAYTON, CA 94517
 925-348-3585
 heather@erikodomsdesign.com

ARCHITECT: R. BRUCE BALLENTINE
 1124 HAVER STREET
 MARTINEZ, CA 94553
 925-284-2423
 bruceballentine@comcast.net

SCOPE OF WORK

1. CONSTRUCT SECOND FLOOR WOOD DECK.
2. CONSTRUCT NEW GARAGE ADDITION.
3. CONVERT A PORTION OF EXISTING GARAGE TO LIVING SPACE.
4. REMODEL EXISTING MASTER SUITE.

DRAWING LIST

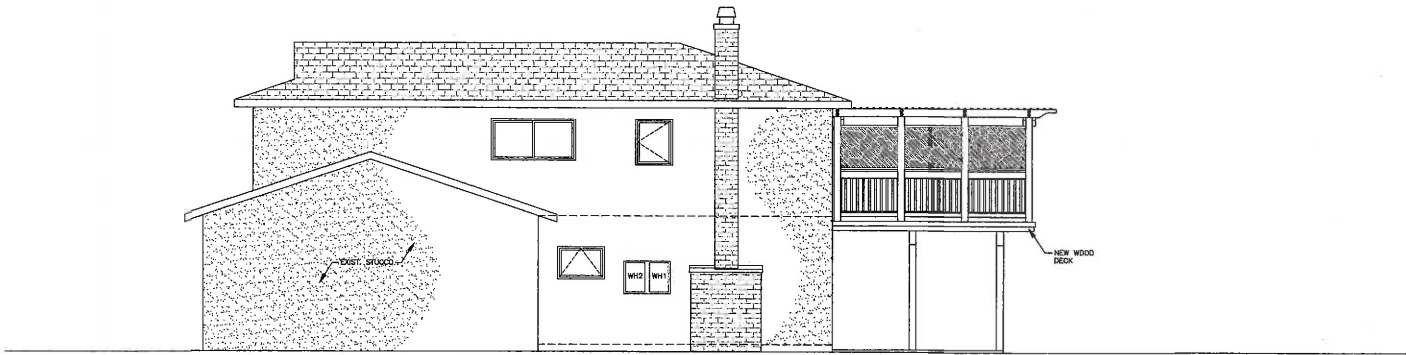
TITLE	DRG. NO.	SHT. NO.
TITLE SHEET	T-1	1
SITE PLAN	C-2	2
EXTERIOR ELEVATIONS	A-3	3
EXTERIOR ELEVATIONS	A-4	4



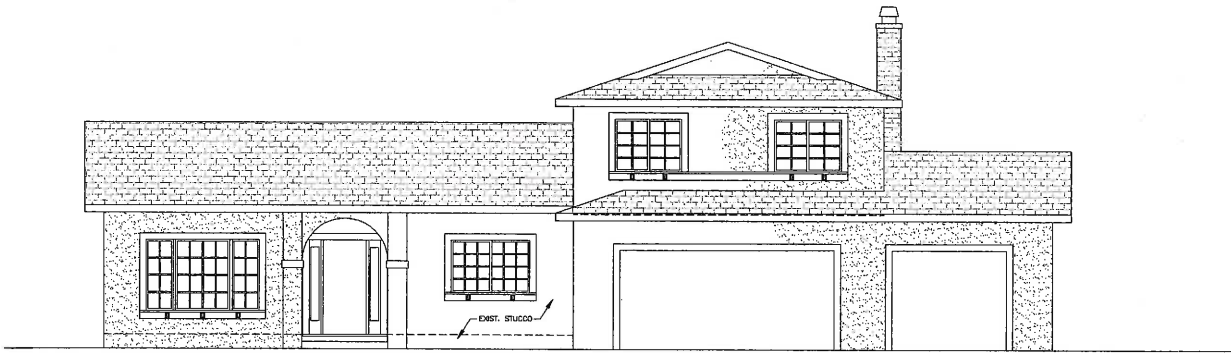
1/4"=1'-0"
 APN: 119-472-027

TITLE SHEET
 ADAMS RESIDENCE
 REMODEL/GARAGE ADDITION
 226 BIGELOW STREET, CLAYTON, CA 94517
 R. Bruce Ballentine
 ARCHITECT
 1124 Haver Street, Martinez, CA 94553
 bruceballentine@comcast.net, 925-284-2423

B-1



A PROPOSED NORTH ELEVATION
A-3 1/4" = 1'-0"



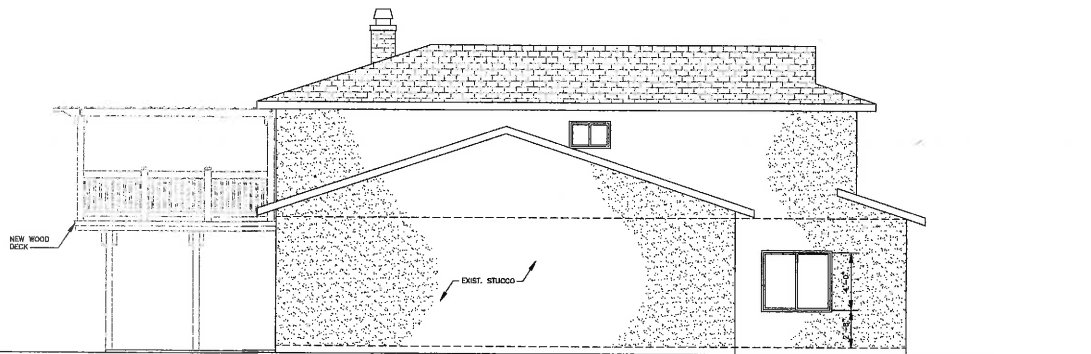
B EXISTING EAST ELEVATION
A-3 1/4" = 1'-0"



C PROPOSED EAST ELEVATION
A-3 1/4" = 1'-0"

B-3

<p><i>R. Bruce Ballentine</i> ARCHITECT Lafayette, California (925)284-2423</p>	
<p>ADAMS RESIDENCE REMODEL/GARAGE ADDITION 228 BIGALOW STREET, CLAYTON, CA 94517</p>	<p>DATE: 8-1-16 SCALE: 1/4"=1'-0" DRAWN BY: RBB DWG FILE: A-33 DRAWING NO. A-3 SHT 3 OF 4</p>



D
A-4 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

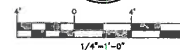


E
A-4 EXISTING WEST ELEVATION
1/4" = 1'-0"



F
A-4 PROPOSED WEST ELEVATION
1/4" = 1'-0"

B-4




APN: 119-472-027

R. Bruce Ballentine ARCHITECT Lafayette, California (925)284-2423	
ADAMS RESIDENCE REMODEL/GARAGE ADDITION 228 BIGALOW STREET, CLAYTON, CA 94517	DATE: 8-1-10 SCALE: 1/4" = 1'-0" DRAWN BY: JLB DWG FILE: A-4 DRAWING NO. A-4
EXTERIOR ELEVATIONS	
A-4 SHT 4 OF 4	

PLANNING COMMISSION STAFF REPORT

Meeting Date: June 14, 2016

Item Number: 7.a

From: Mindy Gentry 
Community Development Director

Subject: Review of the FY 2016/17 Capital Improvement Program Projects for Conformity with the Clayton General Plan (GPA-02-16)

Applicant: City of Clayton

DISCUSSION

Section 65401 of the California Government Code requires the Planning Commission to determine if projects proposed in the City's Capital Improvement Program (CIP) for the upcoming fiscal year are in conformity with the General Plan. Projects in the City's 2016/17-2020/21 CIP that may be undertaken during the Fiscal Year 2016-2017 are listed below. Additionally, citations from the Clayton General Plan are provided related to the particular project's conformity with the General Plan.

1. **ADA Compliance Program (CIP No. 10394A)**

Each fiscal year the City sets aside \$6,000 of its annual Gas Tax revenues to build up sufficient funds to perform handicap ramp corner curb cuts on public sidewalks. In addition to installing these ADA ramps where none exist, federal standards as to ramp specifications were modified in July 2008 requiring revamping of existing ramps when street or sidewalk projects are installed in the adjacent area. These monies may also be used to repaint and remark existing ADA public parking spaces to current standards. No project expenditures are planned yet for FY 2016-17, as the City annually builds reserves in this project account for projected future costs. At the close of FY 2016-17, it is projected that the project account will have a balance of approximately \$22,800.

The maintenance of Clayton streets conforms to the General Plan by supporting Policy 9c of the Circulation Element to "Provide systematic upgrades of streets and roads to applicable standards."

2. **Utility Undergrounding (CIP No. 10397)**

Each year, PG&E is required by the Public Utilities Commission to set aside funds for the undergrounding of overhead utility lines. The money set aside is distributed by PG&E to local agencies on a proportional basis. Since the cost of undergrounding is so high (minimum of \$1,000,000 for 300 feet or so), this project was created to accept and accumulate these funds until enough is available to undertake a project. In FY 2016-17 the City expects to receive approximately \$21,000 in funding from PG&E's Rule 20A funds although no project expenditures are planned at this point for FY 2016-17. In addition to the annual allocation, a letter received from PG&E dated May 31, 2015 specified a 5-year advance borrowing of \$104,960 is available. Including the FY 2015-16 annual allocation estimate total, estimated reserves available for a utility undergrounding project will be approximately \$404,640 as of June 30, 2016.

These program improvements conform to the General Plan by supporting the primary Goal of the Community Facilities Element "To provide for an efficient infrastructure and facility plan and program for improvement of existing infrastructure." and Policy 1d "Identify private utility plans including program for undergrounding."

3. El Molino Drive Sanitary Sewer Improvement (CIP No. 10422)

This project was originally established as part of the FY 2011-12 CIP budget to construct modifications to existing sanitary sewer mains to prevent potential sewer overflows in areas adjacent to Mt. Diablo Creek. The project would entail pipe enlargement and construction of a bypass line in El Molino Drive. Total estimated project costs of \$317,800 were originally authorized to be funded from a transfer of excess reserves in the Downtown Economic Development project account. An agreement has been reached with the City of Concord for it to pay for this improvement project from its joint sewer enterprise fund wherein property owner parcel assessments in Clayton are deposited. Work on the bypass portion is expected to commence and be complete by the end of the fiscal year.

These program improvements conform to the General Plan by supporting the primary Goal of the Community Facilities Element "To provide for an efficient infrastructure and facility plan and program for improvement of existing infrastructure."

4. Collector Street Rehabilitation Project (CIP No. 10425)

The scope of this project includes pavement resurfacing and treatment on various collector streets throughout the City and entered the initial planning and design phase in FY 2014-15. This project is to be funded by federal Local Street and Road Shortfall Fund monies (STP monies) totaling \$385,000 expected to be received in FY 2016-17. This federal grant requires a local match of 11.5%, for which Gas Tax monies totaling \$45,000 were previously appropriated. The STP federal grant monies can only be used on a collector or arterial street (rather than on a residential local street). Preliminary internal plans envision Keller Ridge Drive since work on the previously contemplated street, Regency Drive, was completed in FY 2012-13. It is projected an additional \$30,000 in gas tax funds will be necessary during FY 2016-17 to complete the rigorous design and bid requirements of the federal grant application process. This project is expected to be completed during FY 2016-17.

The maintenance of Clayton streets conforms to the General Plan by supporting Policy 9c of the Circulation Element to "Provide systematic upgrades of streets and roads to applicable standards."

5. 2016 Neighborhood Street Project (CIP No. 10432)

Utilizing figures provided by the League of California Cities as well as Contra Costa Transportation Authority, it is projected there will be Gas Tax and Measure J funds of \$233,029 and \$791,236 respectively, to help finance the 2016 Neighborhood Streets Program. As such, as a placeholder project, the proposed budget includes appropriations for this project and assumed the project will be completed by the end of the fiscal year.

The maintenance of Clayton streets conforms to the General Plan by supporting Policy 9c of the Circulation Element to "Provide systematic upgrades of streets and roads to applicable standards."

6. 2016 Arterial Rehabilitation Project (CIP No. 10437)

The scope of this project is to take advantage of Measure J grant program that could provide up to \$1.2 million in transportation network improvements to the City. Given the continuously

growing volume of commuter traffic the City has experienced on its arterial streets, an investment in the community on street widening, bike lanes, shoulders, and pedestrian paths could be immensely beneficial for the City. In addition, given the length of time it would take to accumulate \$1.2 million in reserves from other ordinary revenue sources (i.e. Gas Tax and per-capital Measure J), this grant funding would allow the City to commence work on needed transportation infrastructure improvements much sooner. This project is expected to enter the construction phase and be completed by the end of the fiscal year.

The maintenance of Clayton streets conforms to the General Plan by supporting Policy 9c of the Circulation Element to "Provide systematic upgrades of streets and roads to applicable standards."

The above proposed CIP projects represent a total projected Capital Related Expenditure in FY 2016-17 of \$2,919,565 in public monies to maintain and improve the infrastructure of this community.

As a result of the above projects and related General Plan review and analysis, staff concludes that the CIP projects that may proceed in Fiscal Year 2016-17 are consistent and in conformity with the Clayton General Plan.

CEQA

Pursuant to the California Environmental Quality Act (CEQA), Section 15061(b)(3) it can be seen with certainty that there is no possibility that finding the Capital Improvement Program in conformance with the General Plan may have a significant effect on the environment, it is therefore not subject to CEQA, and, additionally, since this is a consistency finding, the previous environmental documentation for the General Plan is adequate CEQA documentation.

RECOMMENDATION

Staff recommends that the Planning Commission find the City's CIP projects for the FY 2016-2017 are in conformity with the Clayton General Plan and there is no possibility this finding may have a significant effect on the environment.

ATTACHMENTS

1. Excerpts from 2016/2017 - 2020/2021 City of Clayton Capital Improvement Program

CITY OF CLAYTON
CAPITAL IMPROVEMENT PROGRAM FY 2016/17 to 2020/21

Budget Cost by Funding Source - FY 2016/17

Fund Name			Carry Forward	Gas Tax	Fed. Funds	Measure J	Community Fac. Fee	Offsite Arterial Fee	PG&E Rule 20A	16/17 Project Totals
Fund Balance as of 6/30/16				\$ 101,270	\$ -	\$ -	\$ 5,124	\$ 73,458	\$ -	
Estimated Revenue thru FY 16/17				\$ 305,000	\$ 385,000	\$ 1,993,236	\$ -	\$ -	\$ 21,000	
Estimated non-CIP Expenses in FY 16/17				\$ (137,270)	\$ -	\$ (2,000)	\$ -	\$ -	\$ -	
Funds Available for CIP in FY 16/17				\$ 269,000	\$ 385,000	\$ 1,991,236	\$ 5,124	\$ 73,458	\$ 21,000	
#	Category	Project								
10337A	Facilities	Keller House Rehabilitation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10343	GHAD	Crow Debris Basin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10347A	GHAD	Eagle Peak Slope Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10348	GHAD	Keller Ridge Drive Area Slope Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10349	GHAD	Community Park Slide Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10361	Facilities	Stanley Property	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10370	Creeks	Creek Revitalization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10375	Parks	Samuel Ct. Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10379	Streets	Pine Hollow Road - Upgrade	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10393	Parks	Skateboard Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10394A	Streets	ADA Compliance Program	\$ 16,787	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000
10395	Streets	Catch Basin Modifications	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10396	Streets	East Marsh Creek Road Signal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10397	Streets	Utility Undergrounding	\$ 404,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,000	\$ 21,000
10400	Other	Downtown Economic Development	\$ 1,021,486	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10419	Parks	Community Park Lighting, etc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10421	Creeks	Cardinet Trail Renovation	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10422	Sewers	El Molino Drive Sanitary Sewer Impr.	\$ 315,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10423	Facilities	Library Upgrades	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10425	Streets	Collector Street Rehabilitation Project	\$ 45,000	\$ 30,000	\$ 385,000	\$ -	\$ -	\$ -	\$ -	\$ 415,000
10432	Streets	2016 Neighborhood Street Project	\$ -	\$ 233,000	\$ -	\$ 791,236	\$ -	\$ -	\$ -	\$ 1,024,236
10436	Streets	2018 Neighborhood Street Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10437	Streets	2016 Arterial Rehabilitation Project	\$ -	\$ -	\$ -	\$ 1,200,000	\$ -	\$ -	\$ -	\$ 1,200,000
10438	Streets	Arterial Streetlight LED Project	\$ 41,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total CIP Expenditures in FY 16/17				\$ 269,000	\$ 385,000	\$ 1,991,236	\$ -	\$ -	\$ 21,000	\$ 2,666,236
Fund Balance as of June 30, 2017				\$ -	\$ -	\$ -	\$ 5,124	\$ 73,458	\$ -	

Attachment 1

Red denotes projects completed in FY 15/16

Green denotes active projects funded in FY 16/17

Blue denotes active projects funded prior to FY 16/17

Brown denotes non-active projects used for accumulating income dedicated for future projects

2016/17-2020/21 Capital Improvement Program

Category	Project Number	Project
Streets	10394A	ADA Compliance Program

DESCRIPTION - LOCATION

Construction of various improvements.

COMMENTS

As needed to comply with ADA standards as determined by City's transition plan

\$28,000 transferred to CIP 10424 in FY 14/15

City-Wide

Estimated Cost	Prior Yrs.	2016-17	2017-18	2018-19	2019-20	2020-21	Future	TOTAL
Preliminary Design								
Final Design								
Construction							\$500,000	\$500,000
CM/Inspection								
ROW Acquisition								
Other								
TOTAL							\$500,000	\$500,000

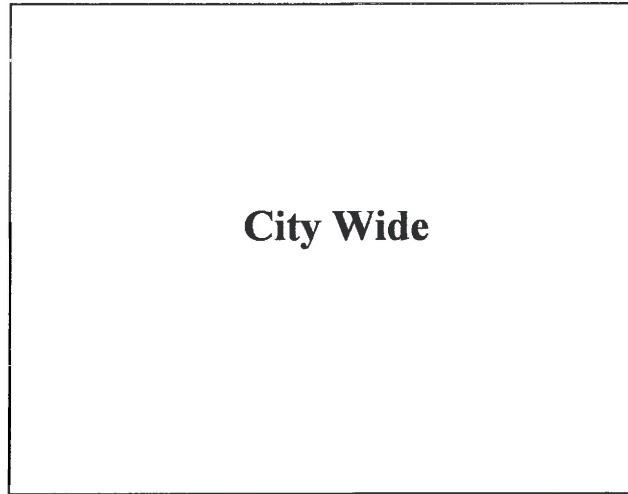
Funding Source(s)	Prior Yrs.	2016-17	2017-18	2018-19	2019-20	2020-21	Future	TOTAL
Gas Tax	\$16,800	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$453,200	\$500,000
Total	\$16,800	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$453,200	\$500,000

2016/17-2020/21 Capital Improvement Program

Category	Project Number	Project
Streets	10397	Utility Undergrounding

DESCRIPTION - LOCATION

Underground overhead utility lines at undetermined locations.



COMMENTS

Estimated Cost	Prior Yrs.	2016-17	2017-18	2018-19	2019-20	2020-21	Future	TOTAL
Preliminary Design								
Final Design								
Construction							\$3,000,000	\$3,000,000
CM/Inspection								
ROW Acquisition								
Other								
TOTAL							\$3,000,000	\$3,000,000

Funding Source(s)	Prior Yrs.	2016-17	2017-18	2018-19	2019-20	2020-21	Future	TOTAL
Unfunded							\$2,470,000	\$2,470,000
PG&E Rule 20A	\$425,000	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000		\$530,000
Total	\$425,000	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000	\$2,470,000	\$3,000,000

2016/17-2020/21 Capital Improvement Program

Category	Project Number	Project
Streets	10422	El Molino Drive Sanitary Sewer Improvements

DESCRIPTION - LOCATION

Construct modifications to existing sanitary sewer mains to prevent potential sewer overflows in areas adjacent to Mt. Diablo Creek .



COMMENTS

Includes pipe enlargement and construction of a bypass line in El Molino Drive; funding from CIP 10400, Downtown Economic Development, returned as Concord has agreed to fund the bypass work (including preliminary design work) from annual sewer fees. Details still being worked out.

Preliminary design costs totaling approx. \$64,000 to date (FY 2004-2009) were tracked in the Development Impact Fees fund (304), temporarily covered by a General Fund loan authorized by the City Council in FY 2004-05.

Estimated Cost	Prior Yrs.	2016-17	2017-18	2018-19	2019-20	2020-21	Future	TOTAL
Preliminary Design	\$2,500	\$7,500						\$10,000
Final Design		\$30,000						\$30,000
Construction		\$257,500						\$257,500
CM/Inspection		\$20,000						\$20,000
ROW Acquisition								
Other								
TOTAL	\$2,500	\$315,000						\$317,500

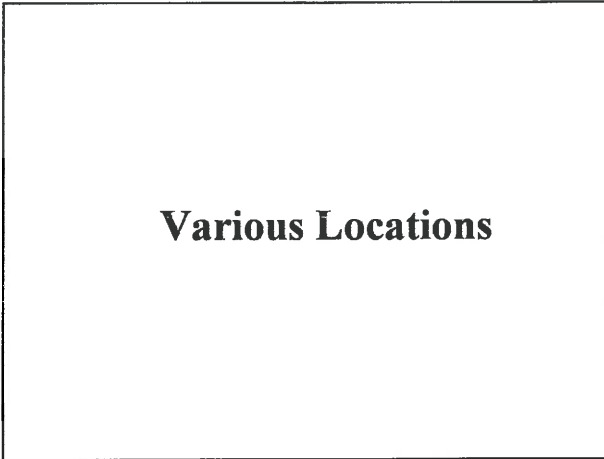
Funding Source(s)	Prior Yrs.	2016-17	2017-18	2018-19	2019-20	2020-21	Future	TOTAL
Concord Sewer Fund		\$317,500						\$317,500
Total		\$317,500						\$317,500

2016/17-2020/21 Capital Improvement Program

Category	Project Number	Project
Streets	10425	Collector Street Rehabilitation Project

DESCRIPTION - LOCATION

Pavement resurfacing and treatment on various collector streets throughout City.



COMMENTS

Local Streets & Roads Shortfall (LS&RS) funding is federal requiring extensive processing for construction approval. Gas Tax amount covers city share as required by federal funding.

Estimated Cost	Prior Yrs.	2016-17	2017-18	2018-19	2019-20	2020-21	Future	TOTAL
Preliminary Design	\$40,000							\$40,000
Final Design		\$25,000						\$25,000
Construction		\$370,000						\$370,000
CM/Inspection		\$25,000						\$25,000
ROW Acquisition								
Other								
TOTAL	\$40,000	\$420,000						\$460,000

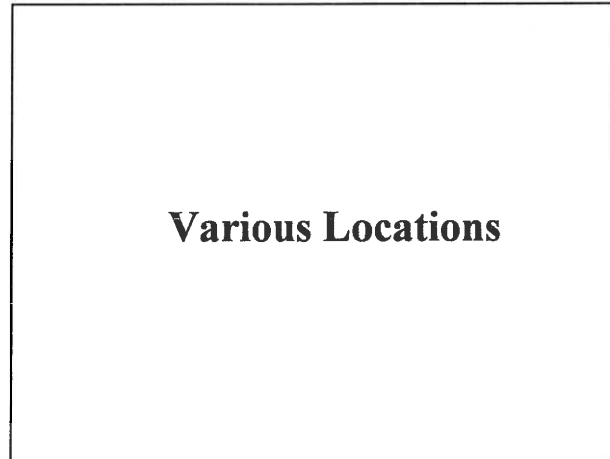
Funding Source(s)	Prior Yrs.	2016-17	2017-18	2018-19	2019-20	2020-21	Future	TOTAL
LS&RS		\$385,000						\$385,000
Gas Tax*	\$45,000	\$30,000						\$75,000
Total	\$45,000	\$415,000						\$460,000

2016/17-2020/21 Capital Improvement Program

Category	Project Number	Project
Streets	10432	2016 Neighborhood Street Project

DESCRIPTION - LOCATION

Pavement resurfacing and treatment on various streets throughout City.



COMMENTS

Estimated Cost	Prior Yrs.	2016-17	2017-18	2018-19	2019-20	2020-21	Future	TOTAL
Preliminary Design								
Final Design		\$40,000						\$40,000
Construction		\$944,265						\$944,265
CM/Inspection		\$40,000						\$40,000
ROW Acquisition								
Other								
TOTAL		\$1,024,865						\$1,024,865

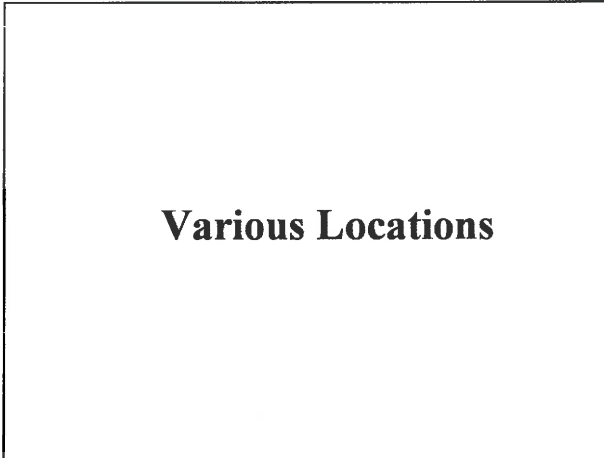
Funding Source(s)	Prior Yrs.	2016-17	2017-18	2018-19	2019-20	2020-21	Future	TOTAL
Gas Tax		\$233,029						\$233,029
Measure J (per capita)		\$791,236						\$791,236
Total		\$1,024,265						\$1,024,865

2016/17-2020/21 Capital Improvement Program

Category	Project Number	Project
Streets	10437	2016 Arterial Rehabilitation Project

DESCRIPTION - LOCATION

Pavement treatment, including lifting and leveling, on Oakhurst Drive, Clayton Road and Marsh Creek Road.



COMMENTS

Funding from Measure J Grant Funds transferred from cancelled CIP No. 10414

Estimated Cost	Prior Yrs.	2016-17	2017-18	2018-19	2019-20	2020-21	Future	TOTAL
Preliminary Design	\$40,000							\$40,000
Final Design								
Construction		\$1,140,000						\$1,140,000
CM/Inspection		\$20,000						\$20,000
ROW Acquisition								
Other								
TOTAL	\$40,000	\$1,160,000						\$1,200,000

Funding Source(s)	Prior Yrs.	2016-17	2017-18	2018-19	2019-20	2020-21	Future	TOTAL
Measure J (grant)		\$1,200,000						\$1,200,000
Total		\$1,200,000						\$1,200,000