

To:

City of Clayton - Planning Commission

To Clayton Planning Commission:

Weichert Realtors would like to move to 1028 Diablo Street, Clayton. I fully support their move. Please vote to allow this move.

A handwritten signature in blue ink, reading "John Y. Canessa". The signature is fluid and cursive, with a large initial "J" and "Y".

Canessas Sandwich Shop  
Clayton, CA



## Town & Country Realty Associates Inc.

August 24, 2021

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

Subject: 1028 Diablo Street - Use Permit

Dear Planning Commission:

My name is Mike Kavanaugh and I am the Broker of Town & Country Realty Associates, Inc.

First of all, let me say that we are in full support of our real estate community and have always had the opinion that real estate offices should be ground-floor tenants.

However, since 2009, Town & Country Realty has been denied access to ground-floor space numerous times. Starting with a lease negotiation in 2009 with Village Market for the ground-floor space first occupied by the Deli and now occupied by the Bistro. Also when the previous owner of Flora Square, Steve Thomas, inquired about Town & Country moving downstairs, he was told downstairs had to be retail. We have always abided by the Town Center Specific Plan.

Earlier this month, we noted a prominent Weichert, Realtors sign situated on the building formerly occupied by the Royal Rooster. I contacted the City and I was told that the property could not be used for anything other than retail unless the property owner declared a hardship after marketing the property for several months and having had no interest. I would not consider posting a "For Rent" sign in the window for less than a week, a marketing plan or hardship case. The owner was contacted by a retail business, The Clayton Farmhouse, well before the property owner and Weichert entered into a lease. True, the Farmhouse still had time on their original lease but they had been in contact with their landlord about securing a larger space and there were none to be had at their current location. The Clayton Farmhouse felt reasonably assured that they could negotiate out of their current lease if they secured a larger space within the Town Center. However, they were never given a fair change.

DRE #01525797

1026 Oak Street, Suite #204 • Clayton, CA 94517 • T: (925) 672-7800 • F: (925) 672-7809

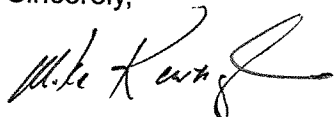
Neither the owner of the Royal Rooster building nor the applicant went to the City to inquire about conforming uses for the property. Both said they were unaware of the Town Center Specific Plan - that should have been part of their due diligence. Moving their entire office, furniture and all into the property and expecting to be approved for a use permit is definitely "putting the cart before the horse".

We fully support Weichert, Realtors moving into this space. As you are aware, Town & Country Realty Associates is in the process of submitting an application for a use permit to occupy ground-floor space in the Town Center. I expect that Town & Country Realty Associates will be granted approval based on the current business climate in Clayton.

The three owners of Town & Country Realty Associates, Jeanette Shelton, Lito Calimlim and I have a total of 110 years as Claytonians. Of our 24 active agents, 9 are Clayton residents and 6 live in the Clayton Valley area. Several letters have been submitted to the Planning Commission in support of all real estate offices having access to ground-floor space.

We look forward to working with the City on our upcoming approval process.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Kavanaugh", with a stylized flourish at the end.

Mike Kavanaugh  
Broker/Owner  
Town & Country Realty Associates, Inc.



6200 Center St., Ste. B  
Clayton, CA 94517

8/18/2021

RE: Weichert Realtors Use Permit

I own Hair's The Place in Clayton. I am writing this to show my support in the City of Clayton Planning Commission approving the Use Permit to Weichert Realtors.

Julie Rogers is part of this community and having her office in Clayton has the potential to bring new people to downtown Clayton and expose them to all of our business.

I request that you approve Weichert Realtor's application for a Use Permit.

Sincerely,

Nancy Lewis  
Owner





6104 Main Street, Clayton, CA 94517  
925.672.0188  
VillahMarketSales@gmail.com

Tuesday, August 24, 2021

City of Clayton Planning Commission Members,

As owner of the Village Market we are writing this in support of Weichert Realtors moving into 1028 Diablo Street in Clayton. During these times there are several vacancies in the City of Clayton and Concord. I think Weichert Realtors will bring business for all of us into Clayton. I request that you approve their application for a Use Permit.

Warm regards,

Sukhdev Singh Sandhu  
Owner