

# City of Lafayette Staff Report

**For:** City Council, Planning Commission, Design Review Commission  
**By:** Greg Wolff, Senior Planner  
**Date Written:** April 3, 2006  
**Meeting Date:** April 10, 2006  
**Subject:** Discussion of how to handle applications for large homes in the Hillside Overlay District and Ridgeline Protected Areas.

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## **Purpose**

To discuss how to handle applications for large homes in the Hillside Overlay District and Ridgeline Protected Areas. The goal of the joint session is to ensure that the City Council, Planning Commission, Design Review Commission and staff are on the same page with respect to house size and to address the issue in the case where it is determined additional care, scrutiny or regulations are necessary.

## **Background**

At its March 2, 2006 meeting the Planning Commission considered a proposed, new, single-family residence in excess of 6,000 sq.ft. on a vacant lot of record in a Class II Ridgeline Setback. As is common with new homes in hillside and ridgeline areas, the issue of size was discussed. The Commission asked staff to schedule a joint session with the Design Review Commission and Planning Commission to discuss home size and to determine how best to handle the issue, if the Commissions determine house size is a problem.

The Commission asked staff to research how other cities handle the issue of house size. In addition to contacting local cities and visiting web sites, staff sent an email inquire to the California League of Cities list serve for Housing, Community and Economic Development (responses attached).

## **DRC / PC Joint Session**

The joint session took place on Thursday, March 30, 2006 (draft minutes attached).

## **Discussion Points**

1. Is house size a problem? (Flatland? Hillside? Ridgeline?)
2. If house size is a problem, what is the nature of the problem?
  - a. More with NEW homes, than additions?
  - b. More in ridgelines than HOD?
3. What are our current practices? How do we handle house size currently?
  - a. Story poles, photo simulations...
4. If house size is a problem, is our current process adequate to handle it?
5. Are the regulations and findings adequate but implementation falling short of the goal?
6. Absent an empirical standard, how do we evaluate size & handle flexibility? How big is too big?
7. How do we want regulate size? (FAR, case by case, program, perception?)

## **Recommendation**

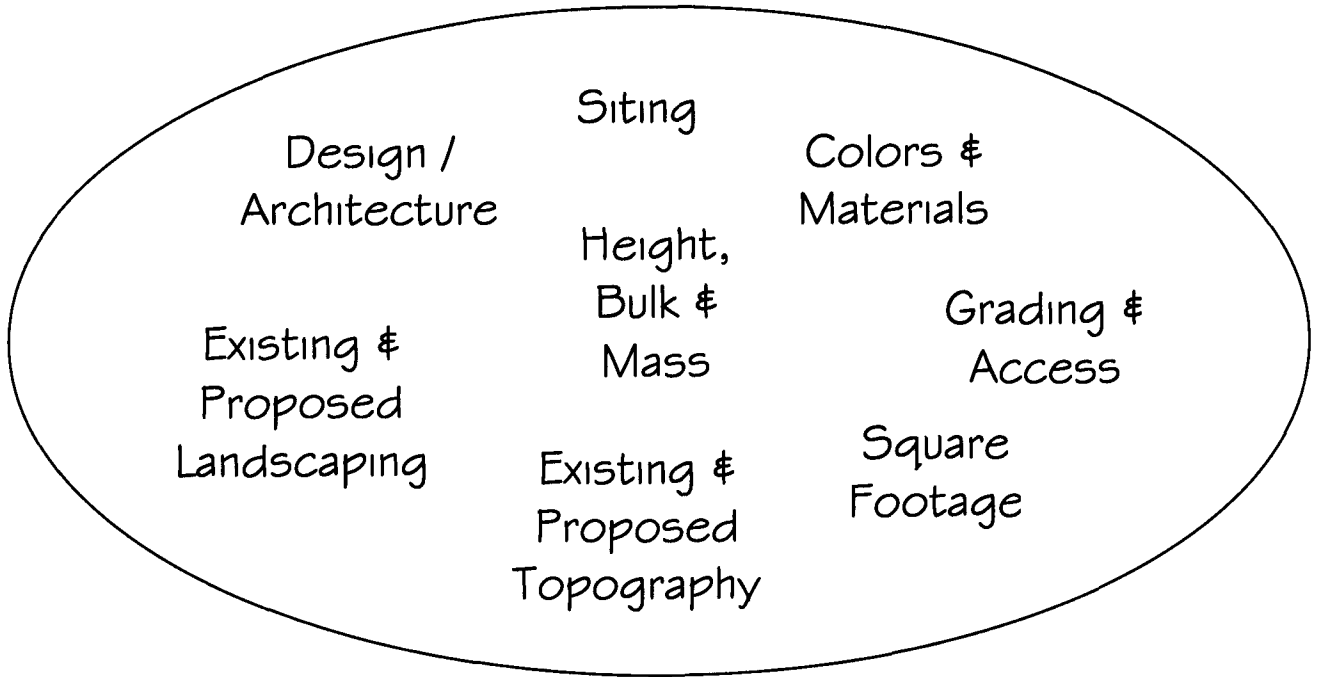
Discuss and direct staff.

## **Attachments**

1. Staff Report & Draft Meeting Minutes • DRC & PC Joint Session • March 30, 2006
2. Sizes of New Houses on Formerly Vacant Lots 2000-2005 by DR, HDP and Combined.
3. DR Applications for Approved New Houses on Formerly Vacant Lots 200-2005
4. HDP Applications for Approved New Houses on Formerly Vacant Lots 200-2005
5. "Mansionization" – responses from HCED List Serve
  - a. Response to City of Gardenia HCED Inquiry on Mansionization
  - b. Response to City of Belvedere HCED Inquiry on Mansionization
  - c. Information on Small Lot Design Guidelines
  - d. May 2003 Residential FAR Survey
6. Fremont
  - a. Response to Lafayette HCED Inquiry on House Size
  - b. Hillside Combining District
  - c. Open Space District
  - d. Visual Analyses & Story Pole Procedures
  - e. Submittal Requirements for Projects Above the Toe of the Hill
7. La Canada Flintridge
  - a. Response to Lafayette HCED Inquiry on House Size
  - b. Hillside Development Permit Applicant's Guide
8. Laguna Beach
  - a. Response to Lafayette HCED Inquiry on House Size
  - b. Design Review Process
9. Los Altos Hills
  - a. Site Development Regulations
10. Moraga
  - a. Design Guidelines
  - b. Moraga Open Space Ordinance (MOSO) Guidelines
  - c. Single-Family Residential Floor Area Ratios (FARs)
11. Novato
  - a. Hillside & Ridgeline Protection
12. Orinda
  - a. Hillside & Ridgeline Design Guidelines
13. San Rafael
  - a. Response to Lafayette HCED Inquiry on House Size
  - b. Hillside Development Overlay District Regulations
  - c. Hillside Guidelines
  - d. Hillside Residential Design Guidelines Manual – Compliance Checklist
14. City of Walnut
  - a. Response to Lafayette HCED Inquiry on House Size
  - b. Basis for Approval of Architectural Review

Due to the length of the attachments, they have not been scanned into the agenda packet available on the City of Lafayette web site. Please contact Greg Wolff, Senior Planner at [GWolff@ci.lafayette.ca.us](mailto:GWolff@ci.lafayette.ca.us) if you are interested in one or more attachments. Most attachments were provided by the original city in digital format and can be forwarded via email.

# Factors Affecting Visibility



# City of Lafayette Staff Report

**For:** Design Review Commission & Planning Commission  
**By:** Greg Wolff, Senior Planner  
**Date Written:** March 23, 2006  
**Meeting Date:** March 30, 2006  
**Subject:** Request by the Planning Commission for a joint session to discuss how to handle house size, particularly on hillside & ridgeline lots.

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## **Purpose**

To discuss how to handle house size, particularly on hillside and ridgeline lots.

## **Background**

At its March 2, 2006 meeting the Planning Commission considered a proposed, new, single-family residence in excess of 6,000 sq.ft. on a vacant lot of record in a Class II Ridgeline Setback. As is common with new homes in hillside and ridgeline areas, the issue of size was discussed. The Commission asked staff to schedule a joint session with the Design Review Commission and Planning Commission to discuss home size and to determine how best to handle the issue, if the Commissions determine house size is a problem.

The Commission asked staff to research how other cities handle the issue of house size. In addition to contacting local cities and visiting web sites, staff sent an email inquire to the California League of Cities list serve for Housing, Community and Economic Development. Responses are attached.

## **Discussion Points**

1. Is house size a problem? (Flatland? Hillside? Ridgeline?)
2. If house size is a problem, what is the nature of the problem?
3. What are our current practices? How do we handle house size currently?
4. If house size is a problem, is our current process adequate to handle it?
5. Are the regulations and findings adequate but implementation falling short of the goal?
6. Absent an empirical standard, how do we evaluate size & handle flexibility? How big is too big?
7. How do we want regulate size? (FAR, case by case, program, perception?)

The goal of the joint session is to ensure that staff, the Design Review Commission and the Planning Commission are on the same page with respect to home size and to address the issue in the case where the Commissions determine additional care, scrutiny or regulations are necessary.

## **Recommendation**

Discuss and direct staff.

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## Attachments

1. "Mansionization" – responses from HCED List Serve
  - a. Response to City of Gardenia HCED Inquiry on Mansionization
  - b. Response to City of Belvedere HCED Inquiry on Mansionization
  - c. Information on Small Lot Design Guidelines
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7. Novato
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  - b. Hillside Development Overlay District Regulations
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  - d. Hillside Residential Design Guidelines Manual – Compliance Checklist
10. City of Walnut
  - a. Response to Lafayette HCED Inquiry on House Size
  - b. Basis for Approval of Architectural Review

~~EXCERPT~~

CITY OF LAFAYETTE  
PLANNING COMMISSION AND DESIGN REVIEW COMMISSION SPECIAL MEETING  
DRAFT MINUTES

Lafayette Community Center, Manzanita Room  
500 St. Mary's Road, Lafayette, California  
March 30, 2006

**1. CALL TO ORDER:** Chair Ateljevich called the meeting to order at 7:40 P.M.

**2. ROLL**

Planning Commissioners Present: Chair Jeanne Ateljevich; Commissioners Tom Chastain; Jaime Harris; Rick Humann; and Will Lovitt

Design Review Commissioners Present: Tim Ward; Ken Hertel; Larry Blodgett; and Bob Cleaver

Planning Commissioners Absent: Vice Chair Mitchell and Commissioner Dick Holt (excused)

Design Review Commissioners Absent: Tom Lee (excused)

Staff Present: Niroop Srivatsa, Planning and Building Services Manager; Greg Wolff, Senior Planner; Lindy Coburn, Associate Planner; Glenda Warmoth, Assistant Planner; Michael Cass, Planning Technician; Marie Pettersen, Contract Minutes Taker

**3. ADOPTION OF AGENDA**

**Commissioner Lovitt moved and Commissioner Humann seconded to adopt the agenda as submitted.**

**AYES:** Ateljevich, Blodgett, Chastain, Cleaver, Harris, Hertel, Humann, Lovitt, and Ward

**NOES:** None

**ABSENT:** Holt, Lee, and Mitchell

**ABSTAIN:** None

**4. PUBLIC COMMENTS**

There was no public comment on any item not on the agenda.

**5. CONSENT CALENDAR (NONE)**

**6. CONTINUED PUBLIC HEARINGS (NONE)**

**7. NEW PUBLIC HEARINGS**

**A. DISCUSSION OF HOUSE SIZE**

**Recommendation:** Discuss and direct staff.

**Project Planner:** Greg Wolff, Tel: 925-299-3204, gwolff@lovelafayette.org

The Commissioners were handed out an email from Dick Holt; a pink sheet with the gross floor area of DR and HDP new home applications from 2000-2005; a listing of DR and HDP Applications for New

1 Homes 2002-2005; a listing of HDP Applications for New Homes 2002-2005; and a listing of DR  
2 Applications for New Homes 2002-2005.

3  
4 Mr. Wolff said that after the Planning Commission closed the public hearing three weeks ago, there was  
5 discussion on how to handle house size on hillside/ridgeline lots and a joint meeting of the Planning  
6 Commission and Design Review Commission was suggested. The end result of this meeting could be  
7 changes or no changes to the present regulations. The Commission requested staff research how other  
8 cities handle house size. Staff sent a letter to the League of Cities including 8 questions. Their responses  
9 are included. Although staff has not heard back from Orinda or Moraga, they have pulled information off  
10 these cities' websites. The main discussion point is "Is house size a problem?" Is there a problem with  
11 house size in hillsides/ridgelines where visible and in existing neighborhoods. In 2002, the new Hillside  
12 Regulations went into effect requiring a permit to build in the Hillside Overlay District (a.k.a. the "blue  
13 zone"). To date, there have been 365 hillside applications; 300 have been acted on; 200 have been  
14 relatively straight-forward and handled by the zoning administrator or Design Review; 50 have been  
15 challenging; 50 really challenging; and 10 have been difficult challenges. 7 have been denied; two of  
16 them with prejudice and 5 without prejudice.

17  
18 Chair Ateljevich said they need to resolve how each Commissioner feels on this issue and whether they  
19 believe houses on highly visible hillsides are an issue, and asked each Commissioner to comment on this  
20 issue, and whether the Planning Commission, the Design Review Commission and City Council are on the  
21 same page on this issue.

22  
23 Commissioner Hertel said the larger homes that concern him the most are those that have the most  
24 concern for their neighbors. Size alone doesn't dictate an issue but rather appropriateness to site,  
25 relative scale to the neighbors, and how it fits into the current fabric of development. He suggests they  
26 take stock of the neighborhoods meaning they should survey what identifies the specific uniqueness of  
27 neighborhoods. House size is related to lot size.

28  
29 Commissioner Blodgett said he is concerned if they start with a recipe for how many square feet a house  
30 can be in the maximum. He agrees with Commissioner Hertel that it depends on the neighborhood  
31 fabric, and the topography. He doesn't care how big the house is; just don't make it look big. Ridgelines  
32 have their own set of problems and with extreme conditions he doesn't know how they can come up with  
33 a cookbook recipe for size. He is not saying to give carte blanche on square footage but he hesitates in  
34 general to say that all houses in this zoning should be so many square feet.

35  
36 Commissioner Cleaver said this is an issue of consistency with a neighborhood. He would like to think  
37 that with ridgelines there would be flexibility that good design could create a bigger home, if appropriate.  
38 He is open to well done designs that allowed for a bigger home than they might normally expect to occur  
39 on a site. He feels this should be on a case-by-case basis. He has a hard time restricting size as an open  
40 policy.

41  
42 Commissioner Ward said he agreed with the other Commissioners. There is a problem with house size is  
43 infill. On ridgelines the Design Review Commission is more concerned with visibility and the Planning  
44 Commission seems to be concerned with the numbers. He would like to see people who are thinking of  
45 buying property on a ridgeline listen to the Planning Commission first so they get a real sense of how bad  
46 it can be.

47  
48 Commissioner Harris said he agreed with a lot of what the Design Review Commissioners said regarding  
49 appropriateness to the neighborhood and surrounding compatibility. This has been a problem with  
50 applications that have come to the Planning Commission with requests for siting before the house is  
51 designed. They have been presented with applications for homes that are almost always way too big  
52 with too much visual impact. He is also concerned with strains put on resources and environmental  
53 consumption and impact when building these larger homes.

1 Commissioner Lovitt said the Athletic Club, on paper, looked great and turned out well but when you are  
2 in front of it, it is a big building. He liked the comment about people coming in with hope for their  
3 applications and he would like to remove that hope at least in areas where there are exposed hillside  
4 sites or clear neighbor impact. The only way he can think to do that is by restricting size. Size matters  
5 unless it doesn't matter or size doesn't matter unless it does. He feels they should specify sizes.

6  
7 Commissioner Humann said he is concerned that they could decide to eliminate square footage off a  
8 house and it would have a placebo affect – i.e. it would feel good, like the Commission did something,  
9 but it wouldn't necessarily change the visibility of the house. He would prefer a case-by-case basis and  
10 prefer putting the charge more to the Design Review Commission. They could decide whether a building  
11 is blatantly visible to the public. Square footage doesn't always mean visible. They should have more  
12 specific architectural guidelines incorporated in the ordinance to illustrate ways to build a smaller home  
13 and to encourage smaller building footprints. They perhaps need to revise the ordinance to make it clear  
14 to an applicant that size is a serious concern to the City.

15  
16 Commissioner Chastain said yes, that house size is a problem. The nature of the problem is, in part,  
17 economics, and it is a critical problem that engages value systems and judgement. It is a different  
18 problem in different places. House size in a fairly compact neighborhood, you are discussing daylighting  
19 and shadowing which are different issues from exposure on a hillside. Our current practices are flexible  
20 which is not all bad. On a case-by-case basis, applicants can be creative and positive. When they get to  
21 the most problematic examples, which he feels will be an increasing issue; their current practices are not  
22 sufficient. When an application comes to the Planning Commission early on, they have been asked for  
23 siting and advice but they don't have an understanding of size at that point. The only tool they can use  
24 at this point is a crude square footage limit.

25  
26 Mr. Wolff said that for vacant lots in the hillside overlay district, the current process is for a site  
27 determination with the Planning Commission first, and then the house is designed and goes to review to  
28 the Design Review Commission and the Planning Commission. The tools they currently have are an  
29 opportunities and constraints analysis, setbacks, slope, vegetation, visibility, with the foremost tool being  
30 the story poles, which indicate the bulk and mass. He wondered what tools they don't have for siting  
31 consideration and what suggestions the Commissioners might have.

32  
33 Commissioner Chastain said it was clear they want to have some degree of discipline on the size of  
34 houses relative to the neighbors but at the same time they want to be arbitrary.

35  
36 Chair Ateljevich said the General Plan describes the rural residential zone as an area in which the land is  
37 the important thing and any housing and structures built on it are subordinate to that general picture. It  
38 suggests that size should be restrained so that the house doesn't dominate the land. Their experience  
39 with City Council is that they expect some control on hillsides. She thinks size is a problem because their  
40 current process is unfair to the applicant buying a lot who goes through the process and ends up with a  
41 house half the size of what they expected. She would support a number and some flexibility in the  
42 application and in some situations where it could be relaxed. She agrees good design makes a house  
43 better but you can have limits and still have good design.

44  
45 Chair Ateljevich opened the public comment period on this item.

46  
47 Robin Picard, lives in Lafayette Valley Estates, said he has been to the last few meetings and believes this  
48 issue came up with the Cocotis application, which was recently appealed. He was surprised that a house  
49 was allowed to be built on that ridge. He thought the house should be kept as small as possible. There  
50 is a petition on the burtonvalley.com website requesting a reduction in the size of the Cocotis home.  
51 Story poles in general are hard to see from far away and only show the outline of the structure. There  
52 should be some basic guideline numbers, which would help the Commissioners to be more objective and  
53 fair. [Inaudible].

1 Guy Atwood, 3345 Springhill Road, represents the Lafayette Homeowners Council, said the hillsides are  
2 the most difficult to develop and are a continuing problem. He hears comments that they are looking for  
3 better tools. He would look at what Orinda has done as Orinda is tough to approve highly visible lots.  
4 Lafayette is not as tough. Perhaps they need to identify hillside lots that are visible and noted as such to  
5 people who might buy them that they would be subject to a higher degree of scrutiny.  
6

7 Cliff Tong, 9 Dianne Court, represents burtonvalley.com, agrees that it would be difficult to set a  
8 numerical size standard. There has been discussion regarding visual impacts and that those count more  
9 than size and square footage. He has met with a number of applicants that are trying to develop  
10 extremely difficult lots and has warned them of the difficult process ahead. He is usually shocked when  
11 the applications come in. The process does work but the interpretation of the ordinance is up to the  
12 Commissions. Regarding economic feasibility, he feels there will be more problems as the cost of land  
13 goes up.  
14

15 Sherry Hoover, 3212 Sharon Court, said she is concerned with visual impacts, preservation of open  
16 space, and scenic views and not size. She recommends buyers do their homework. She agrees that  
17 story poles are helpful but don't tell the true story.  
18

19 Chair Ateljevich closed the public comment period on this item.  
20

21 Mr. Wolff thanked the public that commented this evening. The City has a good set of rules and  
22 regulations now and if there is agreement that if they did not hit a bulls eye on one or more applications,  
23 maybe that is because staff and the Commissions did not implement these properly. He agrees with Mr.  
24 Tong that it may be impossible to establish an empirical standard for big/small lots on ridgelines that will  
25 yield the results they want to approve. He believes the City already has the ability to deny projects that  
26 are too large by not making one of the required findings for Hillside Development Permit or design  
27 review. He read the 6000 sq. ft. findings: "The house substantially complies with the residential design  
28 guidelines. The house is designed so that its mass will not appear significantly out of scale of the  
29 neighborhood. The house, because of its size, does not unduly or restrict significant views. The size of  
30 the house does not require removal of natural features, cause excessive grading or removal of healthy  
31 trees." If these findings cannot be made, then the house does not get approved. Maybe the 6,000 sq.ft.  
32 threshold number is smaller in hillsides, but maybe it is not.  
33

34 Commissioner Lovitt said that every article mentioned has a qualifier. If there is an infill remodel to a  
35 two-story in a one-story neighborhood or if on a ridgeline impact is minimized as best as it can, it doesn't  
36 mean zero impact when it is done. He thinks they have pushed the regulations pretty hard.  
37

38 Commissioner Hertel said there are many 4000 sq. ft homes that he wished he could have applied the  
39 6,000 sq.ft. design review findings to. He is surprised they are talking about size and not looking at three  
40 dimensions. There is a difference when they are talking about height along the ridge area. Verticality  
41 and third dimension are also important, not just square footage.  
42

43 Chair Ateljevich said they need to have Council on the same page. She agrees that design makes a  
44 difference but they feel they see proposals on the hillsides that are inordinately big. The Planning  
45 Commission is having some degree of problems with size. She doesn't think the tools are working and  
46 Council is not on their side.  
47

48 Ms. Srivatsa said they would not solve the problem tonight. Staff has reserved April 10th between 6-7  
49 PM for a joint meeting between the Planning Commission, the Design Review Commission and City  
50 Council. Part of this meeting could be a discussion on hillside lots. The Commissions could come up with  
51 some questions to pose to Council.  
52

53 Chair Ateljevich said they need to find out from Council if they see a problem with size and what they  
54 would accept as solutions. It is hard to approve a site without knowing the massing of the home.

1  
2 Commissioner Blodgett asked about some of these difficult properties and if there was an original  
3 approved site.  
4  
5 Mr. Wolff replied the tough ones typically do not have a previously approved house site and the Planning  
6 Commission selects the site. Commissioner Blodgett said maybe there was a way to identify specific  
7 sites. The concern he has is that the Planning Commission chooses a site and approves a building  
8 footprint and this is the balloon you can build within. He does not know how they can come up with a  
9 volume for bulk and massing without knowing what the design would be.  
10  
11 Commissioner Lovitt said if someone wants to make a change in an existing neighborhood or hillside,  
12 they should be able to build a livable house. He thinks they could come up with a number such as 2800  
13 or 3200 sq. ft., which is a fully livable house.  
14  
15 Commissioner Blodgett said they had a situation where Design Review approved an application but the  
16 Planning Commission denied it. If you set a square footage number, it is not fair.  
17  
18 Chair Ateljevich said it is not fair elsewhere as the square footage varies from lot to lot.  
19  
20 Commissioner Ward said that Council has a different point of view. Orinda has a regulation that sets the  
21 number at 2500 and says prove it beyond that.  
22  
23 Ms. Srivatsa said she met with the Planning Director of Orinda and they have 2 sets of regulations: FAR  
24 and the other is subjective findings and criteria. FAR doesn't work for larger lots. Orinda is working on  
25 revising their ordinance.  
26  
27 Commissioner Chastain said what Commissioner Ward suggested establishes a tight gate that people can  
28 argue against. It thinks it is good because it establishes in a straight forward way that there is going to  
29 be an extreme amount of observation of how a house would look and establishes it at a minimum level  
30 because it catches everything.  
31  
32 Commissioner Hertel said there also are overlay districts regarding height as in the north Orinda specific  
33 zone that takes you from 35 feet to 25 feet. Again, he feels they should think three dimensionally  
34 regarding the threshold.  
35  
36 Commissioner Humann said it would save the City time if they have standards.  
37  
38 Chair Ateljevich said when they discuss this with Council on April 10th; they should tell them that they  
39 are considering this approach to see if they will buy into it.  
40  
41 Commissioner Blodgett said he was comfortable with a bottom threshold. His concern is above and  
42 beyond that point when requiring a variance and he would rather see this as a set of findings.  
43  
44 Commissioner Harris said there would be a presumption to a certain level and the applicant would have  
45 the burden of proving anything beyond that point. That approach would help the Commission with site  
46 determinations.  
47  
48 Mr. Wolff referred to the pink sheet covering the 35 new homes. Commissioner Harris won with the  
49 closest guess. Commissioner Cleaver was second and Commissioner Holt was third.  
50  
51

END EXCERPT.

2000-2005 DR Applications for New Homes				
Application Number	Owner Name	Site Street #	Site Street Name	Gross Floor Area
1. DR60-00	Rene Breber and Peter Zolintakis	4200	Canyon Way	7510
2. DR33-02	George Gousios	21	Nemea Ln	5456
3. DR47-01	Norm Hoffman	117	Secluded PI	5201
4. DR25-02	Robert F & Dolores Miller	3364	Las Huertas Rd	5162
5. DR58-00CC	Jeffrey & Jackie Mann	45	Prado	5150
6. DR17-04	Daniel Ridings	3626	Brook St	5107
7. DR58-01	Matthew & Leslie Pease	1	Burton Vista Ct	5032
8. DR12-00	Norm Hoffman	810	Mountain View Drive	4997
9. DR17-02	Bruce Yates	1123	Oak Hill Rd	4873
10. DR56-00	James & Carol Beebee	3367	Kim Rd	4758
11. DR25-03	Arthur Bloedorn	12	Candlelight Ln	4628
12. DR28-03	Arthur Bloedorn	13	Candlelight Ln	4600
13. DR24-03	Arthur Bloedorn	10	Candlelight Ln	4522
14. DR27-03	Arthur Bloedorn	15	Candlelight Ln	4146
15. DR26-03	Arthur Bloedorn	14	Candlelight Ln	4072
16. DR52-01	Basil A. Amso	12	Gable Ln	3940
17. DR05-04	John and Laura Furstenthal	722	St Marys Rd	3532
18. DR63-00	Rocky L. Young	55	Pidgeon Ct	3408
19. DR02-02	Liz Koepke	3330	Vaughn Rd	3192
				89286
Average = 4699.26 sq.ft. GFA				

2002-2005 HDP Applications for New Homes				
Application Number	Owner Name	Site Street #	Site Street Name	Gross Floor Area
1. HDP07-02	Richard & Kelli Shore	147	Camellia Ln	7619
2. HDP33-02	Stuart Bussey	1746	Reliez Valley Rd	4671
3. HDP24-03	Harvey M. Davis	3407	Shangri La Rd	4798
4. HDP51-03	Joseph & Ardis Guglielmo	1769	Ivanhoe Ave	7255
5. HDP73-03	Joseph A. Bermudez	820	Acalanes Rd	7099
6. HDP77-03	Gennady Kertsman	3417	Woodview Dr	5291
7. HDP04-04	Lafayette Legacy Construction, Inc.	1111	Rahara Dr	4860
8. HDP17-04	Michael O'Brien	1107	Rahara Dr	4914
9. HDP30-04	Gary & Judy Collins	4136	Canyon Rd	7876
10. HDP35-04	Peter & Debbie Eva	949	Diablo Dr	3585
11. HDP53-04	Henry Y. Yu	2	Lois Ln	4325
12. HDP60-04	Eric & Megan Lindberg		Michael Ln	5881
13. HDP69-04	Sheila & Michael Bradburn	8	Hawks Hill Ct	3700
14. HDP34-05	Fatemeh Ghanbari	24	Ruth Ct	3516
15. HDP36-05	Hossein Malekzadeh	1446	Reliez Valley Rd	5246
16. HDP42-05	Dianne Holmes	5	Gable Ln	3983
				84619
Average = 5288.69 sq.ft. GFA				

2000-2005 DR & HDP Applications for New Homes				
Application Number	Owner Name	Site Street #	Site Street Name	Gross Floor Area
1. HDP30-04	Gary & Judy Collins	4136	Canyon Rd	7876
2. HDP07-02	Richard & Kelli Shore	147	Camellia Ln	7619
3. DR60-00	Rene Breber and Peter Zolintakis	4200	Canyon Way	7510
4. HDP51-03	Joseph & Ardis Guglielmo	1769	Ivanhoe Ave	7255
5. HDP73-03	Joseph A. Bermudez	820	Acalanes Rd	7099
6. HDP60-04	Eric & Megan Lindberg		Michael Ln	5881
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8. HDP77-03	Gennady Kertsman	3417	Woodview Dr	5291
9. HDP36-05	Hossein Malekzadeh	1446	Reliez Valley Rd	5246
10. DR47-01	Norm Hoffman	117	Secluded Pl	5201
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14. DR58-01	Matthew & Leslie Pease	1	Burton Vista Ct	5032
15. DR12-00	Norm Hoffman	810	Mountain View Drive	4997
16. HDP17-04	Michael O'Brien	1107	Rahara Dr	4914
17. DR17-02	Bruce Yates	1123	Oak Hill Rd	4873
18. HDP04-04	Lafayette Legacy Construction, Inc.	1111	Rahara Dr	4860
19. HDP24-03	Harvey M. Davis	3407	Shangri La Rd	4798
20. DR56-00	James & Carol Beebee	3367	Kim Rd	4758
21. HDP33-02	Stuart Bussey	1746	Reliez Valley Rd	4671
22. DR25-03	Arthur Bloedorn	12	Candlelight Ln	4628
23. DR28-03	Arthur Bloedorn	13	Candlelight Ln	4600
24. DR24-03	Arthur Bloedorn	10	Candlelight Ln	4522
25. HDP53-04	Henry Y. Yu	2	Lois Ln	4325
26. DR27-03	Arthur Bloedorn	15	Candlelight Ln	4146
27. DR26-03	Arthur Bloedorn	14	Candlelight Ln	4072
28. HDP42-05	Dianne Holmes	5	Gable Ln	3983
29. DR52-01	Basil A. Amso	12	Gable Ln	3940
30. HDP69-04	Sheila & Michael Bradburn	8	Hawks Hill Ct	3700
31. HDP35-04	Peter & Debbie Eva	949	Diablo Dr	3585
32. DR05-04	John and Laura Furstenthal	722	St Marys Rd	3532
33. HDP34-05	Fatemeh Ghanbari	24	Ruth Ct	3516
34. DR63-00	Rocky L. Young	55	Pidgeon Ct	3408
35. DR02-02	Liz Koepke	3330	Vaughn Rd	3192
				173905
Average = 4968.71 sq.ft. GFA				

Prepared by Greg Wolff, Senior Planner • 2006-03-28 • GFA = Gross Floor Area, including garage.

NOTE: Tabulation does not include new homes in the Hidden Oaks Subdivision.

# DR Applications New Homes 2002 - 2005

Application Number - Owner	Project Description	Staff Recommendation: ARC Recommendation ARC Comment	Action By Action	Triggers-At-A-Glance	Status Planner
DR12-00 Norm Hoffman	DR 12-00 NORMAN HOFFMAN (APPLICANT & OWNER), R-20: Request design review approval to construct a new single family residence as required by conditions for MS501-91, Parcel C per Section 6-2006 (g) Hillside and Ridgeline Preservation Ordinance, located at 810 Mountain View Drive, APN 241-150-018.	PC Approved with conditions	Approved with conditions	<input type="checkbox"/> Within a protected ridgeline setback? <input type="checkbox"/> Within 100-ft. of a ridgeline setback? <input type="checkbox"/> In the Hillside Overlay District? <input type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq.ft.? <input type="checkbox"/> Grading > 50 cu.yds.? <input type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input type="checkbox"/> Variance requested? <input type="checkbox"/> Tree Permit Requested?	GW
DR56-00 James & Carol Beebe	DR56-00 WILLIAM WOOD (APPLICANT), JIM & CAROL BEEBEE (OWNERS), R-20/R-40: Request design review approval to construct a two-story, single family residence located in a protected ridgeline per Section 6-2002(c) and Section 6-2007(a), located at 3387 Kim Road, APN 167-040-018.	PC Approved with conditions	Approved with conditions	<input type="checkbox"/> Within a protected ridgeline setback? <input type="checkbox"/> Within 100-ft. of a ridgeline setback? <input type="checkbox"/> In the Hillside Overlay District? <input type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq.ft.? <input type="checkbox"/> Grading > 50 cu.yds.? <input type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input type="checkbox"/> Variance requested? <input type="checkbox"/> Tree Permit Requested?	Passed Final JBC
DR58-00CC Jeffrey & Jackie Mann	DR58-00CC JEFFREY & JACKIE MANN (APPLICANTS & OWNERS), LR-10: Request to change the approved plans for a single-family residence to lower the gross floor area, lower the building height, revise the colors and materials, and revise the landscaping surrounding the residence located at 45 Prado Way, APN 231-060-001.	PC Approved with conditions	Approved with conditions	<input type="checkbox"/> Within a protected ridgeline setback? <input type="checkbox"/> Within 100-ft. of a ridgeline setback? <input type="checkbox"/> In the Hillside Overlay District? <input type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq.ft.? <input type="checkbox"/> Grading > 50 cu.yds.? <input type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input type="checkbox"/> Variance requested? <input type="checkbox"/> Tree Permit Requested?	Passed Final LC
DR60-00 Rene Breber and Peter Zolintakis	DR60-00 RENEE BREBER & PETER ZOLINTAKIS (APPLICANTS AND OWNERS) R-20: Request design review approval to construct a new two-story single family structure per Section 6-2002 (d) Hillside and Ridgeline Preservation Ordinance and Sensitive Resource Area and for total square footage of a structure over 6,000-sq. ft. per Section 6-275(b), located at 4200 Canyon Road, APN 247-180-002	PC Approved with conditions	Approved with conditions	<input type="checkbox"/> Within a protected ridgeline setback? <input type="checkbox"/> Within 100-ft. of a ridgeline setback? <input type="checkbox"/> In the Hillside Overlay District? <input type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq.ft.? <input type="checkbox"/> Grading > 50 cu.yds.? <input type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input type="checkbox"/> Variance requested? <input type="checkbox"/> Tree Permit Requested?	JBC
DR63-00 Rocky L. Young	DR63-00 ROCKY L. YOUNG (APPLICANT AND OWNER) R-10: Request design review approval per Section 6-1903 (e) to construct a new two-story single family residence on a lot under 30,000-sq. ft., located at 55 Pidgeon Ct., APN 252-012-028	DRC Approved with conditions	Approved with conditions	<input type="checkbox"/> Within a protected ridgeline setback? <input type="checkbox"/> Within 100-ft. of a ridgeline setback? <input type="checkbox"/> In the Hillside Overlay District? <input type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq.ft.? <input type="checkbox"/> Grading > 50 cu.yds.? <input type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input type="checkbox"/> Variance requested? <input type="checkbox"/> Tree Permit Requested?	Approved a MR
DR47-01 Norm Hoffman	DR47-01 NORMAN HOFFMAN (APPLICANT & OWNER), LR ZONING: Request design review approval to construct a new single family structure per Section 6-7172 LR zoning district, Section 6-2002 Hillside and Ridgeline Preservation Ordinance, located at 117 Secluded Place, APN 175-080-001	PC Approved with conditions	Approved with conditions	<input type="checkbox"/> Within a protected ridgeline setback? <input type="checkbox"/> Within 100-ft. of a ridgeline setback? <input type="checkbox"/> In the Hillside Overlay District? <input type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq.ft.? <input type="checkbox"/> Grading > 50 cu.yds.? <input type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input type="checkbox"/> Variance requested? <input type="checkbox"/> Tree Permit Requested?	Other (See MR
DR52-01 Basil A. Amso	DR52-01 BASIL A. AMSO (APPLICANT & OWNER), R-40 ZONING: Request for an exception to build within the ridgeline protected area per Section 6-2007(a) of the Lafayette Municipal Code "Hillside and Ridgeline Preservation" and request for design review approval per Section 6-2008 to construct a new, single-family residence on a lot located at 12 Gable Lane, APN 230-030-052	PC Approved with conditions	Approved with conditions	<input type="checkbox"/> Within a protected ridgeline setback? <input type="checkbox"/> Within 100-ft. of a ridgeline setback? <input type="checkbox"/> In the Hillside Overlay District? <input type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq.ft.? <input type="checkbox"/> Grading > 50 cu.yds.? <input type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input type="checkbox"/> Variance requested? <input type="checkbox"/> Tree Permit Requested?	GW

Application Number - Owner	Project Description	Staff Recommendation: ARC Comment	Action By Action	Triggers-Ar-A-Glance	Status Planner
DR58-01 Matthew & Leslie Pease 5032 sq. ft. GFA	DR58-01 WARD-YOUNG ARCHITECTS (APPLICANT), MATTHEW & LESLIE PEASE (OWNERS), R-20 ZONING: Request for design review approval per Section 6-2006 and 6-787 (b) to construct a new single-family residence over 30 ft. high in a sensitive resource area, located at the intersection of St. Mary's Road and Burton Vista Court. APN 238-080-012.	CC Approved with conditions	<input type="checkbox"/> Within a protected ridge/line setback? <input type="checkbox"/> Within 100-ft. of a ridge/line setback? <input type="checkbox"/> In the Hillside Overlay District? <input type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq.ft.?	<input type="checkbox"/> Grading > 50 cu.yds. <input type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input type="checkbox"/> Variance requested? <input type="checkbox"/> Tree Permit Requested?	MR
DR02-02 Liz Koepke 3182 sq. ft. GFA	DR02-02 ELIZABETH KOEPKE (APPLICANT AND OWNER) R-20 ZONING: Request for a design review approval per Section 6-1903 (a) of the Lafayette Municipal Code to construct a new two-story, single-family dwelling, located at 3330 Vaughn Road. APN 167-280-017.	DRC Approved with conditions	<input type="checkbox"/> Within a protected ridge/line setback? <input type="checkbox"/> Within 100-ft. of a ridge/line setback? <input type="checkbox"/> In the Hillside Overlay District? <input type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq.ft.?	<input type="checkbox"/> Grading > 50 cu.yds. <input type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input type="checkbox"/> Variance requested? <input type="checkbox"/> Tree Permit Requested?	MR
DR17-02 Bruce Yates 4873 sq. ft. GFA	DR17-02 BRUCE BALLENTINE (APPLICANT), BRUCE YATES (OWNER), R-10 ZONING: Request for design review approval per Section 6-1903(a) of the Lafayette Municipal Code to construct a two-story, single-family residence on a lot less than 30,000 sq. ft., located at 1123 Oak Hill Road. APN 244-220-073.	DRC Approved with conditions	<input type="checkbox"/> Within a protected ridge/line setback? <input type="checkbox"/> Within 100-ft. of a ridge/line setback? <input type="checkbox"/> In the Hillside Overlay District? <input type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq.ft.?	<input type="checkbox"/> Grading > 50 cu.yds. <input type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input type="checkbox"/> Variance requested? <input type="checkbox"/> Tree Permit Requested?	GW
DR25-02 Robert F & Dolores Miller 5162 sq. ft. GFA	DR25-02 JOSEPH FARRELL (APPLICANT), ROBERT & DOLORES MILLER (OWNERS), R-20 ZONING: Request design review approval per Section 6-1903 (a) of the Lafayette Municipal Code to construct a new two-story single-family residence over 17 ft. high, located at 3364 Las Huertas Rd. APN 234-200-018.	DRC Approved with conditions	<input type="checkbox"/> Within a protected ridge/line setback? <input type="checkbox"/> Within 100-ft. of a ridge/line setback? <input type="checkbox"/> In the Hillside Overlay District? <input type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq.ft.?	<input type="checkbox"/> Grading > 50 cu.yds. <input type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input type="checkbox"/> Variance requested? <input type="checkbox"/> Tree Permit Requested?	Other (See MR
DR33-02 George Gousios 5456 sq. ft. GFA	DR33-02 WARD-YOUNG ARCHITECTS (APPLICANT), ARISTIDES & VICKI GOUSIOS (OWNERS), R-20 ZONING: Request for design review approval of plans for a new two-story single family residence and associated landscaping per Tract 7785 conditions of approval, located at 21 Nemica Lane. APN: 240-040-008. Project Planner: Janet Homnigrausen, Contract Planner (510) 528-8339	DRC Approved with conditions	<input type="checkbox"/> Within a protected ridge/line setback? <input type="checkbox"/> Within 100-ft. of a ridge/line setback? <input type="checkbox"/> In the Hillside Overlay District? <input type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq.ft.?	<input type="checkbox"/> Grading > 50 cu.yds. <input type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input type="checkbox"/> Variance requested? <input type="checkbox"/> Tree Permit Requested?	GW
DR24-03 Arthur Bloedorn 4522 sq. ft. GFA	DR24-03 JEFF WOODS, BLACK MOUNTAIN DEVELOPMENT (APPLICANT), ARTHUR BLOEDORN (OWNER), R-20 ZONING: Request for design review approval pursuant to condition D1 of subdivision TR8124, which created the lot, and Section 6-275 of the Lafayette Municipal Code, to construct a new, two-story, 4,500 +/- sq. ft., single-family residence on a 33,120 sq. ft. vacant lot, located at 10 Candlelight Lane (Lot #10). APN 230-180-022.	DRC Approved with conditions	<input type="checkbox"/> Within a protected ridge/line setback? <input type="checkbox"/> Within 100-ft. of a ridge/line setback? <input type="checkbox"/> In the Hillside Overlay District? <input type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq.ft.?	<input type="checkbox"/> Grading > 50 cu.yds. <input type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input type="checkbox"/> Variance requested? <input type="checkbox"/> Tree Permit Requested?	GW
DR25-03 Arthur Bloedorn 4828 sq. ft. GFA	DR25-03 JEFF WOODS, BLACK MOUNTAIN DEVELOPMENT (APPLICANT), ARTHUR BLOEDORN (OWNER), R-20 ZONING: Request for design review approval pursuant to condition D1 of subdivision TR8124, which created the lot, and Section 6-275 of the Lafayette Municipal Code, to construct a new, two-story, 4,600 +/- sq. ft., single-family residence on a 20,008 sq. ft. vacant lot, located at 12 Candlelight Lane (Lot #2). APN 230-180-023.	DRC Approved with conditions	<input type="checkbox"/> Within a protected ridge/line setback? <input type="checkbox"/> Within 100-ft. of a ridge/line setback? <input type="checkbox"/> In the Hillside Overlay District? <input type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq.ft.?	<input type="checkbox"/> Grading > 50 cu.yds. <input type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input type="checkbox"/> Variance requested? <input type="checkbox"/> Tree Permit Requested?	GW

Application Number - Owner	Project Description	Staff Recommendation: ARC Comment	Action By Action	Triggers-At-A-Glance	Status Planner	
DR26-03 Arthur Bloedorn	DR26-03 JEFF WOODS, BLACK MOUNTAIN DEVELOPMENT (APPLICANT), ARTHUR BLOEDORN (OWNER), R-20 ZONING. Request for design review approval pursuant to condition D1 of subdivision TR8124, which created the lot, and Section 6-275 of the Lafayette Municipal Code, to construct a new, one-story, 4,100 +/- sq.ft., single-family residence on a 40,650 sq.ft. vacant lot, located at 14 Candlelight Lane (Lot #6). APN 230-180-024.	4072 sq.ft. GFA	DRC Approved with conditions	<input type="checkbox"/> Within a protected ridge/line setback? <input type="checkbox"/> Within 100-ft. of a ridge/line setback? <input type="checkbox"/> In the Hillside Overlay District? <input type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq.ft.?	<input type="checkbox"/> Grading > 50 cu.yds. <input type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input type="checkbox"/> Variance requested? <input type="checkbox"/> Tree Permit Requested?	GW
DR27-03 Arthur Bloedorn	DR27-03 JEFF WOODS, BLACK MOUNTAIN DEVELOPMENT (APPLICANT), ARTHUR BLOEDORN (OWNER), R-20 ZONING. Request for design review approval pursuant to condition D1 of subdivision TR8124, which created the lot, and Section 6-275 of the Lafayette Municipal Code, to construct a new, one-story, 4,100 +/- sq.ft., single-family residence on a 26,880 sq.ft. vacant lot, located at 15 Candlelight Lane (Lot #4). APN 230-180-025.	4146 sq.ft. GFA	DRC Approved with conditions	<input type="checkbox"/> Within a protected ridge/line setback? <input type="checkbox"/> Within 100-ft. of a ridge/line setback? <input type="checkbox"/> In the Hillside Overlay District? <input type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq.ft.?	<input type="checkbox"/> Grading > 50 cu.yds. <input type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input type="checkbox"/> Variance requested? <input type="checkbox"/> Tree Permit Requested?	GW
DR28-03 Arthur Bloedorn	V28-03 JEFF WOODS, BLACK MOUNTAIN DEVELOPMENT (APPLICANT), ARTHUR BLOEDORN (OWNER), R-20 ZONING. Request for variance from Section 6-789 of the Lafayette Municipal Code, to reduce the front yard setback from the required 25-ft. to 15-ft. to construct a new, one-story, 4,100 +/- sq.ft., single-family residence on a 26,880 sq.ft. vacant lot, located at 15 Candlelight Lane (Lot #4). APN 230-180-025.	4600 sq.ft. GFA	DRC Approved with conditions	<input type="checkbox"/> Within a protected ridge/line setback? <input type="checkbox"/> Within 100-ft. of a ridge/line setback? <input type="checkbox"/> In the Hillside Overlay District? <input type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq.ft.?	<input type="checkbox"/> Grading > 50 cu.yds. <input type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input type="checkbox"/> Variance requested? <input type="checkbox"/> Tree Permit Requested?	GW
DR05-04 John and Laura Furstenthal	DR05-04 WARD-YOUNG ARCHITECTS (APPLICANT), JOHN & LAURA FURSTENBERG (OWNERS), R-20 ZONING. Request for design review approval per Section 6-1905 of the Lafayette Municipal Code and request for a grading permit per Ordinance to construct a new two-story single-family residence and request for grading permit approval per Ordinance 556 for grading to exceed 50 cubic yards on a vacant parcel located at 722 St. Mary's Road. APN 236-070-018	3532 sq.ft. GFA	ZA W/ PH Approved with conditions	<input type="checkbox"/> Within a protected ridge/line setback? <input type="checkbox"/> Within 100-ft. of a ridge/line setback? <input type="checkbox"/> In the Hillside Overlay District? <input type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq.ft.?	<input type="checkbox"/> Grading > 50 cu.yds. <input type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input type="checkbox"/> Variance requested? <input type="checkbox"/> Tree Permit Requested?	Passed Final GLW
DR17-04 Daniel Ridings	DR17-04 DANIEL RIDING (APPLICANT & OWNER), R-10 ZONING. Request for design review approval per Section 6-1903 of the Lafayette Municipal Code to construct a new single family residence over 17-ft. high located at 3628 Brook Street APN 243-080-019.	5107 sq.ft. GFA	DRC Approved with conditions	<input type="checkbox"/> Within a protected ridge/line setback? <input type="checkbox"/> Within 100-ft. of a ridge/line setback? <input type="checkbox"/> In the Hillside Overlay District? <input checked="" type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq.ft.?	<input type="checkbox"/> Grading > 50 cu.yds. <input type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input type="checkbox"/> Variance requested? <input type="checkbox"/> Tree Permit Requested?	GLW

# HDP Applications New Homes 2002 - 2005

Application Number - Owner	Project Description	Staff Recommendation: ARC Recommendation	Action By Action	Triggers-At-A-Glance	Status Planner
HDP07-02 Richard & Kelli Shore	HDP07-02 RICHARD & KELLI SHORE (APPLICANTS & OWNERS), R-20 ZONING: Request for Hillside Development Permit approval per Section 6-2015 of the Lafayette Municipal Code and request for design review approval per Sections 6-1903(a) and 6-276(c) of the Lafayette Municipal Code to construct a new, two-story, single-family residence, exceeding 6,000 sq. ft. gross floor area and 17'-0" in height and request for grading permit approval per Ordinance 536 for grading to exceed 50 cubic yards within the Hillside Overlay District, located at 147 Camella Lane, APN 248-680-000.	4		<input type="checkbox"/> Within a protected ridge/line setback? <input type="checkbox"/> Within 100-ft. of a ridge/line setback? <input type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input type="checkbox"/> In the Hillside Overlay District? <input type="checkbox"/> Variance requested? <input type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq. ft.? <input type="checkbox"/> Tree Permit Requested?	LC
HDP33-02 Stuart Bussey	HDP33-02 MONIQUE DISMUKES, WILLIAM WOOD ARCHITECTS (APPLICANT), STUART BUSSEY (OWNER), R-20 ZONING: Request for a Hillside Development Permit per Section 6-2015 of the Lafayette Municipal Code to construct a new, two-story, single-family residence in the Hillside Overlay District, located at 1746 Relex Valley Road, Lot "A", of MS505-96, APN 187-280-031. Project Planner: Shawna Brekke-Raad, Contract Planner, Tel. (510) 482-4732	Approved with conditions		<input type="checkbox"/> Within a protected ridge/line setback? <input type="checkbox"/> Within 100-ft. of a ridge/line setback? <input type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input type="checkbox"/> In the Hillside Overlay District? <input type="checkbox"/> Variance requested? <input type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq. ft.? <input type="checkbox"/> Tree Permit Requested?	Other (See GW)
HDP24-03 Harvey M. Davis	HDP24-03 NICK STODDARD, ARCHITECT (APPLICANT), HARVEY M. DAVIS (OWNER), R-40 ZONING: Request for Hillside Development Permit approval per Section 6-2015 of the Lafayette Municipal Code and request for design review per Section 6-1903 (a) to construct a new, two-story, single-family residence approximately 5,850 sq. ft. in size and request for grading permit approval per Ordinance 536 for grading to exceed 200 cubic yards within the Hillside Overlay District, located at 3407 Shangri La Road, APN 167-202-013.	DRC Approved with conditions		<input type="checkbox"/> Within a protected ridge/line setback? <input type="checkbox"/> Within 100-ft. of a ridge/line setback? <input type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input type="checkbox"/> In the Hillside Overlay District? <input type="checkbox"/> Variance requested? <input type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq. ft.? <input type="checkbox"/> Tree Permit Requested?	Approved a MR
HDP51-03 Joseph & Ardis Guglielmo	HDP51-03 CHRIS WRIGHT (APPLICANT & OWNER), LR-10 ZONING: Request for Hillside Development Permit per Section 6-2015 of the Lafayette Municipal Code and request for design review approval per Sections 6-276 and 6-1903 for development exceeding 6,000 sq. ft. and 17'-ft. in height to construct a new 6,263 sq. ft. house and 992 sq. ft. detached accessory structure (totaling 7,255 sq. ft.) on a vacant lot located within the Hillside Overlay District, located at 1789 Vanhoose Avenue APN 167-280-001	DRC Approved with conditions		<input type="checkbox"/> Within a protected ridge/line setback? <input type="checkbox"/> Within 100-ft. of a ridge/line setback? <input type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input type="checkbox"/> In the Hillside Overlay District? <input type="checkbox"/> Variance requested? <input type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq. ft.? <input type="checkbox"/> Tree Permit Requested?	Passed Final GW
HDP73-03 Joseph A. Bermudez	HDP73-03 THE BOHON GROUP, INC. (APPLICANT), JOSEPH BERMUDEZ (OWNER), R-10 ZONING AND HO-D: Request for approval for (1) a hillside development permit pursuant to section 6-2015 of the Lafayette Municipal Code (LMC); (2) design review pursuant to sections 6-1903(a) and 6-276(c), LMC; (3) a grading permit pursuant to Chapter 3-7, LMC; and (4) a category II tree permit pursuant to chapter 6-25, to construct a new, two-story, single-family residence, exceeding 6,000 sq. ft. in gross floor area and 17'-0" in height on a vacant parcel within the Hillside Overlay District, located on Aclanias Road, APN 252-040-021.	DRC 4		<input type="checkbox"/> Within a protected ridge/line setback? <input type="checkbox"/> Within 100-ft. of a ridge/line setback? <input type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input type="checkbox"/> In the Hillside Overlay District? <input type="checkbox"/> Variance requested? <input type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq. ft.? <input type="checkbox"/> Tree Permit Requested?	Approved a CS
HDP77-03 Gennady Kertsman	HDP77-03 GENNADY KERTSMAN (APPLICANT & OWNER), R-20 ZONING: Request for a Hillside Development Permit per Sections 6-2015 and 6-1905 of the Lafayette Municipal Code to construct a new 5,291 sq. ft., two-story single-family residence and attached garage, and request for grading permit approval per Ordinance 536 for grading over 50 cubic yards within the Hillside Overlay District, located at 3417 Woodview Dr, APN 238-180-008	DRC Approved with conditions		<input type="checkbox"/> Within a protected ridge/line setback? <input type="checkbox"/> Within 100-ft. of a ridge/line setback? <input type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input type="checkbox"/> In the Hillside Overlay District? <input type="checkbox"/> Variance requested? <input type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq. ft.? <input type="checkbox"/> Tree Permit Requested?	Approved a MR
HDP04-04 Lafayette Legacy Construction, Inc.	HDP04-04 MICHAEL O'BRIEN, LAFAYETTE LEGACY CONSTRUCTION, INC. (APPLICANT & OWNER), R-20 ZONING: Request for Hillside Development Permit approval per Section 6-2015 of the Lafayette Municipal Code and request for design review approval per Section 6-271 and request for grading permit approval per Ordinance 536 for grading in excess of 50 cubic yards to construct a new two-story single-family residence within the Hillside Overlay District, located at 11111 Ruharsa Drive, APN 247-070-008	DRC Approved		<input type="checkbox"/> Within a protected ridge/line setback? <input type="checkbox"/> Within 100-ft. of a ridge/line setback? <input type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input type="checkbox"/> In the Hillside Overlay District? <input type="checkbox"/> Variance requested? <input type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq. ft.? <input type="checkbox"/> Tree Permit Requested?	LC

Application Number Owner	Project Description	Staff Recommendation: ARC Recommendation ARC Comment	Action By Action	Triggers-Ar-A-Glance	Status Planner	
HDP17-04 Michael O'Brien	HDP17-04 MICHAEL O'BRIEN, LAFAYETTE LEGACY CONSTRUCTION, INC. (APPLICANT & OWNER), R-20 ZONING: Request for Hillside Development Permit approval per Section 6-2015 of the Lafayette Municipal Code and request for design review approval per Section 6-210 and request for grading permit approval per Section 6-250 for grading areas of 50 cubic yards for a new two-story family residence within the Hillside Overlay District, located at 1107 Rainier Drive. APN 247-070-010	DRC	4	<input type="checkbox"/> Within a protected ridge line setback? <input type="checkbox"/> Within 100-ft. of a ridge line setback? <input type="checkbox"/> In the Hillside Overlay District? <input type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq.ft.?	<input type="checkbox"/> Grading > 50 cu.yds? <input type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input type="checkbox"/> Variance requested? <input type="checkbox"/> Tree Permit Requested?	LC
HDP30-04 Gary & Judy Collins	HDP30-04 MICHAEL HOLLMAN (APPLICANT), GARY & JUDY (OWNER), R-20 ZONING: Request for (1) Hillside Development Permit pursuant to Section 6-2015 of the Lafayette Municipal Code (LMC); (2) Design Review approval pursuant to Section 6-1903 & 6-275 (b), LMC; to construct a new two-story single family residence within the Hillside Overlay District, located at 4136 Canyon Road. APN 247-150-013	DRC	-	<input type="checkbox"/> Within a protected ridge line setback? <input type="checkbox"/> Within 100-ft. of a ridge line setback? <input type="checkbox"/> In the Hillside Overlay District? <input type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq.ft.?	<input type="checkbox"/> Grading > 50 cu.yds? <input type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input type="checkbox"/> Variance requested? <input type="checkbox"/> Tree Permit Requested?	LC
HDP35-04 Peter & Debbie Eva	HDP35-04 PETER & DEBBIE EVA (APPLICANTS & OWNERS), R-6 ZONING: Request for (1) Hillside Development Permit pursuant to Sections 6-2015 of the Lafayette Municipal Code (LMC); (2) Design Review approval pursuant to Sections 6-1903, LMC; (3) Grading Permit approval pursuant to Chapter 3-7, LMC; to construct a new 4223 sq. ft., two-story single-family residence and garage, 17-ft. in height, at the Hillside Overlay District, located on a vacant property at 949 Diablo Dr. APN 254-100-028.	DRC	DRC	<input type="checkbox"/> Within a protected ridge line setback? <input type="checkbox"/> Within 100-ft. of a ridge line setback? <input type="checkbox"/> In the Hillside Overlay District? <input type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq.ft.?	<input type="checkbox"/> Grading > 50 cu.yds? <input type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input type="checkbox"/> Variance requested? <input type="checkbox"/> Tree Permit Requested?	Passed Final MFR
HDP53-04 Henry Y. Yu	HDP53-04 MICHAEL DAVIS (APPLICANT) HENRY YU (OWNER), R-20 ZONING: Request for (1) Hillside Development Permit pursuant to Section 6-2015 & 6-2070 of the Lafayette Municipal Code, (2) Design Review approval pursuant to Section 6-1903 for a structure over 17-ft. in height; (3) Grading permit approval pursuant to Section 3-701 et. seq. to exceed 200 cubic yards in grading to construct a new two-story single-family residence on a vacant property within the Hillside Overlay District, located at 2 Lots Lane. APN 244-130-021.	DRC	DRC	<input type="checkbox"/> Within a protected ridge line setback? <input type="checkbox"/> Within 100-ft. of a ridge line setback? <input type="checkbox"/> In the Hillside Overlay District? <input type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq.ft.?	<input type="checkbox"/> Grading > 50 cu.yds? <input type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input type="checkbox"/> Variance requested? <input type="checkbox"/> Tree Permit Requested?	GLW
HDP60-04 Eric & Megan Lindberg	HDP60-04 TIM WARD, WARD YOUNG ARCHITECTS (APPLICANT), ERIC & MEGAN LINDBERG (OWNERS), LR-10 ZONING: Request for (1) Hillside Development Permit per section 6-2015 of the Lafayette Municipal Code (LMC); (2) Request for an exception to permit development within Class I ridge line setback pursuant to Section 6-2068; (3) Design Review approval for a detached 3 car garage, barn, and riding area located on an unaddressed vacant parcel on Burton Ridge within the Hillside Overlay District, accessed via Michael Lane. APN 238-080-032. (Italicized text indicates new requests)	DRC > PC DRC > PC	PC	<input type="checkbox"/> Within a protected ridge line setback? <input type="checkbox"/> Within 100-ft. of a ridge line setback? <input type="checkbox"/> In the Hillside Overlay District? <input type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq.ft.?	<input type="checkbox"/> Grading > 50 cu.yds? <input type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input type="checkbox"/> Variance requested? <input type="checkbox"/> Tree Permit Requested?	LC
HDP69-04 Sheila & Michael Bradburn	HDP69-04 TIM WARD, WARD YOUNG ARCHITECTURE (APPLICANT), MIKE & SHEILA BRADBURN (OWNERS), LR-10 ZONING: Request for (1) Hillside development permit pursuant to Sections 6-2015 of the Lafayette Municipal Code (LMC); (2) Design Review approval pursuant to Section 6-1903 (LMC); and (3) Grading Permit to grade roughly 650 cubic yards pursuant to Chapter 3-7, LMC; to construct a new 4,300 sq.ft., two-story single family residence located at 8 Hawks Hill Court. APN 167-080-007.	DRC > PC DRC > PC	PC	<input type="checkbox"/> Within a protected ridge line setback? <input checked="" type="checkbox"/> Within 100-ft. of a ridge line setback? <input checked="" type="checkbox"/> In the Hillside Overlay District? <input checked="" type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq.ft.?	<input checked="" type="checkbox"/> Grading > 50 cu.yds? <input type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input checked="" type="checkbox"/> Variance requested? <input type="checkbox"/> Tree Permit Requested?	CDs submit GW

Application Number - Owner	Project Description	Staff Recommendation: ARC Comment	Action By Action	Triggers-At-A-Glance	Status Planner	
HDP34-05 Fateme Ghanbari	HDP34-05 FATEMEH GHANBARI (APPLICANT & OWNER), R-10 ZONING. Request for (1) Hillside Development Permit per section 6-2015 of the Lafayette Municipal Code (LMC), (2) grading to exceed 200 cubic yards to construct new two-story single family residential structure at 17 ft. in height on a vacant lot in the Hillside Overlay District, located at 24 Ruth Court. APN 185-400-028.	Planning Commission DRC -> PC Chris 877-546-0457	-	<input type="checkbox"/> Within a protected ridgeline setback? <input checked="" type="checkbox"/> Within 100-ft. of a ridgeline setback? <input checked="" type="checkbox"/> In the Hillside Overlay District? <input checked="" type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq.ft.?	<input checked="" type="checkbox"/> Grading > 50 cu.yds? <input type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input type="checkbox"/> Variance requested? <input type="checkbox"/> Tree Permit Requested?	In public he GLW
HDP36-05 Hossein Malekzadeh	HDP36-05 ROBERT KENDALL & ASSOCIATES (APPLICANT), VIDA & HOSSEOM MALEKZADEH (OWNERS), R-40 ZONING. Request for (1) Hillside Development Permit per section 6-2015 of the Lafayette Municipal Code (LMC), (2) Design review per section 6-1905 LMC and per MS511-87 condition of approval #12 and (3) Grading permit per section 6-3701 et seq. for grading to exceed 200 cubic yards to construct a new two-story single family residence exceeding 17 ft. in height on a vacant lot in the Hillside Overlay District, located at 1448 Relliz Valley Rd. APN 230-100-017.	DRC DRC	DRC Approved	<input type="checkbox"/> Within a protected ridgeline setback? <input type="checkbox"/> Within 100-ft. of a ridgeline setback? <input checked="" type="checkbox"/> In the Hillside Overlay District? <input checked="" type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq.ft.?	<input checked="" type="checkbox"/> Grading > 50 cu.yds? <input checked="" type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input type="checkbox"/> Variance requested? <input checked="" type="checkbox"/> Tree Permit Requested?	Final action LC
HDP42-05 Dianne Holmes	HDP42-05 BRUCE BALLENTINE (APPLICANT), DIANNE HOLMES (OWNER), LR-10 ZONING. Request for (1) Hillside Development Permit pursuant to Section 6-2015 of the Lafayette Municipal Code (LMC), (2) Exception to permit development within Class II Organic Setback pursuant to Section 6-2027 LMC, (3) Design Review pursuant to Section 6-1905 LMC, and (4) Grading Permit pursuant to Section 6-3701 LMC to construct a one-story single family residence exceeding 17 ft. in height on a vacant lot within the Hillside Overlay District, located at 5 Gable Lane. APN 230-030-028 (See secondary application V12-05)	DRC > PC DRC > PC	PC Approved	<input checked="" type="checkbox"/> Within a protected ridgeline setback? <input checked="" type="checkbox"/> Within 100-ft. of a ridgeline setback? <input checked="" type="checkbox"/> In the Hillside Overlay District? <input checked="" type="checkbox"/> Over 17-ft. in height to ridge? <input type="checkbox"/> SFR Development > 6,000 sq.ft.?	<input checked="" type="checkbox"/> Grading > 50 cu.yds? <input type="checkbox"/> DR required as condition of approval? <input type="checkbox"/> In a commercial or MFR Zone? <input checked="" type="checkbox"/> Variance requested? <input type="checkbox"/> Tree Permit Requested?	Final action LC