

City of Lafayette Staff Report

For: Design Review Commission
By: Glenda Warmoth, Assistant Planner
Date Written: January 19, 2006
Meeting Date: January 24, 2006
Subject: **HDP18-05 WARD-YOUNG ARCHITECTS (APPLICANT), PAUL & ALISON COCOTIS (OWNERS) R-20 ZONING:** Request for: (1) Hillside Development Permit pursuant to Section 6-2015 of the Lafayette Municipal Code (LMC); (2) An exception to permit development within a Class II Ridgeline Setback pursuant to Section 6-2027; (3) Design Review approval pursuant to Sections 6-1903 & 6-271 6-275 (b); and (4) Grading Permit pursuant to Chapter 3-7, to construct a one-story, single-family residence in the Hillside Overlay District, located on a vacant lot at 11 Hawk Canyon Place. APN 238-190-002.

Statutory Deadline: March 24, 2006 (with a PSA extension)

Summary of Request

Trigger	Yes	No	Trigger	Yes	No
Within a protected ridgeline setback?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grading > 50 cu. yds.?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Within 100-ft. of a ridgeline setback?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	DR required as condition of approval?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
In the Hillside Overlay District?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In a commercial or MFR zone?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Over 17-ft. in height to ridge?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Variance requested?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SFR Development > 6,000 sq. ft.?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tree Permit Requested?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please see staff report prepared for the January 10, 2006 Design Review Commission meeting. No alterations have been made.

Jan 4, 2006

RECEIVED

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CITY OF LAFAYETTE
PLANNING DEPT.

Dear Commissioners,

I am writing in regards to the proposed building on 11 Hawk Canyon Place. I have lived on Sweetbriar Circle for around 20 years. One of my biggest pleasures is sitting in my back yard looking out at the lovely hills. I am very surprised that you are even ~~considering~~ considering allowing the construction of a large home on top of such a beautiful hill.

I am unable to attend the meeting on January 10th but know that I am very much opposed to this construction.

Thank you

City of Lafayette Staff Report

For: Design Review Commission
By: Glenda Warmoth, Assistant Planner
Date Written: January 3, 2006
Meeting Date: January 10, 2006
Subject: **HDP18-05 WARD-YOUNG ARCHITECTS (APPLICANT), PAUL & ALISON COCOTIS (OWNERS) R-20 ZONING:** Request for: (1) Hillside Development Permit pursuant to Section 6-2015 of the Lafayette Municipal Code (LMC); (2) An exception to permit development within a Class II Ridgeline Setback pursuant to Section 6-2027; (3) Design Review approval pursuant to Sections 6-1903 & 6-271 6-275 (b); and (4) Grading Permit pursuant to Chapter 3-7, to construct a one-story, single-family residence in the Hillside Overlay District, located on a vacant lot at 11 Hawk Canyon Place. APN 238-190-002.
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In the Hillside Overlay District?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In a commercial or MFR zone?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Over 17-ft. in height to ridge?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Variance requested?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SFR Development > 6,000 sq. ft.?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tree Permit Requested?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Requests:

1. Hillside Development Permit pursuant to section 6-2015 of the Lafayette Municipal Code (LMC) to allow construction within the Hillside Overlay District.
2. Class II Ridgeline exception pursuant to section 6-2027 of the LMC to construct an addition which is within 250 feet of the center line of a class II ridge and higher than the 15 degree declination of the class II ridgeline.
3. Design Review approval pursuant to section 6-1905 of the LMC to construct a structure which exceeds 17 ft. in height.
4. Design Review approval pursuant to section 6-275(b) of the LMC to construct a structure which exceeds 6,000 sq. ft of gross floor area.
5. Grading approval per section 3-701 of the LMC to for grading which exceeds 200 cubic yards.

6. Category Tree removal approval pursuant to section 6-1707 of the LMC to grade and trench within the dripline of protected trees.

Site Conditions and Location

The 5.87-acres property is located near the intersection of Lucas Drive and Lucas Circle in Burton Valley. Hawk Canyon Place is a private road located to the south of Lucas Circle, which provides access to two other residential properties. Access to the subject property is via an existing up-sloped asphalt driveway that starts at the northwest corner of the parcel. There are at least twelve existing one-story and two-story residential properties within the class II ridgeline setback located along Lucas Drive and Lucas Circle.

Project Background

Minor Subdivision

In 1978, the City of Lafayette approved a minor subdivision (MSL2-78) for the development of four lots. Lots A, C, and D have been developed with single-family residences; the subject Lot B is vacant. Lots A and B are accessed via Hawk Canyon Road. Lots C and D are accessed via Lucas Court located off Lucas Drive.

Study Session

On September 14, 2004 the Design Review Commission reviewed this application in a study session. At that meeting, the Commission reviewed the applicant's proposal to site the building along the southwest of the hilltop. Property owners who received public notification were present at the meeting. Two property owners expressed concern about the impact on their views. Thereafter, the Commission recommended the following:

- 1) Explore placing the building to the rear of the hilltop and near the oaks.
- 2) Mitigate the driveway and building through landscaping; and
- 3) Keep the building height low.

Planning Commission

On April 21, 2005 the applicants presented their development proposal to the Planning Commission establish an appropriate building site. The presented plan included a house containing approximately 5, 900 sq. ft. of gross floor area, an access driveway between 15 and 25 ft. wide with a circular turnaround, and a swimming pool.

The Planning Commission evaluated three potential sites. Site A, located on the rear side of the hilltop, Site B located on the southeast of the hilltop and Site C located in the southern tip of the property. After much deliberation the Planning Commission moved to approve the application recommending development on Site A with development nestled back towards the trees.

In addition to discussing the appropriate building site the Planning Commission discussed the proposed building foot print which exceeded 6,000 and triggered design review approval. The project site location within a Class II ridgeline requires a stricter application of impacts for any proposed structures. Commissioners Michell, Chastain, and Humman all felt that starting size of any house proposed onsite should be 4,000 sq. ft. The bulk and mass should be studied along

with the offsite view impact and consistency with applicable findings. The Commission directed the applicant to demonstrate the difference between a 4,000 and 5,000 sq. ft. residence and the degree that the building design and location can successfully mitigate the impacts. Minutes from this meeting have been included as an attachment at the end of this staff report.

Design Review Commission

On November 8, 2005 the Design Review Commission conducted a public hearing, receiving a presentation from the applicant, architect and landscape architect and taking public comments. The applicants proposal included the construction of a new single family residence on site A containing 6,713 sq. ft. of gross floor area, a predominately single story profile, a vehicular access driveway wide enough for two cars and including a vehicle turn around, a water tower north east of the house site, and substantial landscaping additions to screen the residence and re vegetate the site. The improvements, as presented would add a 13,577 additional sq. ft. of impervious surface to the lot and maximum height of the residence would be 21 ft. 6in.

After deliberating the merits of the proposal the commission offered the following guidance to the applicants:

1. Demonstrate sufficient landscape screening for house and outdoor areas.
2. Address comments regarding appearance of excessive grading as it pertains to the manipulation of the promontory point of the private driveway to the garage.
3. Define the current and future outdoor living spaces and demonstrate necessary landscape shield
4. Address planting going up the driveway and around the house
5. Eliminate driveway lights or demonstrate their need
6. Demonstrate how the size works wit the site.
7. Address the Planning Commission’s concerns regarding a 4,000 sq. ft. starting size.

Project Scope

Scope of Work	Proposed (11-8-05)	Proposed (1-10-06)	Notes
Gross Floor Area	6,713. sq ft.	6,713 sq. ft.	No change
Structure Height	21. ft. 6 inches	21ft. 6 inches	No change
Grading	1640 cubic yards cut 1640 cubic yards fill	1560 cubic yards cut 1700 cubic yards fill	140 yards imported
Impervious surface	13,577 sq. ft.	11,731 sq. ft.	Existing 4,783 sq. ft.
Colors+ Materials Exterior siding	Sage, stained wood, brick & stone	Sage, stained wood, brick & stone	No change
Exterior Siding	Redwood shingles –sagebrush Flat clay tile –green	Redwood shingles – sagebrush Flat clay tile –green	
Accents	Copper gutters, stone chimney	Copper gutters, stone chimney	
Parking	Two 10 X 20 spaces in garage	Two spaces in garage	No change

Project Description

The proposed residence has a low single story profile reminiscent of prairie style architecture. The building will utilize natural redwood shingles stained in semi transparent sagebrush and have a flat clay tile roof also in green. The architectural accents including the chimney and wainscoting will be a mixture of stone and reclaimed bricks with wood beams and trim stained a reddish brown. Aged Copper will be used for the flashing and gutters.

The building has been sited on the existing pad which is located rear side of the hilltop. As the Planning Commission requested the residence has been nestled into the edge of the existing tree canopy. Vehicular access to the property will make use of the current driveway. A vehicle turn around will be installed approximately 260 ft in from the property at which point the driveway narrows and continues around to the proposed garage. Guest parking is proposed in the vehicle turn around.

Geotechnical

The applicant has submitted a Geotechnical report prepared by Berti-Lindquist Consulting Engineers (attached). The report dated January 24, 2005 evaluates the feasibility and slope stability of the project site. The Geotechnical report indicates that the eastern slope is the most hazardous location on the property for development. As for the southwestern slope, the report indicates that future development on this steep area would require extensive grading that would require further study and analysis. The report concludes that the hilltop pad is the most appropriate site for development.

House Size Analysis

In response to concerns raised by the Planning Commission and the Design Review Commission the applicants have revised the plans to include comparative massing studies in attempt to illustrate that a building 4,000 sq. ft in size will not have a greater offsite visual impact that an 6,000 sq. ft. residence. The applicant maintains that the difference between the two home sizes is indistinguishable when viewed from the tree streets of highest visibility, Sandalwood Court, and the intersection of Merriewood and Indian Way. The telephoto photos submitted clearly show the proposed residence will be visible from each street. The exhibits A through D in the project plans compare the building massing at 4, 000 and 6,000 sq. ft.

Public Comments

Public notices were mailed to property owners within 300 ft. of the subject parcel and notices were also posted around the parcel at least ten days prior to the scheduled meeting.

The project file contains a number of letters submitted by neighbors during the Planning Commission Review. The first letter was submitted by Rich Holoch who initially raised concerns regarding Site C and expressed approval of Site A. The second letter was submitted by John and Molly Ogro and expresses their support for development on the site. The third letter was received by Paul Lanzarotti expressed concern that the grading necessary to establish a house on the site not place adjacent homes in jeopardy. The fourth letter was sent by Ann Marie Marciarille and Brad DeLong. Their letter communicated concerns for proper grading and drainage to ensure landslide do not result from development of a new residence. All four letters are included as attachments at the conclusion of the staff report.

Since the first meeting in April one comment letter has been received. The letter was submitted by John and Molly Ogro and was in full support of the proposed development proposal.

Agency Responses

The project plans were referred to the City Engineer, City Landscape Consultant, and the Contra Costa Consolidated Fire Protection District (CCCFPD). Responses from all agencies are included as attachments to this staff report.

City Engineer

The Engineer submitted comments on the proposed application on November 14, 2005. The engineer requested a narrower vehicular driveway, revisions to the proposed drainage system, look for alternation pathways for utility trenching, revise the grading west of the revised not to exceed the existing slope, and requiring a preconstruction assessment of Lucas Drive and repairing any damage which occurs during construction.

In response to the city engineers comments the applicants have revise the proposal to not only shorten the length of the vehicular driveway but narrow its width. This has a resulted in a decrease of impervious surface by 1,846 sq. ft. The drainage plan has been revised to dissipate water north of the residence rather than feeding all site water to the catch basin at the end of the driveway. The location of the utility trenching has not been altered. Staff recommends requiring the applicant to make a formal water service application with East Bay Municipal Utility district to determine where the meter availability is for the site before agreeing the trench through a grove of protected trees the applicant's want to protect. The applicants have also revised the proposed drainage plan to include a dissipation area north of the residence.

On January 5, 2006 the City Engineer reviewed the revised plans and had the following comments:

1. The existing drainage swale shown along the northern property line should be revised to follow a nearby contour line.
2. The catch basin outside of the garage should be revised to cut across the driveway and sheet flow down the slope.
3. The connection from the turn around to the guest parking space should be removed along with the curb to the west of the driveway
4. The protect geotech should review the proposed drainage and grading plan to ensure the key ways are appropriately sited and the excavated dirt is suitable for fill.

Contra Costa Consolidated Fire Protection District

The CCCFPD submitted a review of the previous proposal on April 20, 2005. In addition to the standard conditions of approval they are required the following:

1. Vehicular driveway to be no less than 16 feet wide with a vertical clearance 13 feet and 6 inches
2. Any access gates should have a minimum width of 16 feet
3. A water tank meeting the rural water supply requirements is required

Landscape Consultant (InsideOut Design)

The city landscape consultant submitted review comments on December 2, 2005. The Consultant recommended the following alterations to the landscape plan:

1. Eliminate the proposed lights along the driveway
2. Eliminate the 18 inch curb by reducing the driveway width and moving it away from the slope
3. Remove, replace or relocated proposed planting along the entry drive.
4. Remove the specified Red oak, *Quercus rubra* along the western hillside
5. Remove the scarlet oak, *Quercus coccinea* from the western hillside
6. Revise the plant palette to lean towards Valley oaks
7. Provide a tree planting detail
8. Provide more oak trees higher along the western hillside to provide screening
9. Consider adding or relocated proposed oaks below the entry drive closer to the existing stand of trees.

In response the comments made by the landscape consultant and the design review commission the applicants revised the landscape plan. The new plan has removed all planting along the western edge of the vehicular driveway and added landscaping directly south of the residence in place of the former driveway path. The out door living areas are clearly defined northwest of the building, west of the garage and south of the residence next to the pedestrian bridge.

Staff Analysis

Bulk and Mass

Staff has visited the site and also conducted a visual evaluation of the property from onsite and off in addition to reviewing the project plans and supplemental materials. Building site A as demonstrated by the architect is the optimal site for development. The architectural style of the residence provides a low modest profile consistent with hillside development guidelines. Though a majority of the residence is single story the proposed maximum height of the two story portion is only 21 feet 6 inches in a zoning district which allows 35 feet.

The architectural style chosen for the residence presents a long and lean profile. The proposed details of extended exposed roof beams, low gables and craftsman styled columns are well suited to the existing vegetation and architectural style present in the surrounding neighborhood. The repetitive pattern in the windows and columns is represented on every façade creating a consistent well articulated expression. The use of wood shingle siding, and clay roofing coupled with stone wainscoting and recycled brick will assist the proposed residence in blending in the hillside environment.

House Size Analysis

The comparative bulk and mass analysis requested by both Commissions challenges the applicant to visually demonstrate that the 6,000 sq. ft. residence is an appropriate massing on a visible Hillside Lot. The proposed residence on site A places the building at the edge of existing tree grove effectively providing a natural screen of the building from Lucas Circle along the northeastern portion of the property. The building massing a predominately single story which

helps reduce the offsite visibility opportunities. The only two story massing is proposed facing the southern portion of the lot which has no immediate neighbors or visibility from streets identified on the viewing street list. The applicants have attempted to screen this mass with retaining walls along the end of the driveway which have an elevation 5 feet to 7 feet above the garage finished grade 670. When viewed from south this one would only see the gable end of the garage roof and the main floor of the residence along with the pedestrian bridge proposed over the driveway. In addition the applicants are proposing the addition of the landscaping below the lawn area south of the access drive to provide additional screening. The western elevation has the most offsite visibility. To further screen the house the applicants are proposing a landscape berm directly east upslope of the access driveway. As illustrated in Exhibit D the berm and its associated landscape will block views from offsite.

The building footprint is larger than 4,000 and the additional massing has a low profile and it is the applicants contention that the additional 2,000 square feet does not have a greater visibility impact. Although the proposed mitigation measures are assisting in filtering and blocking offsite views the applicants can improve the screening significantly by adding a second landscape berm southeast of the residence. In addition the pedestrian bridge should be removed as taller features are contrary design solution to the screening and natural hillside character of the lot.

Tree Protection

Further review of the City's tree protection ordinance yielded a definition for "destruction" of a tree which includes grading and trenching within the driplines. As a result the applicant will need a tree permit even though they are not proposing the removal of any trees. Currently the applicants are proposing the trench and bring the gas and water lines to the residence along the eastern side trenching through while the sanitary sewer line will run from Lucas Circle to the northern portion of the residence. Staff is recommending relocating all utilities to run along the vehicular driveway to minimize the onsite grading within tree driplines.

Traverso Tree Service surveyed once in June and again in July and proposed an arborist report for the applicant. Their report found 13 valley oaks and 10 coast live oak trees and stated that all could and should be retained as part of the application. Three trees were identified as being in a state of decline and not likely to survive another ten years. Traverso recommends planting additional trees to replace them when they die. The Traverso report considers the impacts that grading, pruning and soil compaction would have on the existing tree inventory. Only one tree has the potential to be affected by grading and that is tree number 10 a 26 inch coast live oak tree. The report states the following tree protection measures and ensuring the soil compaction and the native grade do not occur the tree will remain healthy. Staff recommends making Traverso's recommendation conditions of approval for the application.

Geotechnical

Berti-Lindquist Consulting Engineers Inc. conducted a geotechnical investigation of the subject property. Six test pits were dug and resulted in top soils overlying bedrock. One test pit was dug where the proposed water tank would be located and yielded the same results. The geotechnical report recommends using engineered fill on any area where improvements are proposed and bedrock is not at the surface. Currently the grading and drainage plans call for a balance on site. Staff recommends a statement from the engineer that soil on site is appropriate for use as fill or

engineered fill should be brought in for the project. In addition they recommended spread footing bearing on the bedrock to be used for structural support and all foundation are drilled, cast-in-place reinforced concrete piers. Staff recommends making the recommendation of Berti-Lingquist Consulting Engineers conditions of approval for the project.

Landscaping

The landscape plan proposes clumps of new trees northwest, west, south and directly east of the garage. The previously proposed vegetation along the western side of the vehicular driveway has been replaced with erosion control hydroseed. The proposed planting on the east side of the driveway and west of the residence is predominately evergreen using coast live oak trees. The landscaping proposed south the residence and east of the driveway is also predominately evergreen using a mix of arbutus, canyon live oaks and cast like oak trees. All areas just out side of the development will have erosion control hydroseed. New vegetation is also proposed east of the new water tank. The City's landscape consultant has recommended the use of valley oak trees as the predominate tree species to bled with the existing tree grove. Although this would provide a better blending with the existing environment it would not provide screening all year round.

Findings for Hillside Development Permit per Section 6-2067

- A. The development is consistent with the applicable goals and policies of the general plan and is in conformance with applicable zoning regulations.
- B. The development will preserve open space and physical features, including rock outcroppings and other prominent geological features, streams, streambeds and ponds, native vegetation, native riparian vegetation, animal habitats and other natural features.
- C. The development and each associated improvement is located and designed to complement the natural terrain and landscape of the site and surroundings properties, and how the development relates to the development pattern, including density and distribution, of the surrounding neighborhood.
- D. Structures in a hillside overlay district will, to the extent feasible, be located away from prominent locations such as ridgelines, hilltops, knolls and open slopes.
- E. Development grading will be minimized to reduce cut and fill, preserve existing geologic features, topographic conditions and existing vegetation, reduce short and long-term erosion, slides and flooding, and abate visual impacts.
- F. Each structure proposed complies with the city's residential design review guidelines, and development landscaping will ensure visual relief and complement each proposed structure to provide an attractive environment.
- G. The development will not create a nuisance, hazard or enforcement problem within the neighborhood or the city, nor require the City to provide an unusual or disproportionate level of public services.
- H. The new or replacement vegetation for the development is native to the surrounding area in areas abutting open space and natural areas, such as oak woodland, chaparral, grassland and riparian areas, excluding planting for erosion control or land stabilization.

Findings for exception to permit development within Class II ridgeline setback per Section 6-2069

In order to grant an exception to the prohibition of development on a class II ridge imposed by section 6-2023 or on a class III ridge imposed by section 6-2024, the planning commission shall find either that:

- A. Special conditions and unique characteristics of the subject property exist and a site plan and design is such that the proposed development would provide a result that satisfies the policies in section 6-2067 and 6-2070 or 6-2071, as the case may be, and that would otherwise satisfy the strict standards of sections 6-2023 or 6-2024; or
- B. An exception is necessary to allow an economically viable use of the property and the development meets the standards in section 6-2070 or 6-2071, as the case may be. In granting an exception under this subsection B the density:
 - 1. Shall not exceed the density permitted by the slope density formula or the underlying zoning district, whichever is less; and
 - 2. Shall not exceed that necessary to avoid an unconstitutional taking of property.

Findings required for approval of development on existing lots of record in hillside overlay district per Section 6-2070

The findings required to approve development on an existing lot of record in the hillside overlay district are the findings set forth in section 6-2067 and the following additional findings:

- A. When within a L-R-10 or L-R-5 district, within 100 feet of a restricted ridgeline area, or when a exception to a ridgeline setback has been granted, the development will result in each structure being substantially concealed when viewed from lower elevations from publicly owned property (including freeways, roadways, open space, parks and trails), using the viewing evaluation map as a guide to establish locations from which views are considered.
- B. The development uses site planning techniques to the extent feasible to preserve hillsides, knolls, ridgelines and open space, minimize grading and impacts to habitat, and preserve on-site open space and vegetation, terrain, scenic vistas, streams or other courses, or other areas of ecological significance.
- C. The development provides adequate emergency vehicle access, including turn-around space, to the building site and surrounding on-site undeveloped or isolated areas while protecting trees, minimizing grading and preserving to the extent feasible the natural hillside character of the site.
- D. The development, including site design and the location and massing of all structures and improvements will, to the extent feasible:
 - 1. Preserve the open space and uncluttered topography of the city;
 - 2. Minimize the loss of privacy to surrounding residents;

3. Not have a significant visual impact when viewed from lower elevations from publicly owned properties (including freeways, roadways, open space, parks and trails), using the viewing evaluation map as a guide; and
4. Not interfere with a ridgeline trail corridor or compromise the open space or scenic character of the corridor.

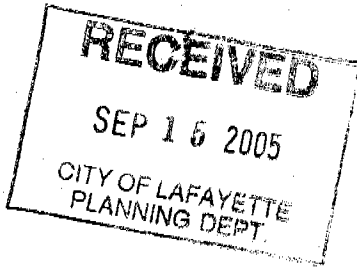
Recommendation

Staff recommends the Design Review Commission consider the application and provide direction to the applicant and a recommendation of approval to the Planning Commission. In addition staff suggests the following alterations:

1. Direct the applicant to follow InsideOut Designs planting recommendations including the use of more valley oak trees a deciduous species.
2. The recommendations of Berti-Lingquist should be conditions of approval.
3. The recommendations of Traverso Tree Service should be conditions of approval
4. Relocate all utilities to run along the vehicular driveway or provide letters from the respective companies stating why this cannot occur.
5. Remove the pedestrian bridge.
6. Remove the entry gate.
7. Obtaining a letter from the Geotechnical Engineer stating that onsite soils are suitable from on site fill.

Attachments

1. Application form
2. Maps and aerials prepared by planning staff
3. Minutes from November 8, 2005 Design Commission Meeting
4. Minutes from April 21, 2005 Planning Commission Meeting
5. Comment letter from John & Molly Ogro received November 1, 2005
6. Comment letter from Ann Marie Marciarille & Brad DeLong dated April 15, 2005
7. Comment letter from Paul Lanzarotti dated April 12, 2005
8. Comment letter from John & Molly Ogro dated April 13, 2005
9. Comment letter from Rich Holoch dated April 13, 2005
10. Comments from Tony Coe, City Engineer dated November 16, 2005
11. Letter from East Bay Municipal utility District dated December 30, 2005
12. Applicant's Geotechnical report prepared by Berti-Lindquist Consulting Engineers
13. InsideOut Design, Landscape Consultant review received December 2, 2005
14. Pruning letter from Traverso Tree Service dated December 2, 2005
15. Applicant's tree survey prepared by Traverso Tree Service
16. Letter from Paul & Alison Cocotis regarding the water tank received 30, 2005
17. Comments by Contra Costa Fire Protection District dated April 22, 2005
18. Visual Comparison submitted by the applicant with attached exhibits
19. Reduced (8.5 by 11) project plans dated October 25, 2005 and stamped with void
20. Reduced (11X17) project plans received December 22, 2005



Planning Services Division
 3675 Mt. Diablo Boulevard, Suite 210
 Lafayette, CA 94549
 Tel. (925) 284-1976 • Fax (925) 284-1122
<http://www.ci.lafayette.ca.us>

APPLICATION FOR HILLSIDE DEVELOPMENT PERMIT

APPLICANT: WARD YOUNG ARCH. & PLANNERS PHONE NO. (925) 289-3278
 ADDRESS: 3439 MT. DIABLO BLD# 200 LAFAYETTE, CA 94549
 LEGAL OWNER: PAUL COCOTIS PHONE NO. (925) 947-0754
 OWNER'S MAILING ADDRESS: 154 MARGARIDO DRIVE, WALNUT CREEK CA 94596
 PROJECT ADDRESS: 11 HAWKS CANYON PLACE PARCEL NO. 238-090-002
 APPROXIMATE LOCATION IF ADDRESS UNKNOWN: _____

REQUEST: TO CONSTRUCT (1) SINGLE FAMILY RESIDENCE ALONG W/ IMPROVEMENTS ON WHAT IS NOW A LOT OF RECORD IN THE R-20 ZONE WITHIN THE HILLSIDE OVERLAY DISTRICT WITHIN A CLASS II RIDGE

ZONING DESIGNATION: _____ FLOOD ZONE: _____

RIDGELINE SETBACK REQUIRED: No Yes Class I Ridge Class II Ridge Class III Ridge

EXCEPTIONS REQUESTED: No Yes Permit development within a Class I ridgeline setback (Complete FORM HDP-A) Permit development within a Class II or III ridgeline setback (Complete FORM HDP-B)

OTHER CONCURRENT APPLICATIONS: Land Use Permit Variance Lot Line Adjustment

IN GRANTING APPROVAL FOR THIS APPLICATION, A NUMBER OF FINDINGS MUST BE MADE. PLEASE RESPOND TO EACH STATEMENT LISTED ON THE REVERSE SIDE OF THIS APPLICATION AND TO ANY OTHER ACCOMPANYING FORM(S).

SIGNATURE OF APPLICANT: [Signature] DATE: 7/29/05
 SIGNATURE OF PROPERTY OWNER: [Signature] DATE: 9/2/05
 PRINT FULL NAME: Paul A. Cocotis



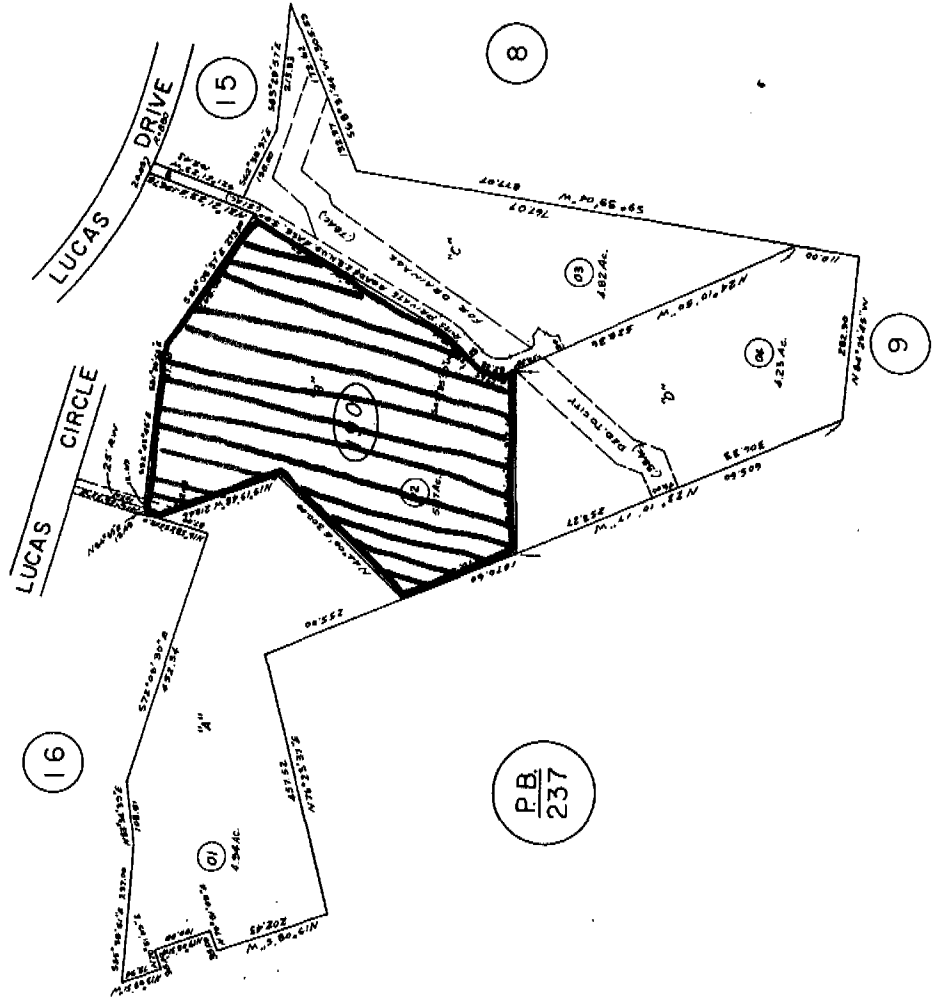
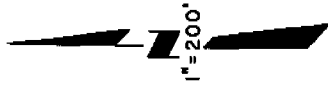
HDP18-05
 11 Hawk Canyon Place

Scale: 1" = 120'

N CityGIS5

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HDP18-05
11 Hawk Canyon Place

Scale: 1" = 150'
N CityGIS5

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