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Lafayette

Civic News

Public Meetings

City Council

Monday, September 10, 7:00 pm
Lafayette Library & Learning Center,
Community Hall, 3491 Mt. Diablo Blvd

Planning Commission

Monday, August 20, 7:00 pm
Lafayette Library & Learning Center,
Community Hall, 3491 Mt. Diablo Blvd

Design Review

Tuesday, August 27, 7:00 pm
Lafayette Library & Learning Center
in the Arts & Science Discovery
Center at 3491 Mt. Diablo Blvd.

Check online for agendas, meeting notes and announcements

City of Lafayette:

www.ci.lafayette.ca.us
Phone: (925) 284-1968

Chamber of Commerce:

www.lafayettechamber.org

Police Report



Lafayette Police Summary, week of July 29 to August 4, 2012

Burglaries:

- 700 block Los Palos Mnr
- 3400 block Golden Gate Way (commercial)
- 900 block South Thompson Rd.
- 3100 block Somerset Dr.
- 1000 block Miller Dr.
- 3200 block Stanley Blvd.
- 3600 block Mt. Diablo Blvd. (auto)
- 1100 block N. Thompson Rd.
- 3500 block Mt. Diablo Blvd. (auto)
- 1100 block Glen Rd.

Petty thefts:

- 100 block Beaumont Ct. (from vehicle)
- 100 block Lafayette Circle
- 3500 block Mt. Diablo Blvd. Panda Express

Vandalism:

- 1000 block Oak Hill Rd.
- 3400 block Golden Gate Way (twice)
- Deer Hill at Thompson
- Pleasant Hill at Stanley

Suspicious

Circumstances/Vehicle/Subject:

- 3400 block Monroe Ave
- Mt. Diablo at Pleasant Hill
- Ameno Dr at Pleasant Hill
- 3400 block Mt. Diablo Blvd.

Disturbances/Public Nuisance:

- 3500 block Brook St.
- 900 block S. Thompson Rd.
- 3700 block Mosswood Dr.
- 100 block Roxanne Ln
- 3600 block Mt. Diablo Blvd. Diablo Dr. at Hawthorn
- 3400 block Monroe (twice)
- 1200 block Vacation Dr.
- 3400 block Mt. Diablo Blvd.
- 1100 block Upper Happy Valley
- Laurel at Quandt

Traffic Stops:

Over 154 traffic stops logged within the same week.

Downtown Condo Developer Gets Feedback

By Cathy Tyson

Readers may remember the colorful Cherry Picker Party photo and story that was on the front page of this newspaper in April of this year – seven booms were rented to demonstrate the height and mass of a proposed condominium project in downtown Lafayette. The developer, KB Home, was back before the Planning Commission last week to garner feedback on the proposed condominium project.

Senior Vice President of KB Home Ray Panek and architect Jeffrey Heller presented their latest revisions to the Commission. Four options that shifted some of the mass of the structure were presented along with discussion of an array of governing documents over the Town Center III KB Home project located behind Panda Express. Even experienced Planning Commissioners were somewhat baffled by the number of documents that govern the property – a

Settlement Agreement, Process Agreement, and the Development Agreement that requires the project to be evaluated for conformance with the 1974 – 2002 General Plan – which did not establish a maximum building height. “What are we bounded by?” asked Commissioner Tom Chastain. “I’m having a hard time connecting the dots.”

The long messy history of this parcel started back in 1988 when Bedford Properties asked for re-zoning, kicking off what turned out to be 24 years of sporadic activity with successor interests - Lafayette Town Center Associates and Lafayette Residential Partners, LLC. Loose ends remained after last week’s Planning Commission meeting, but Planning and Building Services Manager Niroop Srivatsa promised clarification for the next Planning Commission addressing the KB Home project in September.

Panek and Heller pointed out that the current proposal has been downsized in response to prior suggestions by the Design Review Commission – originally starting with 89 units, shrinking to 81 and now at 74 units on the nearly one and a half acre site; a children’s playground has been added along with more green space in the public area near the creek. Heller noted that the building’s height is lower than the apartments next door and, “we’ve created a very attractive terminus for Dewing Avenue.”

Constructive suggestions were made by the Design Review Commission at two meetings in April and June of this year, but the developer’s proposed changes were not enough to garner staff’s support at this time. This meeting’s purpose was to provide more direction to the applicant, and highlight specific concerns, so that the developer can come back to the September meeting with appropriate revisions.

Quite a few residents stepped up to make public comments in favor of multi-family development at this site, echoing the sentiments of Planning Commissioners and staff; roughly twice as many speakers were in favor of the project than opposed to it. Proponents noted access to BART, sustainability, providing affordable housing for young people and retirees, and contributing to a robust, vibrant downtown. Loss of parking, increased traffic, plus the size (mass and height) were pointed out as reasons opponents felt it wasn’t a good fit for downtown Lafayette.

Hopefully all of the rules and regulations will become clear when this matter is before the Planning Commission again September 4 in the Community Hall of the Lafayette Library and Learning Center. As always, the public is welcome to attend.

Clever Container for New Office Building



Study of Bow Tie Office Building

Graphic provided

Drivers cruising through the west end of Lafayette may have wondered what’s with all the heavy equipment on what may arguably be the skinniest parcel in Lafayette near the Veteran’s Hall. It will be the future home of The Fresh Connection, headquartered in Lafayette, an exporter of fresh fruits and vegetables to over 25 countries throughout Asia, Europe and the Middle East. Architect Scott Thomsen of Ward Young Architecture and Planning calls designing on the very constrained lot an “interesting challenge.” The unique, contemporary structure will be made from re-used shipping containers – a clever nod to the developer’s business and an environmentally friendly construction solution.

“The Fresh Connection has been a part of the Lafayette community for the past seven years. We are excited about our new home on Mt. Diablo Boulevard and proud of our green building,” said Fresh Connection CEO Hank Miller. “We feel it compliments one of the city’s goals of creating a healthy and environmentally conscious neighborhood for its residents.”

The narrow parcel, also called the “bow tie lot” referencing its shape, was created years ago when the East Bay Municipal Utility District installed a large water pipeline that runs parallel to Mt. Diablo Boulevard and is set back from the roadway. The developer will also be responsible for street and sidewalk improvements. C. Tyson



Construction site along Mt. Diablo Blvd.

Photo Cathy Tyson

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