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Lafayette Civic News

Public Meetings

City Council

Monday, May 13, 7 p.m.
 Thursday, May 16, 7 p.m.
 Lafayette Library & Learning Center,
 Community Hall, 3491 Mt. Diablo Blvd.

Planning Commission

Monday, May 20, 7 p.m.
 Lafayette Library & Learning Center,
 Community Hall, 3491 Mt. Diablo Blvd.

Design Review

Monday, May 13, 7 p.m.
 Lafayette Library & Learning Center,
 Arts & Science Discovery Center,
 3491 Mt. Diablo Blvd.

School Board Meetings

Acalanes Union High School District
 Wednesday, May 15, 7:30 p.m.
 Del Valle Education Center, 1963
 Tice Valley Blvd., Walnut Creek.
 www.acalanes.k12.ca.us

Lafayette School District

Thursday, June 20, 7 p.m.
 Regular Board Meeting
 District Office
 3477 School St., Lafayette
 www.lafsd.k12.ca.us

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

Please submit Letters and Opinions:
 letters@lamorindaweekly.com

Trouble with the Terraces

Drama as accusations fly

By Cathy Tyson

Two attorneys representing the landowner and developer of the proposed Terraces of Lafayette project came out with heated accusations toward the way the city of Lafayette has handled the project.

The attorneys, Allan Moore and David Bowie, filed an appeal to the City Council for a de novo hearing, appealing the certification of the Final Environmental Impact Report (FEIR) made by the Planning Commission on March 4. They are taking issue with the Final EIR, disagreeing with what the document spells out as significant and unavoidable impacts, and the timing of an attempt to down-zone the property.

In introductory remarks to the city council at its April 29 meeting, senior planner Greg Wolff reviewed the situation and recommended that the Final EIR makes a good faith effort at full disclosure and complies with the

regulations of the California Environmental Quality Act. "It's staff's opinion that you should deny the appeal and certify the Final EIR," he said.

Moore questioned the city's consideration of down-zoning the property just shortly after they had filed an application for the Terraces project. "You can't do both," he said, "it's illegal - case law is clear."

What he described as 10 times worse than the down-zoning timing were several conclusions in the EIR that were methodically changed by staff from "less than significant impacts" to "significant impacts." Moore called the changes, "not appropriate, not right and not legal." Later in the evening he pointed out that an EIR is all about objective evidence and said that changes were made without evidence; he demonstrated this with an earlier version of the Draft EIR that had entire sen-

tences struck out and replaced with different language that came to different conclusions. Ultimately Moore claimed that the applicant's constitutional rights were violated.

Fellow attorney Bowie agreed, claiming the city is "effectively throwing out expert's analysis," adding that it is, "irresponsible to certify the EIR the way it's written."

In a letter to the city council Bowie stated, "The Final EIR has rejected the information supplied by the Project consultants. The interesting issue, however, is that the available data coupled with matters of non-expert judicial notice confirm that the conclusions regarding significant unavoidable impacts are not the result of a careful weighing of expert opinion and data; they instead are simply conclusions reached without apparent factual basis."

What followed was a verbal vol-

ley from both sides discussing issues ranging from ridgeline to rye grass to traffic impacts, to consistency with the General Plan and beyond.

Council member Brandt Anderson responded to Moore's claim about rights being violated, calling the accusation "beyond the pale" and "a step too far."

Because it was so late in the evening, nearly 11 p.m., Mayor Mike Anderson recapped a laundry list of specific information from the appellant, the EIR consultants and city staff that the city council needs in order to move forward regarding the matter when the meeting is continued - tentatively set for May 29. Items ranged from an analysis of the site and a three dimensional representation of the substantial grading that is proposed, effect of the potential loss of a pick-up and drop-off location for students on Pleasant Hill Road and much more.

Breaking Ground for the Woodbury

The Woodbury, a luxury condominium project that will be built behind the Veterans Hall near the intersection of Risa Road and Mount Diablo Boulevard, has after many years received an approval of final project details. Commissioner Ken Hertel joked at the end of a recent Design Review Commission meeting, "2005 to 2013 - faster than the Bay Bridge." Slow-downs included trouble with financing and a shake up at Branagh Development. The project started out with 80 proposed units, and was eventually scaled back to 56 more spacious, single-level homes clustered in seven buildings. Some relatively minor design adjust-

ments and discussion of landscaping for the EBMUD right-of-way were the focus of talks at the April meeting.

One commissioner asked if it's a linear corridor or park space for Woodbury residents, referring to the EBMUD-owned strip of land sandwiched between the Veterans Hall and the project. There's a major water pipeline that runs beneath the soil, so the developer's landscape team needed to be mindful of roots while preserving a natural look. Plans call for 78 trees on this small segment of a long right-of-way effectively screening the condominium project for greater privacy while keeping the appearance of the strip natural.
 C. Tyson



View of future Woodbury site with Veterans Hall on right.

Photo Cathy Tyson

Lafayette Police Department Crime Statistics

April 14-27 Alarm responses (81) Traffic Stops (144) Battery Almanor Ct Auto Burglary Upper Happy Valley Rd Pleasant Hill Rd Del Rey Rohrer Dr/St Mary's Rd	Deer Hill Rd Brown Av Olympic Bl/Pleasant Hill Rd Commercial Burglary Golden Gate Wy Residential Burglary Reliez Valley Rd Bacon Wy Skywood Rd	Janet Ln Ivanhoe Av Betty Ln DUI Deer Hill Rd/Sierra Vista Wy 2nd St/Golden Gate Wy Armed Robbery Mt Diablo Bl	Petty Theft Happy Valley Rd (3) Mt Diablo Bl (3) Del Rey St Laurel Dr Upper Happy Valley Rd (2) Stanley Bl Camellia Ln	Dewing Av Lancaster Dr Vandalism Black Hawk Rd Diablo Oaks Wy Garden Ln Hillcrest Dr
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