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**Lafayette
Civic News**

Public Meetings

City Council

Monday, July 22, 7 p.m.
Lafayette Library & Learning Center,
Community Hall, 3491 Mt. Diablo Blvd.

Planning Commission

Monday, Aug. 5, 7 p.m.
Lafayette Library & Learning Center,
Community Hall, 3491 Mt. Diablo Blvd.

Design Review

Monday, July 22, 7 p.m.
Lafayette Library & Learning Center,
Arts & Science Discovery Center,
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

Back to the Drawing Board

Planning Commission has concerns over two houses on Happy Valley Road

By Cathy Tyson



Orange netting and story poles give a sense of the size of the home slated for Happy Valley Road. Photo C. Tyson

Although the project by Melcor
Homes on a steep, subdivided
parcel on Happy Valley Road was be-

fore the Planning Commission back
in December of 2012, at which it re-
ceived comments about downsizing
the proposed pair of homes, it came
back to the Planning Commission at
a July 1 meeting and received more
of the same.

General feedback from planning
commissioners was that the two
homes, conveniently named the west
house and east house, are moving in
the right direction, but are still too
big for the highly constrained site.
Coming in at 7,200 square feet for
the west home, down from the origi-
nal 9,100, and roughly 6,000 square

feet for the east house, down from
7,200, the newest iterations are now
located further from the street and
have a lower profile, but are still sub-
stantial.

On paper the over 12-acre site,
near the intersection of Upper Happy
Valley Road, seems generous enough
to accommodate two large homes on
the parcel that will be sliced roughly
down the middle, but the steep upslo-
pe of the hill makes it a challenge.

The project's architect, Steven
Kubitchek, discussed the homes' new
increased setbacks, now 60 feet from
the street, and the newly designed

single-story elements along the face
of the properties that will "meld into
the streetscape of Happy Valley
Road."

Concerned neighbors brought up
the size of the homes, on-site parking
and flooding that's happened in the
past. "I'm really shocked," said
across the street neighbor Chris
Peatross, "these homes loom over
Happy Valley Road." He also
touched on the shared driveway that
is, in his opinion, "extremely danger-
ous." Fellow neighbor Gil Berkeley
commented that the two lots came as
a surprise; he and others always pre-
sumed there was only room for one
house on the parcel.

Greg Wolff, the city's senior
planner, explained that as part of the
planning review the city engineer ap-
proved the drainage plan that routes
storm water run-off to the southwest
corner of the lot into a storm drain,
and noted the homes exceed the city's
requirement for parking, having more
than two off-street spaces for each
residence.

Planning commissioners were
still conflicted about the size and
mass of the homes, despite the
changes presented, and encouraged
the developer to present more com-
pact plans and to work with the
neighbors about their concerns. They
decided to issue a continuance until
Aug. 5 to give the applicant time to
respond to comments.

Share your thoughts, insights and opinions with your community.
Send a letter to the editor: letters@lamorindaweekly.com




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**Lafayette Police
Department
Crime Statistics**

June 23-July 6

Alarm responses (80)

Traffic Stops (215)

DUI
1st/Hwy 24
Pleasant Hill/Quandt

Intoxication
Pleasant Hill Rd

Animal Control
Pleasant Hill/Reliez Station
Castle Ct
Mt Diablo (2)

Battery
Orchard Rd

Auto Burglary
Quandt Rd
School St (3)
Rohrer Dr
Mt Diablo/S. Thompson

Stolen Vehicle
Pleasant Hill Rd
Mt Diablo Bl

Commercial Burglary
2nd St
Moraga Rd

Residential Burglary
Pidgeon Ct
Hidden Valley Rd
Rancho View Dr
Camino Ct

Embezzlement
Mt Diablo Bl

Fireworks
Bacon Way
Mt Diablo Bl
S Lucille Ln
Read Dr/Rohrer Dr
Florence Dr/Lucille Ln
St Mary's Rd (2)
S Lucille/St Mary's Rd
Merriewood Dr
Springhill Rd

Hit & Run
Lafayette Cr (2)
Golden Gate Way

Promiscuous Shooting
Florence Dr/Helen Ln

Prowler
Moraga Bl

Reckless Driving
Happy Valley/Mt Diablo
Hamlin Rd

Armed Robbery
Golden Gate Wy

Petty Theft
Rancho View Dr
Mt Diablo Bl (3)
School St (2)
2nd St

Grand Theft
St Francis Dr
Walnut St

Vandalism
Upper Happy Valley Rd (2)
Panorama Dr
Pleasant Hill Rd
Moraga Rd



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