



Public Meetings

City Council

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

Planning Commission

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

Design Review

Monday, April 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, April 15, 7:30 p.m.
AUHSD Board Room
1212 Pleasant Hill Road, Lafayette
www.acalanes.k12.ca.us

Lafayette School District

Wednesday, April 15, 7 p.m.
Regular Board Meeting
Stanley Middle School Library
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



Lafayette Police Department Incident Summary Report March 15-28:

- Abandoned Vehicle**
3500 block Silver Springs Rd
- Alarms** 60
- 911 calls** 7
- Battery**
Safeway
3400 block Moraga Bl
1000 block Via Media
- Burglary, Auto**
1000 block Carol Ln
1100 block Vacation Dr
Lafayette Park Hotel (3)
Acalanes High School
600 block Los Palos Dr
- Burglary, Residential**
800 block Rosedale Av
- Burglary, Commercial**
Springhill Elementary School
- Drunk in Public**
7-11
- DUI**
Deer Hill/Happy Valley Rds
3500 block Mt Diablo Bl
- Fare Evasion**
Pleasant Hill Rd/Mt Diablo Bl
- Fire/EMS Response**
30 block Lafayette Cir
4000 block Mt Diablo Bl
Pleasant Hill Rd/Hwy 24
3600 block Happy Valley Rd
1200 block Monticello Rd
- Forgery**
3300 block Mt Diablo Bl
1000 block Walnut Dr
- Grand Theft**
3500 block Happy Valley Rd
1100 block Laurel Dr
- Harassment**
1300 block Sunset Lp
- Hit & Run**
3500 block Mt Diablo Bl
Ace Hardware
Pleasant Hill/Hwy 24
Moraga Rd/Wilkinson Ln
Mt Diablo Bl/Risa Rd
Safeway (2)
- ID Theft**
3100 block Stanley Bl
3200 block Nogales Ct
4000 block Valente Ct
1000 block Via Baja
- Litter**
3300 block Mt Diablo Bl
- Loud Party**
1200 block Summit Rd
1100 via Media
3600 block Mt Diablo Bl
20 block White Oak Dr
- Missing Adult**
900 block Village Center
- Neighbor Dispute**
3500 block Sundale Rd
3300 block Moraga Bl
- Panhandling**
Safeway
- Petty Theft**
3200 block Mt Diablo Bl

STILL #1 FOR A REASON

2008 THROUGH 2014

Just Listed • 1258 Upper Happy Valley Road, Lafayette

This pristine 5BR (+ 2 offices)/4.5BA, 5000± sq. ft. estate features beautiful finishes, gracious formal and informal living spaces and incredible indoor/outdoor living. Tucked off the street, in the heart of Happy Valley, this home sits on an amazing .72± acre level parcel with lush grounds, pool, bocce court, outdoor kitchen, and guest house. This prime location features easy access to town, trails, top schools, the Lafayette Reservoir, Oakwood Athletic Club, and commute routes!

Offered at \$4,250,000 • 1258UpperHappyValley.com

DanaGreenTeam.com | 925.339.1918

License # 01482454

Possible Parking, Housing on City-owned Land

By Cathy Tyson

Looking for an exchange of ideas about a potential parking garage and workforce housing at city-owned 949 Moraga Road, Matt Branagh of Branagh Development presented some preliminary concepts to the Design Review Commission to evaluate its feasibility. The fate of this parcel was undecided until a volunteer task force was set up in 2014 to find the highest, best and most fiscally responsible use of the property. After much deliberation, the task force decided the best options for the site would be parking or affordable housing, or both. It also said the site could be developed as a boutique hotel. Since parking funds were used to purchase the land, parking needs to be incorporated into whatever the city ultimately selects.

In a February letter to the mayor and city council, Branagh wrote, "We have been aware of the city's desire to use 949 Moraga Road for affordable housing and public parking and believe that we can partner with the city to achieve those goals."

Branagh asked the city for a 90-day non-exclusive window to flesh out options at the site, as a possible unique solution to transfer the required affordable housing obligation from another project across town – a 60,000-square-foot office building purchased with other investors on 4.5 acres behind the currently under construction Woodbury condominiums. The investors are considering options to build residential condominiums on that site.

At the first of a few workshops,

Branagh, along with architect Scott Thomsen of Ward-Young Architecture, and urban design expert Renee Chow of Studio Urbis presented preliminary concepts to the Design Review Commission. They were looking for feedback and direction on a two level parking garage at the rear of the 0.74-acre property, with multi-story workforce housing and a possible senior center at street level fronting Moraga Road.

The study session focused on business points that would need solutions before any development could happen. Looking to create a win-win situation, Branagh commented that the site has "a lot of potential." He has been making a good faith effort footing the bill for professionals to design a way to develop the property creatively.

While the 0.74-acre parcel may have potential, it was clear that getting in and out from Moraga Road is going to be a challenge. Branagh explored other options for ingress and egress with neighboring property owners on East Street or via Brook Street and was not optimistic that either option was viable.

With challenging parking and not fantastic pedestrian access for seniors, commissioners suggested something more youth-oriented for the ground level of the housing structure. Analyzing all the nearby businesses, residential buildings, and Lafayette Elementary School, the development team determined that the key to living well is not having an entrance on Moraga Road, but rather through a



Image courtesy Branagh Development

landscaped courtyard.

One option discussed is a two-way left-turn lane in the center of Moraga Road. With average daily traffic counts of approximately 20,000 trips a day on the thoroughfare, commissioners were mindful to encourage uses like all-day employee parking at the garage, to minimize additional cars on that road.

The parcel is sandwiched between predominantly retail uses to the north, professional offices and multi-family projects nearby and to the south, with Lafayette Elementary

School across the street. Very preliminary plans for the mixed-use project include 22 to 24 affordable housing units and a garage that could accommodate about 80 cars.

The developer's next step will be to respond to commentary by the Design Review commissioners and return at a future date with further refinements. Branagh is optimistic: "We are excited about unlocking the opportunities of 949 Moraga Road and are still looking into its potential, which we believe is an opportunity for parking and workforce housing."

Staying fit shouldn't be a pain.

Whether you are a weekend warrior, a professional athlete, or just enjoy experiencing the Bay Area outdoors, the Orthopedic and Sports Medicine specialists at **Dignity Health Saint Francis Memorial Hospital Sports Medicine Center in Walnut Creek** can help you and your family maintain an active, healthy lifestyle. Join us to learn more about how to avoid injury, and what your options are for treating joint and foot pain. Food will be served and parking will be available.

Happy Feet
April 14, 2015 | 5:30 – 7:00 p.m.

Knee Deep in Knee Pain
May 13, 2015 | 5:30 – 7:00 p.m.

To learn more and reserve your seat, visit saintfrancismemorial.org or call 415.353.6755.

Hello humankindness™

