



CITY COUNCIL
Ernie Horn, Mayor
Carl Andrus, Vice Mayor
Cassie Federighi
Iwan Sarason
Don Tuten

LAFAYETTE PLANNING SERVICES DIVISION
APPLICATION REFERRAL

October 25, 2004

- | | |
|---|--|
| <input checked="" type="checkbox"/> City Engineer | <input checked="" type="checkbox"/> Lafayette Parks, Trails & Recreation |
| <input checked="" type="checkbox"/> City Traffic Consultant | <input checked="" type="checkbox"/> PG&E, Maritess Gill |
| <input checked="" type="checkbox"/> City Landscape Consultant | <input type="checkbox"/> CAL TRANS - Dept. of Transportation |
| <input checked="" type="checkbox"/> Sektuded Valley HOA | <input type="checkbox"/> MORAGA Planning Department |
| <input checked="" type="checkbox"/> Quandt Area HOA | <input type="checkbox"/> ORINDA Planning Department |
| <input checked="" type="checkbox"/> Springbrook Neighborhood HOA | <input type="checkbox"/> PLEASANT HILL Planning Department |
| <input type="checkbox"/> Circulation Commission Staff | <input checked="" type="checkbox"/> WALNUT CREEK Planning Department |
| <input checked="" type="checkbox"/> Consolidated Fire District | <input type="checkbox"/> Lafayette Chamber of Commerce |
| <input type="checkbox"/> Central Sanitary District | <input type="checkbox"/> Lafayette Police Department |
| <input checked="" type="checkbox"/> East Bay Municipal Utility District | <input type="checkbox"/> Lafayette Post Master, Anna Estrada* |
| <input checked="" type="checkbox"/> East Bay Regional Park District | <input type="checkbox"/> Lafayette School District* |
| <input checked="" type="checkbox"/> CCC Lamorinda Building Inspection | <input type="checkbox"/> Comcast, Russ Hankins, Field Engineer |
| <input checked="" type="checkbox"/> CCC Health Department | <input checked="" type="checkbox"/> Pacific Bell c/o Tract Engineer |
| <input type="checkbox"/> CCC Planning Department | <input type="checkbox"/> State Department of Fish & Game |
| <input type="checkbox"/> CCC Historical Society | <input checked="" type="checkbox"/> San Francisco Bay Regional Water Quality Control Board |
| <input type="checkbox"/> Lafayette Historical Society | |

From: Lindy Coburn, Assistant Planner

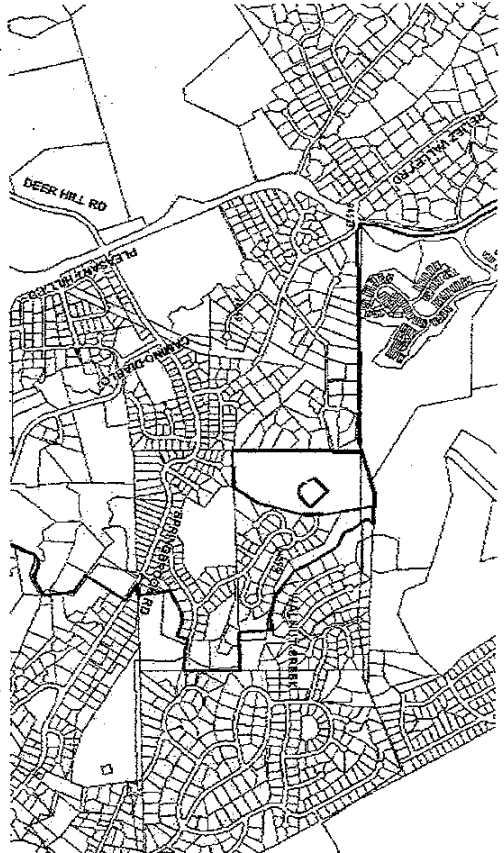
Re: HDP72-04 TIM WARD, WARD-YOUNG ARCHITECTS, (APPLICANT), BARRY HAJI (OWNERS), LR-10 ZONING: Request for approval for a (1) Hillside development permit per section 6-2067, 6-2070, of the Lafayette Municipal Code (LMC); (2) Design Review for structures over 17' per section 6-1905 LMC; (3) Grading Permit for grading to exceed 50 cubic yards per Ord. 536 to construct a new two-story single-family residence at an un-addressed parcel at the top of Peaceful Lane. APN 175-060-006.

Please review attached materials on the application described above and remit comments to the project planner as soon as possible, but no later than November 12, 2004. Thank you in advance for your time and attention to this matter.

NOTE TO ALL AGENCIES, CONSULTANTS, COMMISSIONS AIDES - For our records, please bill all time spent on this application to account #1172. Please include this number on all invoices and billing statements.

Enc. Location Map & Parcel Map of subject property, application form(s).

3675 MT. DIABLO BLVD., SUITE 210, LAFAYETTE, CA 94549-1965
TELEPHONE: (925) 284-1968 FAX: (925) 284-2169
<http://www.ci.lafayette.ca.us>



HDP42-03 Haiji
Vicinity Map

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WARD-YOUNG
ARCHITECTURE & PLANNING
WARD-YOUNG ARCHITECTS, A Customized Corporation

TIM WARD, Architect, A.I.A.
Principal
LARRY YOUNG, Architect, A.I.A.
Principal
REBECC HECK, Architect, A.I.A.
Principal
DION RUIEDA, Architect, A.I.A.
Principal

TED BROOKST, Architect
Associate
RON JARVIS, Architect
Associate
MARC JASSANO, Architect, A.I.A.
Associate
DAVID ROUBICE, Architect, A.I.A.
Associate

RE: HAJI RESIDENCE
PROJECT DESCRIPTION

The applicant proposes a single-family home of approximately 5,900Sf on his 25-acre parcel. Based on public review of possible building sites, a location on the east side of the ridge and along the southern edge of the property was selected. An existing subdivision has homes extending along this area further to the south. The proposed home extends this line of homes to the north at the same elevation.

The site has a steep cross slope, which requires a narrow profile along the slope to accommodate height and grading considerations. The home is contemporary in style with a juxtaposition of flat and curved elements to break-up massing and profiles. This particular site is closest to the existing utilities and provides ample room to control runoff and drainage concerns, the placement of this single-family home on this large parcel would seem to be fitting to the intent of the low density residential zoning designation.

ARCHITECTURE
PLANNING
LANDSCAPE
ARCHITECTURE

SAN FRANCISCO AREA
3435 Mt. Diablo Blvd.
Suite 200
Lathrop, CA 94549
925-283-0372
925-283-1463/FAX

SAN DIEGO/TRUCKEE AREA
12010 Glenview Pass Rd.
Suite 231
Truckee, CA 96161
916-637-3826



Planning Services Division
3675 Mt. Diablo Boulevard, Suite 210
P.O. Box 1968 • Lafayette, CA 94549-1968
Tel. (925) 284-1976 • Fax (925) 284-1122
<http://www.ci.lafayette.ca.us>

APPLICATION FOR HILLSIDE DEVELOPMENT PERMIT

APPLICANT: Barry Haji PHONE NO. 933-7575
ADDRESS: 299 Mercury Way, Pleasant Hill, CA 94523
LEGAL OWNER: Barry Haji PHONE NO. 933-7575
OWNER'S MAILING ADDRESS: Same
PROJECT ADDRESS: _____ PARCEL NO. 175-060-006
APPROXIMATE LOCATION IF ADDRESS UNKNOWN: end of Peaceful Ln, Lafayette, CA
REQUEST: New Single Family Residence

ZONING DESIGNATION: L.R. 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: Barry Haji DATE: 22 SEPT 04
SIGNATURE OF PROPERTY OWNER: _____ DATE: "
PRINT FULL NAME: BARRY HAJI

RE: HILLSIDE OVERLAY DISTRICT
FINDINGS – SECTION 6-2067

Haji

- A) Meets City's housing needs and conforms to the general plan.
- B) Large parcel can easily accommodate a development of this type without compromising open space, scenic vistas and other ecological significance.
- C) The development proposed is a single family residence. The proposed residence scale is comparable to surrounding developments with parcels this size.
- D) Proposed structure setback over 250ft from Class II ridgetline.
- E) The grading is mainly due to creating access to the site.
- F) The forms, design, colors and materials are compatible with City of Lafayette standards. Landscaping is proposed along the driveway and around the house to screen the residence from neighbors along Peaceful Lane.
- G) The development proposed is a single-family residence on a 2.3 acre parcel. We see no hazards or enforcement problems.
- H) All proposed vegetation is native and all existing native oaks to remain.

RE: HILLSIDE DEVELOPMENT PERMIT
FINDINGS – SECTION 6-2970

- A) Large parcel can easily accommodate a development of this type without compromising open space, scenic vistas and other ecological significance.
- B) The development proposed is a single family residence. The proposed residence has a hammerhead turnaround for emergency vehicle access. We are proposing minimal grading and preserving the natural hillside character.
- C) Proposed structure and driveway is developing 1.3% of lot.
 - 1. Developing site below ridge.
 - 2. There is no residence directly adjacent to proposed residence.
 - 3. There is no visual impact when viewed from lower elevations from publicly owned properties, using the viewing evaluation map.
 - 4. Also, there is no interference with a ridgeline trail corridor and the project does not compromise the open space or scenic character of the corridor.
- D) The proposed development is sited low area along hillside and will be substantially concealed when viewed from lower elevations from publicly owned property.



CITY OF LAFAYETTE
APPLICATION FOR HILLSIDE DEVELOPMENT PERMIT
EXISTING LOTS OF RECORD IN H-O-D

APPLICANT: Barry Haji PHONE NO. 933-7575
PROPERTY ADDRESS: end of Peaceful Ln., Lafayette, CA PARCEL NO. 175-060-006

In granting approval of a Hillside Development Permit for development on an existing lot of record, the following findings must be made per Section 6-2070. Please respond to each of the following statements on a separate sheet.

- A. Describe how 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.
- B. Describe how 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.
- C. Explain how 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.
- D. This finding is to be completed only if one or more of the following applies to the subject property. Check the box(es) as appropriate.
- (1) The property is zoned L-R-10 or L-R-5.
 (2) The property is located within 100 feet of a restricted ridgeline area.
 (3) An exception to a ridgeline setback has been previously granted or one is being requested now.
 (4) None of the above.

If boxes 1, 2, or 3 are checked, you must respond to the following statement.

Explain in detail how 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.

SIGNATURE OF PREPARER: JESabel DATE: 21 Sept 04
PRINT FULL NAME: Priscilla E. Sotelo



Planning Services Division

3675 Mt. Diablo Boulevard, Suite 210
P.O. Box 1968 • Lafayette, CA 94549-1968
Tel. (925) 284-1976 • Fax (925) 284-1122
<http://www.ci.lafayette.ca.us>

Structures Over 17 ft. in Height DESIGN REVIEW APPLICATION

APPLICANT: BARRY HAJI PHONE: _____

ADDRESS OF APPLICANT:
ADDRESS OF PROPERTY INVOLVED:

APPROXIMATE LOCATION:

LEGAL DESCRIPTION: *(Attach copy of Legal description to this application).*

ASSESSOR'S PARCEL NO: 175-060-006 ZONING: L R
NAME OF LEGAL OWNER: BARRY HAJI PHONE: (925) 933-7575
ADDRESS OF LEGAL OWNER:

REQUEST:

1. Please state why the structure substantially complies with the City's Residential Design Guidelines: THE FORMS, DESIGN, COLORS & MATERIALS ARE COMPATIBLE W/ CITY OF LAFAYETTE STANDARDS.
2. Please state how the structure is so designed that it will appear compatible with the scale and style of the existing neighborhood and will not significantly detract from the established character of the neighborhood: THE STRUCTURE IS LOW AND HAS A NUMBER OF ELEMENTS THAT BREAK UP BOTH VERTICALLY & HORIZONTALLY.
3. Please state how the structure is so designed that it does not appear too tall or massive in relation to surrounding structures or topography when viewed from offsite:
SEE RESPONSE #2
4. Please state how the structure is so designed that it does not unreasonably reduce the privacy or views of adjacent properties. THE HOUSE IS ON 2.0 ACRES AND DOES NOT HAVE ANY IMPACT ON ADJACENT PROPERTIES VIEWS OR PRIVACY.

ADDITIONAL COMMENTS:

SIGNATURE OF APPLICANT: _____ DATE: _____
SIGNATURE OF OWNER: _____ DATE: _____
PRINT FULL NAME: _____ DATE: _____

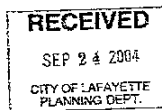
CITY OF LAFAYETTE
ENVIRONMENTAL INFORMATION FORM

General Information

1. Name and address of applicant:
2. Address of project:
Assessor's Parcel No.:
3. Name, address and phone number of person to be contacted about the project:
4. Permit application number(s):
5. Other public approvals and permits required for the project, including those required by local, regional, state and federal agencies:
6. Current General Plan designation:
7. Current zoning district:
8. Proposed use of site / project purpose:

Project Description (as applicable to project)

9. Site size.
10. Square footage.
11. Number of floors of construction.
12. Amount of off-street parking.
13. Attach plans.
14. Proposed scheduling.
15. Associated projects.
16. Anticipated incremental development.
17. If residential, include number of units, schedule of unit sizes, range of sale prices or rents, and types of household size expected.
18. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
19. If industrial, indicate type, estimated employment per shift, and loading facilities.
20. If institutional, indicate the major function, estimated employment per shift, estimated occupancy.
21. If the project involves a variance, land use permit, General Plan amendment and/or rezoning application, state this and indicate why such application is required.



Are the following items applicable to the project? Discuss below all items checked yes.

	Yes	No
22. Change in existing features of any hills, or substantial alteration of ground contours.		✓
23. Change in scenic views or vistas from existing residential areas or public lands or roads.		✓
24. Change in pattern, scale or character of general area of project.		✓
25. Significant amounts of solid waste or litter.		✓
26. Change in dust, ash, smoke, fumes or odors in vicinity.		✓
27. Change in lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.		✓
28. Substantial change in existing noise or vibration levels in the vicinity.		✓
29. Site on filled land or on slope of 10 percent or more.		✓
30. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.		✓
31. Substantial change in demand for municipal services (police, fire, water, sewage, etc.)		✓
32. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.)		✓
33. Relationship to a larger project or series of projects.		✓

Environmental Setting

34. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historic or scenic aspects. Describe any existing structures on the site, and the use of the structures.
35. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use, intensity of land use and scale of development.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Date: 22 Sept 04

Signature: R. S. S. G. J.

For: BANDY HASI

WARD-YOUNG

ARCHITECTURE & PLANNING
WARD-YOUNG ARCHITECTS, A California Corporation

RE: HAJI RESIDENCE ENVIRONMENTAL INFORMATION FORM

THE WARD ARCHITECT, A.P.A.
Principal
LARRY YOUNG, ARCHITECT, A.I.A.
Principal
ROBERT CHECK, ARCHITECT, A.I.A.
Principal
DON FULDA, ARCHITECT, A.I.A.
Principal

TED BREDET, ARCHITECT
ASSOCIATE
RON LARSEN, ARCHITECT
ASSOCIATE
JIMIE MULLINO, ARCHITECT, A.I.A.
ASSOCIATE
DAVID BOURNE, ARCHITECT, A.I.A.
ASSOCIATE

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3435 Mt. Diablo Blvd.
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925-283-3278
925-283-1663/FAX

TAYOCTALUCES AREA
22019 Donner Pass Rd.
Suite 201
Susanville, CA 96147
530-587-0859
530-587-0706/FAX

I. GENERAL INFORMATION:

- 1) Barry Haji - 299 Mercury Way, Pleasant Hill, CA 94523
- 2) End of Peaceful Ln., Lafayette, CA
A.P.N. 175-060-006
- 3) Priscilla Sotelo, Ward-Young Architects, 3435 Mt. Diablo
Blvd Ste 200, Lafayette, CA 94549, (925) 283-3278
- 4) Permit Application #:
- 5) Other permits and Apps.: Design Review
- 6) Current General Plan designation:
- 7) Zoning District: L.R.
- 8) Project Purpose: New Single Family Residence

II. PROJECT DESCRIPTION:

- 1) 2.5 acres
- 2) 1,001,880 S.F.
- 3) 2 floors
- 4) 2 off-street parking
- 14) Start construction 2005
- 15) Associated projects: none
- 16) None
- 17) Single Family residence
- 18) N/A
- 19) N/A
- 20) N/A
- 21) N/A

OVER TWENTY FIVE YEARS OF EXCELLENCE IN DESIGN

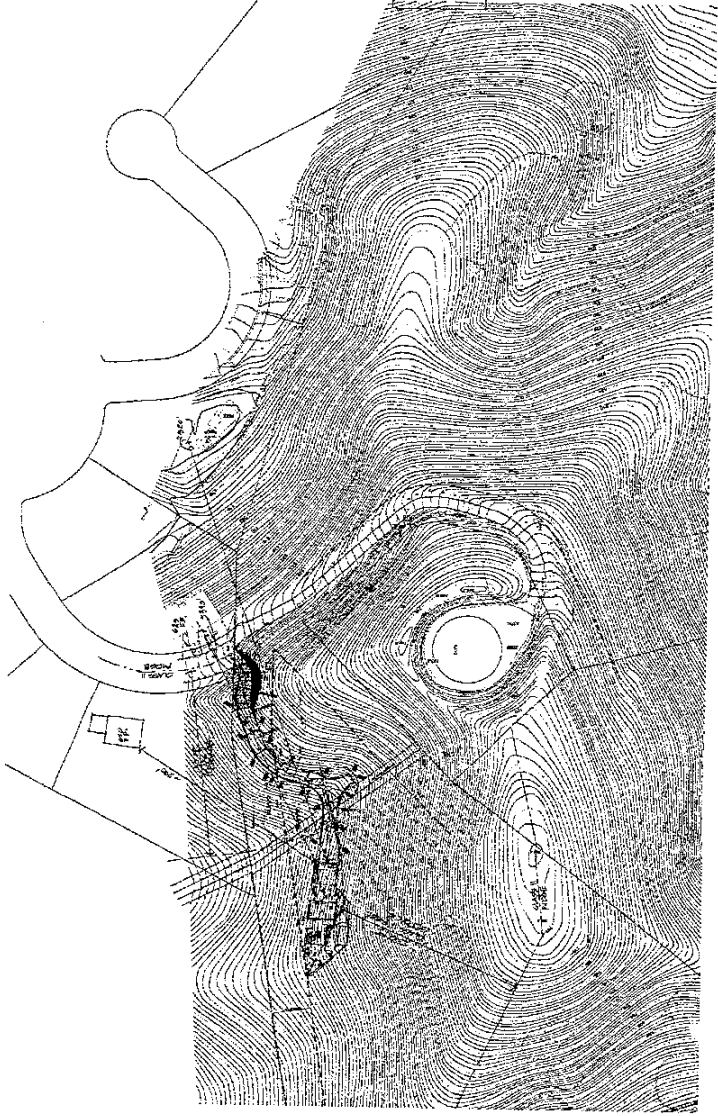
III. CHECKLIST: #22-33: No on all

IV. ENVIRONMENTAL SETTING:

34) Existing site is an undeveloped grassy hill. It is a barren hill with some native oaks and other native plants. There are no cultural historic or scenic aspects associated with this site.

35) Surrounding properties are previously subdivided smaller, at a higher density lots. Zones R-20.

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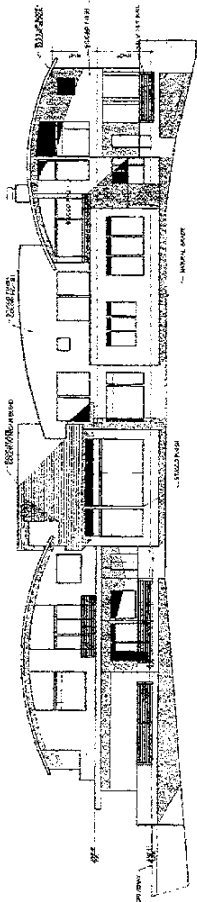
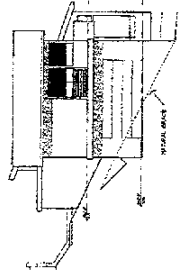
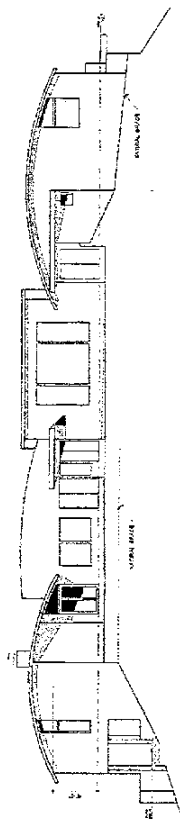
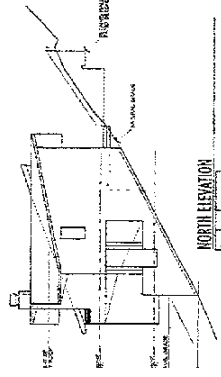
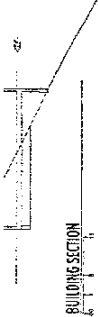


WARPCOM/CA
PLANNING DEPARTMENT
1000 10th Street, NW
Washoula, WA 98671
Phone: 360-576-2200
Fax: 360-576-2201

RECEIVED
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CITY OF WASHOUA
PLANNING DEPT

Hill
RESIDENCE
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WARPCOM/CA
WASHOUA, WA

04/04/04



THESE DRAWINGS ARE PREPARED BY THE ARCHITECT AND ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S PERMISSION.