

City of Lafayette Design Review Commission
C/o Lindy Coburn
3675 Mt. Diablo Boulevard., Suite 210
Lafayette, CA 94549-1968

Re: HDP72-04 Tim Ward, Ward-Young Architects (Applicant)
Barry Haji (Owner)
LR-10 Zoning, APN 175-060-006

Dear Commissioners:

I am writing to express my concern regarding the above referenced application. As a resident of Central Contra Costa County, I appreciate the commitment of the local municipalities to preserve the semi-rural character of the area by protecting the County's open space and ridgelines. The development proposed above calls for construction along a steep hillside on one of the few remaining undeveloped properties east of Pleasant Hill Road. This is a beautiful, unspoiled expanse of hill that overlooks the entire valley and visually dominates the surrounding areas. These attributes will change drastically with the placement of a 350-foot private road with massive retaining walls to access a sprawling ~6,000 sq foot home.

The property under consideration has been referred to by the applicant as a "barren hill". However, it lies in continuum with the Briones Open space, and as a result, a substantial variety of wildlife has made its home in the area, but this has not been specifically evaluated. It is my opinion that a thorough ecological investigation as part of an Environmental Impact report should be made before allowing this parcel to be developed. I urge the City to adhere to Hillside Development Permit Findings – Section 6-2070B: "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."

Yours truly,