City of Lafayette
Design Review Commission
AGENDA
Regular Meeting

Date: TUESDAY, October 15, 2019
Time: 7:00 PM
Location: Lafayette Library and Learning Center – Arts & Science Discovery Center 3491 Mount Diablo Boulevard, Lafayette, California

1. Call to Order
2. Roll Call
3. Adoption of the Agenda
4. Public Comments
   For items not on this or an upcoming agenda and within the purview of the Commission
5. Consent Calendar
   a. September 9, 2019 Draft Meeting Minutes
      Recommendation: Approve
   b. September 23, 2019 Draft Meeting Minutes
      Recommendation: Approve
   c. HDP35-15CCII United Housing Foundation (Owner) R-20 Zoning: Request for a Change of Conditions to approved application: HDP35-15 Michael Affinito (Owner), R-20 Zoning: Request for: (1) Phase II Hillside Development Permit, (2) Design Review, (3) an exception for development within a Class II protected ridgeline setback, (4) an exception to exceed the 15-degree declination requirement, (5) a Grading Permit, and (6) a Tree Permit for the construction of a 4,622 sq. ft. single-family residence and accessory dwelling unit with a maximum ridge height of ~27', requiring grading of 3,150 ~350 cubic yards of additional grading and removal of two protected trees on an undeveloped parcel, located on Brown Avenue, APN 232-100-007. The house siting and massing was approved by the Planning Commission on July 20, 2015. Recommendation: Continue without consideration to October 28, 2019 at the applicant’s request.
      Project Planner: Sarah Allen, (925) 299-3208, sallen@lovelafayette.org
6. Study Sessions
   a. SS09-19 Seaver R-20 Zoning: Request for a Study Session to review proposed plans for a remodel and construction of 490 sq.ft. in additions to an existing 2073 sq.ft. single-family residence in the Hillside Overlay District at 1083 Upper Happy Valley Road, APN 247-081-004.
      Project Planner: Adam Wright, (925) 299-3205, awright@lovelafayette.org
      Informational item only to provide feedback to the applicant; no formal action will be taken.
7. **Signs**
   a. **S05-19 McDonald's Corporation (Owners) C-1 Zoning**: Request for a Sign Permit to replace and add new signage including one new illuminated sign and directional signs for the McDonald’s restaurant located at 3459 Mt. Diablo Blvd., APN 243-231-024.
      
      **Recommendation**: Review the project, conduct a public hearing, find the project exempt from CEQA and approve application S05-19, subject to conditions.
      
      **Project Planner**: Melanie Erickson, (925) 299-3207, merickson@lovelafayette.org

8. **Continued Public Hearings**
   a. **HDP19-18 Leiping Lai (Owner) R-20 Zoning**: Application for (1) Hillside Development Permit, (2) Design Review, (3) Grading Permit, (4) Accessory Dwelling Unit and (5) a Tree Permit for the demolition of an existing 1,872 sq.ft. single-family residence and the construction of a new 5,048 sq.ft. two-story single-family home and detached 1,071 sq.ft. accessory dwelling unit on a developed parcel in the Hillside Overlay at 3302 Springhill Rd, APN 230-190-010.
      
      **Recommendation**: Review the project, conduct the public hearing, find the project exempt from CEQA and adopt Resolution 2019-21, approving the project, subject to conditions.
      
      **Project Planner**: Jonathan Fox, (925) 299-3242, jfox@lovelafayette.org

9. **New Public Hearings**
   a. **DR12-19 & TP 30-19 Ryan & Hazel Blackhart (Owners), R-10 Zoning**: Request for Design Review for the remodel and construction of 1,991 sq.ft. in additions to an existing single-family residence with a maximum ridge height of 20'9" that will require a Category II Tree Permit for the removal of three Coast Live Oaks measuring 14", 16", and a multi-trunk tree with trunks measuring 14" each at 881 Moraga Road, APN 241-210-030.
      
      **Recommendation**: Review the project, conduct the public hearing, find the project exempt from CEQA and adopt Resolution 2019-25, approving the application, subject to conditions.
      
      **Project Planner**: Sarah Allen, (925) 299-3208, sallen@lovelafayette.org

10. **Other Business**
    a. **Design Review Submittal Requirements**.
       
       **Recommendation**: Receive and File

    b. **ARC Volunteer for October 18th**

11. **Commissioner’s Reports**

12. **Assistant Planning Director’s Report**

13. **Adjournment**

   **Adjourn to the next regularly scheduled meeting of Monday, October 28, 2019; the next meeting of the Planning Commission Monday, October 21, 2019.**

   Lisa A. Martin, Planning Services

   I, Lisa A. Martin, declare under penalty of perjury that this agenda has been posted at least 72 hours in advance at the Lafayette City Offices, 3675 Mt. Diablo Blvd., Lafayette, CA 94549 in the glass case and on the City website at www.ci.lafayette.ca.us.

   Any writings or documents pertaining to an open session item provided to a majority of the Design Review Commission less than 72 hours prior to the meeting, shall be made available for public inspection at the front counter at the City Offices, 3675 Mount Diablo Boulevard, Suite 210, Lafayette, California during normal business hours.