

Civic News Lafayette

Public Meetings

City Council Monday, November 8, 7:00 pm
Lafayette Library & Learning Center, Community Hall, 3491 Mt. Diablo Blvd

Planning Commission Monday, November 1, 7:00 pm
Lafayette Library & Learning Center, Community Hall, 3491 Mt. Diablo Blvd

Design Review Monday, November 8, 7:00 pm
Lafayette Library & Learning Center in the Arts & Science Discovery Center at 3491 Mt. Diablo Blvd.

Check online for agendas, meeting notes and announcements
City of Lafayette: www.ci.lafayette.ca.us
Chamber of Commerce: www.lafayettechamber.org

Police Report



Quick Heist, 10/7/10 Burglars wasted no time when they invaded a Springbrook Road residence. The owners were gone for only one hour and returned to a ransacked home. The owner believes she may have left the rear sliding door unlocked because the door was wide open upon her return...uh oh... Missing property is valued at \$15,000.

A Skull in the Garden, 10/11/10 The owner of a Lafayette Circle apartment building experienced a bit of creepy Halloween foreshadowing while planting flowers in the garden. She was surprised to dig up what appeared to be a piece of a human skull. The owner knew the area is known to have Indian burial sites so called police to determine whether she was digging in an historical site or had happened

upon part of a missing person. The item was sent to the coroner since he is more accustomed to holding the skull of another in the palm of his hand.

Desperate Pottery Collector, 10/13/10 An unknown man entered Color Me Mine on Mt. Diablo Boulevard and purchased a number of items with what turned out to be a counterfeit \$200 money order. The thief made away with a few collectables and change from the balance of the money order. It is unknown if he grabbed the tip jar on his way out.

Downtown Chase, 10/16/10 Two knuckleheads from San Francisco led police on a high-speed chase through downtown Lafayette. The pair was intercepted on Camino Diablo at El Curtola and offered a lift to the Martinez Detention Facility. Perhaps they were confused by our balmy weather; San Francisco and jail are much colder than Lamorinda, so they should feel right at home.



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Tuesday-Saturday 10-6

Please submit Letters and Opinions:
letters@lamorindaweekly.com

Paid Political Advertisement

RE-ELECT BRANDT ANDERSSON
LAFAYETTE CITY COUNCIL



Please join your friends and neighbors supporting Mayor Brandt Andersson for City Council and give him your vote on November 2nd

- Barbara and Richard Abel
- Alexandra & Richard Abbot
- Don Anderson
- Mike Anderson and Courtney Murphree
- Carl Anduri
- Ann and Peter Appert
- Forrest and Nicole Arakawa
- JoAnne Archer
- Jeanne and Jack Ateljevich
- Ruth Bailey
- Susan Barnes and Richard Dunn
- Don and Joan Beerline
- Geoff and Sally Bellenger
- Larry Blodgett
- Stephanie and Doug Bontemps
- Kathy and Rick Bowles
- Conrad and Joan Breece
- Bart Carr & Surinder Kaur
- Larry & Cathy Challacombe
- Terry and Albert Chaparro

Endorsed by the CONTRA COSTA TIMES,

"Tatzin and Andersson have earned the public's trust and should be re-elected.
"It is not difficult to understand why Lafayette is such a well-run city when one looks at the high caliber of candidates for the City Council. . . .
"We believe that Tatzin and Andersson have been good stewards of the public trust and deserve to be re-elected. They are both thoughtful, energetic members of an effective council. Their city holds a AAA bond rating, which is excellent in these trying times. . . .
"That is testament to the city's financial prudence.
"Andersson rightly points to Lafayette's beautiful new library and the preservation of Acalanes Ridge as exceptional accomplishments of the current council. . . .
"We recommend that voters elect Don Tatzin and Brandt Andersson."
-- Oct. 19, 2010

Endorsed by every member of the Lafayette City Council.
Endorsed by every member of the Lafayette School Board.
Endorsed by nine former Mayors of Lafayette.

- Tom Chastain and Renee Chow
- Sereta Churchill
- Louise Clark
- Tom Cleveland
- John Coleman
- Dean and Chris Coons
- Steve Cortese
- Jack Coulter
- Patricia Curtin-Tinley
- Judy and Frank de Carbonel
- Marechal and Doris Duncan
- Larry Duson
- Reid Edwards
- Roger and Pat Falcone
- Carol and Doug Federighi
- Jim Fitzsimmons and Kris Torske
- John and Susan Forst
- Sharon and Tom Francis
- Jim Garrett
- Judy Garvens
- Teresa Gerringer

Committed to Service

Mayor, Lafayette, 2009-present
City Council, Lafayette, 2002, 2006-present
Director, Lafayette Community Foundation, 2005-07
Chair, Lafayette Public Safety Implementation Comm, 1995-97
Chair, Orinda Planning Comm. 1989; Commissioner 1987-89

Professional & Education:
Attorney, 18 years
Andersson & Andersson PC, Walnut Creek
McCutchen, Doyle, Brown & Enersen, Walnut Creek
Research Scientist, 13 years
Lawrence Berkeley National Laboratory
University of California, Berkeley,
Juris Doctor
Massachusetts Inst. of Tech (MIT)
Master of Architecture, Bachelor of Science

Personal:
Married to Patricia for 38 years, and her law partner for 13
Linnéa attends Campolindo High School
Erik attends Savannah College of Art & Design

- Suzanne Jones
- Art Kapoor & Judith Haxo
- John Kiefer
- Lois Laine
- Gwen and John Lennox
- Lisa and Jeff Lindgren
- Kathy Liston
- Don Lively
- Clyde Long
- Will Lovitt
- Budd MacKenzie
- Karen and Al Maggio
- Bill Marquand
- Byrne and Oystein Mathisen
- John & Colleen McCormick
- Mary McCosker
- Jan McHale
- Kathy Merchant
- Tom and Karen Mulvaney
- Cheryl and Chuck Noll
- Michael O'Brien
- Cathy O'Dea
- Jim and Cam Olufson

Paid for by Brandt Andersson for City Council 2010, 3461 S. Silver Springs Road, Lafayette, CA 94549, FPPC #1328420

Lafayette's #1 Team



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J. Rockcliff

LET US HELP YOU WITH YOUR NEXT MOOOVE!

Burton Valley Remodel Denied

By Cathy Tyson



Front elevation of proposed addition to 623 Lucas Drive in Burton Valley. Drawing courtesy of Hertel Architects

Who knew a remodel in Burton Valley could be so controversial? The modest ranch style home at 623 Lucas Drive had been discussed at four Design Review Commission meetings and ultimately was conditionally approved on September 13, 2010. However neighbors William Wahlander and John Woolery really did not like the idea of a second story addition in the neighborhood, so they appealed the conditional approval of the Design Review decision to the more powerful Planning Commission on October 18, 2010. After hours of public testimony, and statements by the architect and Wahlander, the Planning Commission granted for the appellant on a four to two vote. This action overrides the conditional approval by the Design Review Commission.

At issue is a single story 1,612 square foot home with a 600 square foot garage built in 1956. The new owner wanted to enlarge the garage by 120 feet, add 733 square feet to the main floor and a 1,210 foot second story addition – making the total gross floor area including the garage 4,273 square feet

according to the latest slightly reduced project plans. Because the lot was constrained with a number of mature trees – the only option was to go mostly up.

City planning staff agreed that the project altered the existing neighborhood by being the first two-story home in the immediate area. "However, the proposed residence maintains a number of characteristics that are consistent with existing California Ranch homes, such as low pitched roof, garage serving as integral portion of residence, and large porches and patios," according to the October 18 staff report on the matter. Their recommendation was to deny the appeal and uphold the Design Review Commission's conditional approval.

The real issue both the Planning Commission and Design Review struggled with was consistency with the existing neighborhood. Every house in this original section of Burton Valley, now over fifty years old, has only one story. Appellant Wahlander requested that the Planning Commission deny the project because the

"structure is incompatible with the existing neighborhood," basically double the height of surrounding homes. Scores of neighbors concurred and wrote letters to document their objections about height and mass.

"This neighborhood is a treasure," opined architect and resident Bill Marquand, "Lafayette needs to protect its historic resources." He described an approval as opening the gate to a potential domino effect. One neighbor said it was ten pounds of house on a five pound lot.

Although many neighbors came forward to oppose the project, some were in favor - citing that it would add variety and the respectful, careful plans made a home that is currently an eyesore - beautiful. Another said, "The train has left the station – look around Burton Valley, there are lots of remodels. We need to encourage such a good design."

At one point, the suggestion of trading one or more backyard trees to accommodate the additional square footage of moving the proposed second story to the ground

floor was floated. Also the concept of shifting the upper floor addition behind the street-facing roof line was discussed briefly; but neither idea was embraced.

Despite input from architect Ken Hertel that the project met all zoning requirements, the overall size of the second floor addition was reduced by 23%, and plans were designed to mimic the style of the neighborhood, Planning Commissioners weren't completely swayed.

After prolonged public testimony, Commissioners wrestled with a decision. Commissioner Karen Maggio noted, "This is tough, I can appreciate the struggle," but explained that she was concerned that strict neighborhood design vernacular could stagnate the area and not allow for individuality.

"It's a complicated issue," said Chair Thomas Chastain, "both abstract and concrete." He was concerned about compatibility – and what that really means, as well as concrete issues like privacy and intrusion. "Does one (additional) story make it different and therefore bad? I think it's reasonable to believe that change comes."

"The ball is now in the homeowner's court," said Assistant Planner Michael Cass. He explained the Planning Commission decision can be appealed to the City Council or the project can be scaled back.

Homeowner Joe Polichio is disappointed, "I'm just a guy trying to build his American dream." He cautions other potential remodelers, "Burton Valley buyers beware; your property rights and home values have been compromised."

Proposed Bike Park Project Status

By Cathy Tyson

Because efforts to curtail unauthorized bike jumps along Las Trampas Creek didn't seem to be working, a group of young bike riders and City staff had an alternative they presented to the Parks Trails and Recreation Commission (PTRC). They believe a better so-

lution than tearing up sensitive creek habitat is to build an official bike riding and jumping area that is legal, safe and oriented toward a wide range of cycling abilities.

The proposed, but a long way from finalized, location is the south end of the Community Park

since it is the only city-owned property that has the space, parking, restrooms and emergency access necessary. This potential location is close to the Lafayette-Moraga Regional Trail making it accessible to cyclists without a parent-provided ride.

In the roughly two years since the initial proposal, there has been input from the community and bike riders both pro and con. An environmental habitat assessment, a soil study and a traffic study have all been performed.

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