

Superior Court upholds city of Lafayette's approval of Terraces project



Terraces of Lafayette project site Image courtesy City of Lafayette

By Jennifer Wake

The Contra Costa Superior Court on Nov. 12 upheld the city of Lafayette's approval of the Terraces of Lafayette – a 315-apartment project on a 22-acre parcel at the southwest corner of Deer Hill Road and Pleasant Hill Road.

Save Lafayette, a preservationist grassroots group, filed its lawsuit against the city of Lafayette on Sept. 23, 2020 challenging the city's Aug. 25, 2020 approval of the Terraces, under the California Environmental Quality Act.

The lawsuit claimed that the project's approval based on an addendum to a 2013 environmental impact report was unlawful under CEQA, and that the project violates the city's general plan and zoning requirements.

In its ruling, after over a year of litigation, the Court rejected claims by Save Lafayette, and found that the city's environmental review complied with CEQA and that the Terraces project was consistent

with the city's General Plan.

The 315-apartment project, in 14 two- and three-story residential buildings on a 22-acre parcel on Deer Hill Road, adjacent to the Highway 24 was first proposed in 2011. The application was suspended in 2014 in favor of alternative plans for a scaled back development of 44 single-family homes with a community park.

The city approved the alternative project in 2015. Save Lafayette initiated the referendum process to overturn that approval in 2018.

With the defeat of Measure L in 2018, the developer, O'Brien Land Company, resumed the original application for the 315-unit apartment project under the process agreement. The project includes 20% (63 units) offered as low-income housing.

The Court's ruling will become final unless Save Lafayette appeals within 60 days following the notice of entry of judgment.

For more information on the project, visit www.lovelafayette.org/Terraces

Tree of Lights offers comfort for those who have lost loved ones



Photo J. Wake

Friends and family members hold candles in the Roundup Saloon parking lot Nov. 16 prior to the lighting of the Hospice East Bay Tree of Lights.

For the past 35 years, Hospice East Bay has offered loved ones a way to honor family members who have passed away and "find solace in the symbolism of light" during its annual Tree of Lights ceremonies. Held in cities throughout the East Bay, on Nov. 16 community members gathered for the Lafayette Tree of Lights ceremony, which included soothing music provided by harpist and Hospice volunteer Betsy Littell, as well as comments from Chamber of Commerce Executive Director Jay Lifson, a poem reading and the reading of memorial names prior to the tree lighting.

Lifson expressed his gratitude for Hospice, explaining how his mother benefited from its services before her passing. "They became part of the family," Lifson said, "but more importantly, she was never alone." Lifson expressed his gratitude for Hospice's ability to provide

comfort, reduce suffering and help his mother make her final transition with dignity. "What did families do without the gift of hospice in their communities?" he asked. Hospice East Bay, which is a not-for-profit organization, serves 1,500 families a year with end-of-life care, according to Hospice East Bay VP of Fund Development Mats Wallin.

Two additional Tree of Lights ceremonies are planned in Lamorinda: the Orinda Tree of Lights at 4:30 p.m. on Dec. 4 in Orinda Village by Bank of America and the Moraga Tree of Lights at 5:30 p.m. on Dec. 12 at the Moraga Country Club. The funds raised by these ceremonies make it possible for Hospice East Bay to provide care to patients who are not covered by insurance. For information, visit hospiceeastbay.org.



Lafayette Public Meetings

City Council

Regular Meeting
Monday, Dec. 13, 7 p.m.
Teleconference via City of Lafayette's YouTube Channel:
<http://bit.ly/LoveLafayetteYouTube>

Planning Commission Meeting

Monday, Dec. 6, 7 p.m.
Teleconference Meeting via Love Lafayette YouTube
<http://bit.ly/LoveLafayetteYouTube>

Design Review

Wednesday, Dec. 1, 7 p.m. Zoom
Teleconference Meeting via Love Lafayette YouTube
<http://bit.ly/LoveLafayetteYouTube>

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We are filled with gratitude for our clients, and for a truly historic year in real estate.

For Thanksgiving, we're serving a feast of information with a side of market stats. Dig in!

2021 | It's Still a Great Time to Sell!

- 🔴 \$802 - Lamorinda Avg Price / SQFT (Sold) in Oct*
- 🔴 95% of agents report seller's market conditions nationwide. It's still a great time to sell a home!*
- 🔴 92% of agents agree low interest rates continue to boost buyer demand*
- 🔴 31% of all home buyers were first-time buyers*

*Source: 2021 NAR Home Buyer and Seller Generational Trends | *Source: Top Agent Insights for End of Year 2021 | *Source: Trendgraphix



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