



## NOTICE OF PUBLIC HEARING

Zoning Administrator

Planning and Building Service's  
Manager, or its designee

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**BODY:** Zoning Administrator  
**DATE:** Wednesday, March 20, 2013  
**TIME:** 3:30 p.m. (please see the agenda for estimated start time of each item)  
**PLACE:** Lafayette City Offices, 3675 Mt. Diablo Blvd., Suite 210  
**RE:** **HDP05-13 Hertel Architects (Applicant); Shawn Eubanks & Sarah Chang (Owners) LR Zoning:**  
Request for a Hillside Development Permit and a 15-Degree Declination Exception to construct ~1,106 sq. ft. in additions to an existing two-story residence with a maximum ridge height of ~25' on a property located in the Hillside Overlay District within a Class II Ridgeline Setback at 2745 Oak Canyon Road. APN 238-090-030

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You have received this notice because you are a property owner in the vicinity of the project or have requested a notice of this project. A mailed Notice of Public Hearing is only provided for this initial hearing. If the application is continued to a future date, interested parties are responsible for tracking the matter on subsequent agendas.

You may review the agenda by visiting the [City Calendar](#) on the City's website and clicking on the meeting date. The agenda includes an estimated start time on each item. Any last minute changes or cancellations will be posted here. If you would like to subscribe to receive agendas via email, sign-up for free on the [home page](#) of the City's website.

The application described above is available for public review at the City Offices during Planning Counter Hours. You can also view information on this application, including maps, aerial photos, and project plans online at:

[www.lovelafayette.org](http://www.lovelafayette.org) > City Calendar > March 20, 2013 > Zoning Administrator

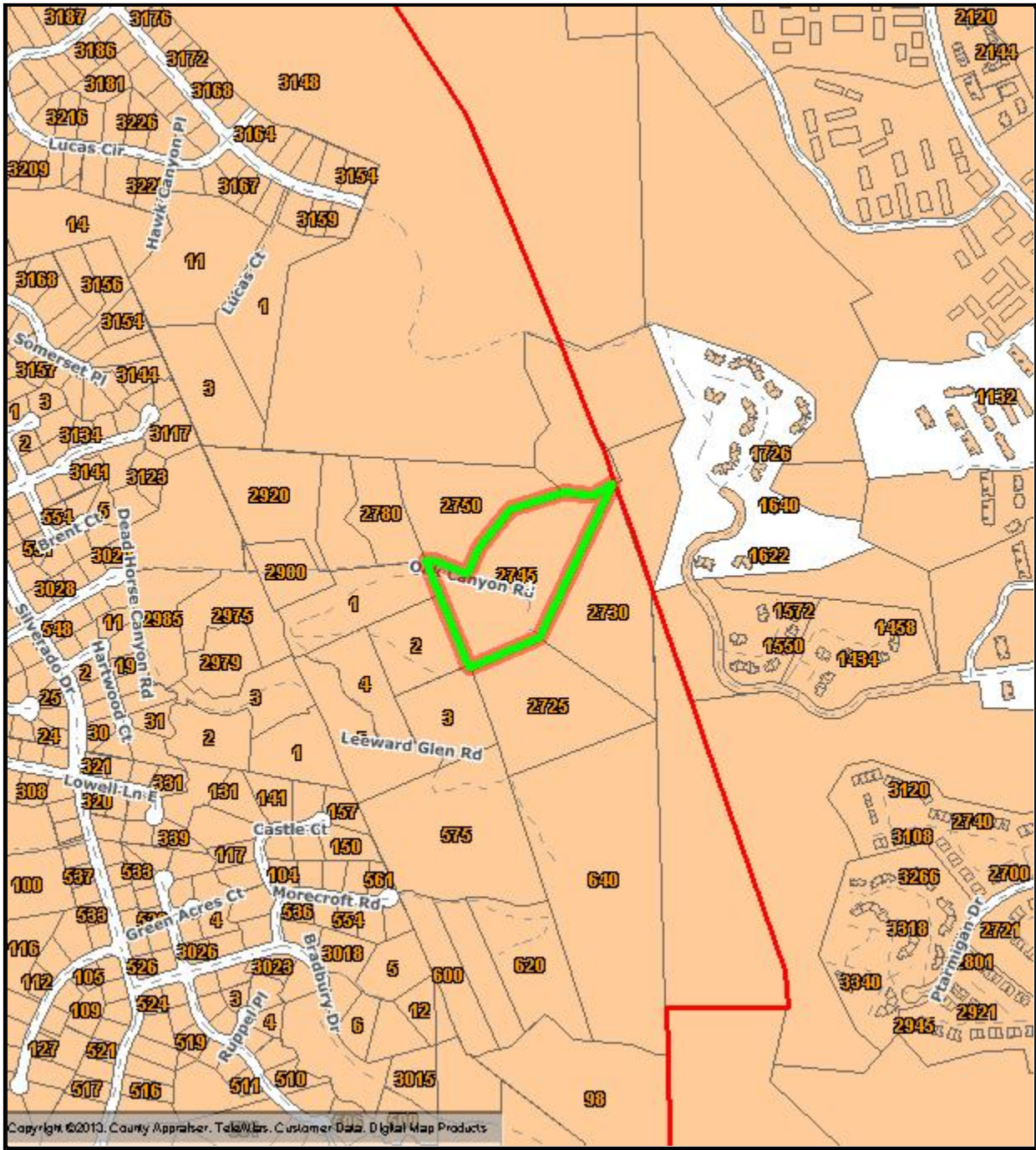
Your testimony is invited at the public hearing. You are also invited to contact the Project Planner to bring to the attention of the City any information you have which may affect the application. Information on the project should be submitted as soon as possible. Individuals who submit comments are encouraged to attend the hearing to answer any questions. Comments and questions should be directed to the Project Planner, listed below.

If you challenge the City's decision on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing. California Code of Civil Procedure §1094.6 (review of administrative decisions) is applicable to the City of Lafayette and provides for the review of any decision of the City only if the petition for writ of mandate is filed within 90 days after the decision becomes final.

**Project Planner:** Sarah Allen, Planning Technician • Tel. (925) 299-3208 • Email: [Sallen@lovelafayette.org](mailto:Sallen@lovelafayette.org)

Sarah Allen, Planning Technician

March 7, 2013



2745 Oak Canyon Rd.

APN 238-090-030

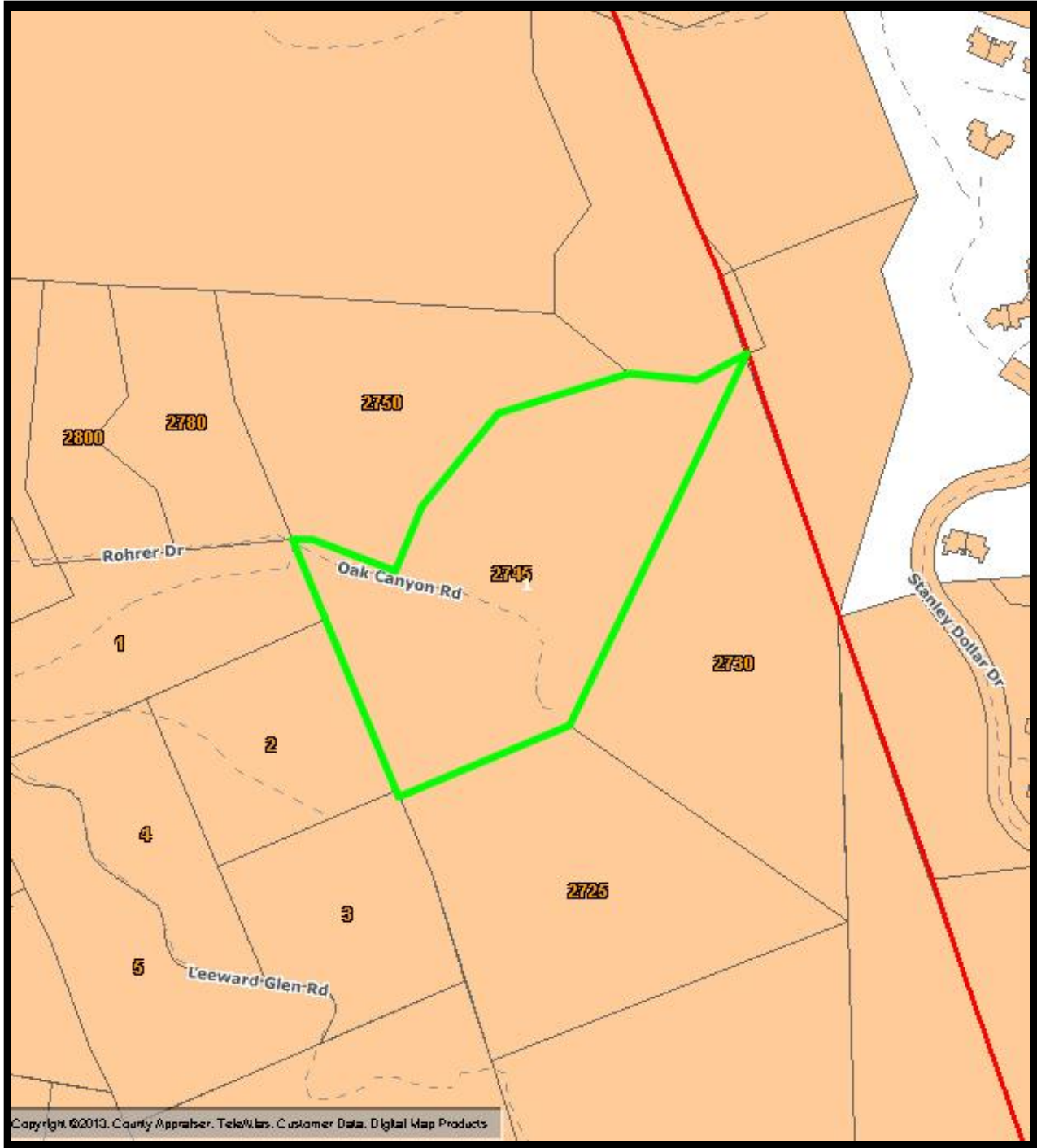


750 ft

CityGIS



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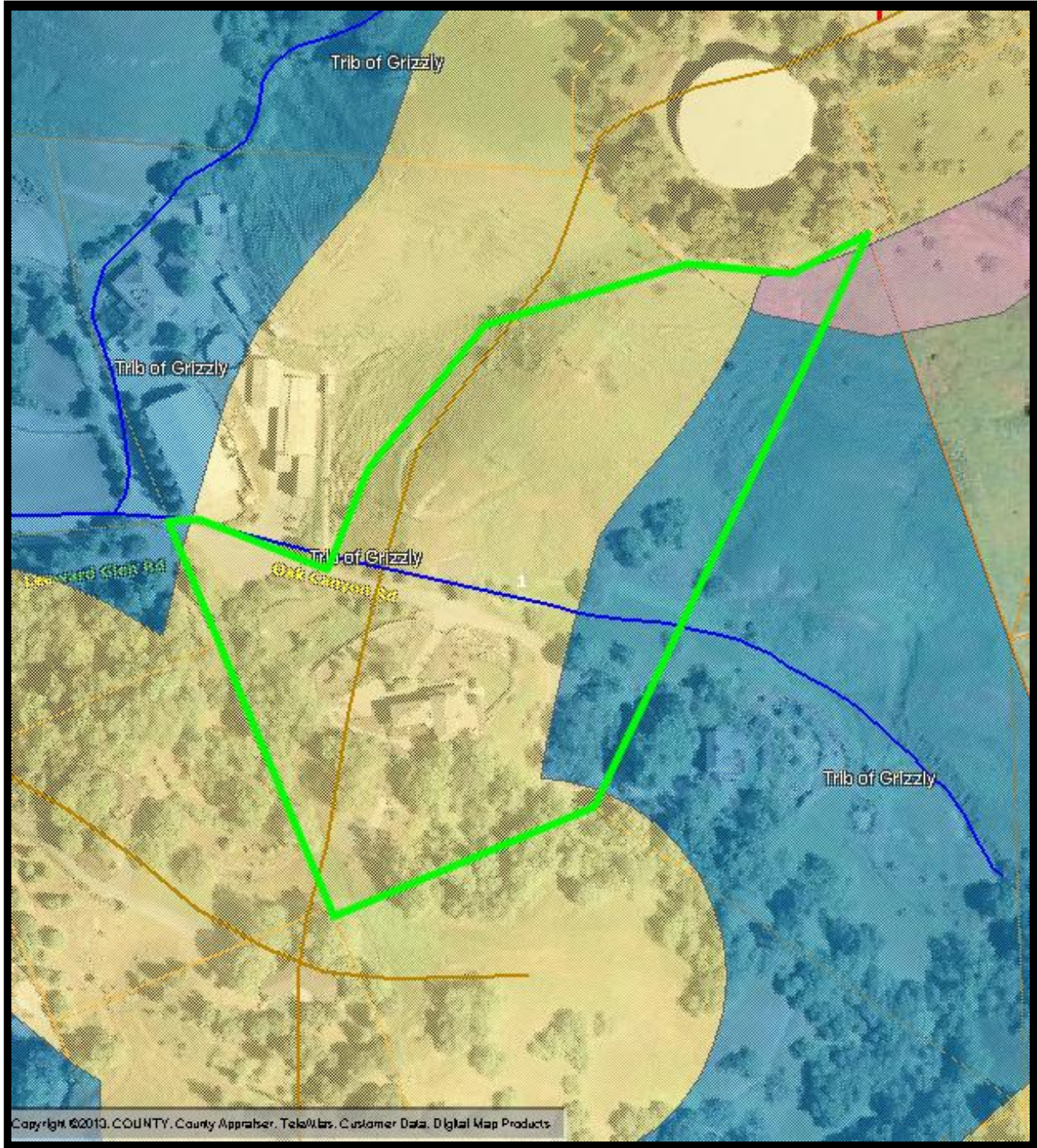
**2745 Oak Canyon Drive**  
**APN 238-090-030**



 308 ft  
**CityGIS**

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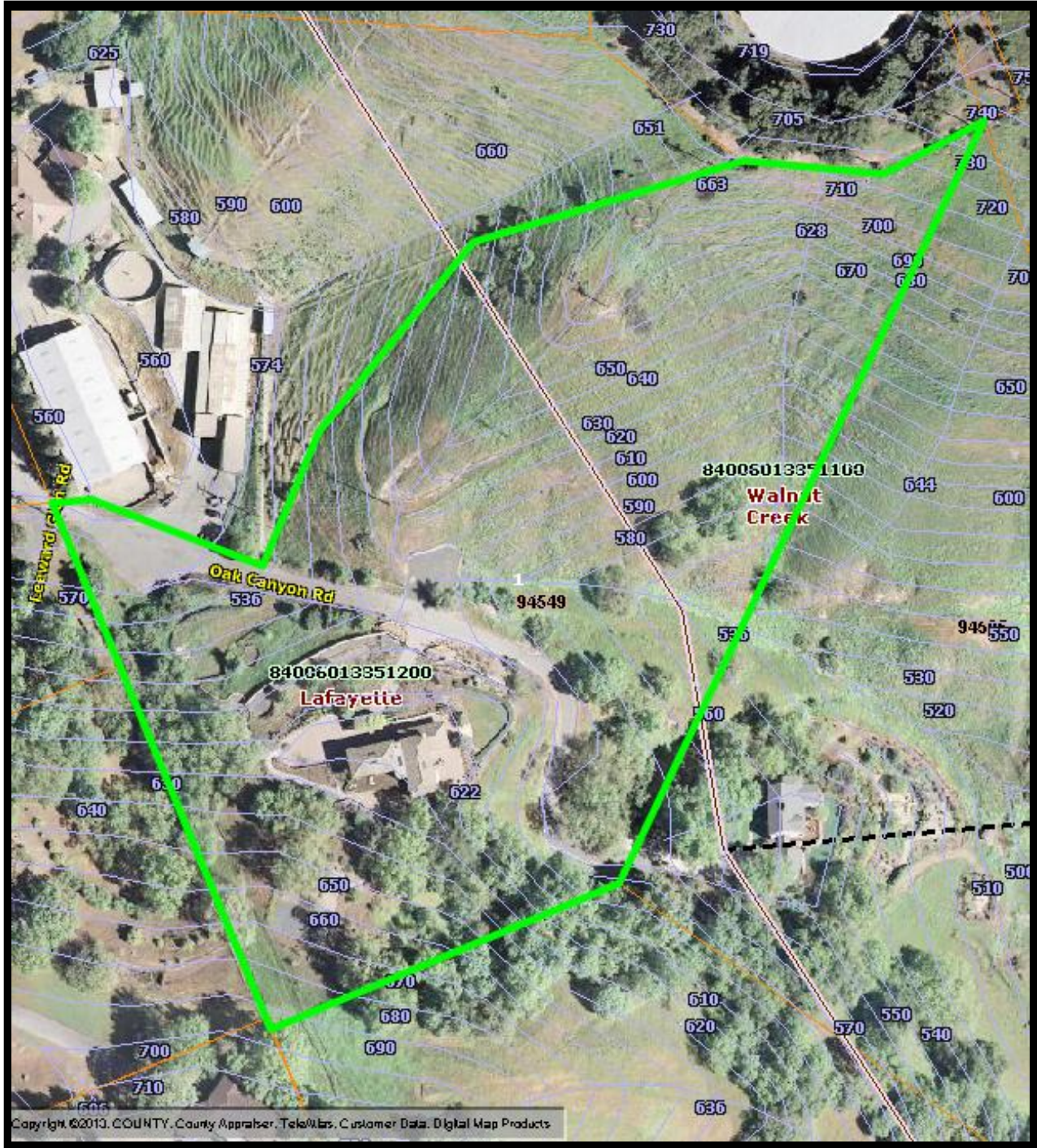
**2745 Oak Canyon Drive**  
**APN 238-090-030**



200 ft  
**CityGIS**

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**2745 Oak Canyon Drive**  
**APN 238-090-030**



 150 ft  
**CityGIS**

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**2745 Oak Canyon Drive**

**APN 238-090-030**

N

135 ft

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DATE 1-25-13

REVISIONS

CONSULTANTS

**HDP05-13**

**RECEIVED**

JAN 30 2013

CITY OF LAFAYETTE  
PLANNING DEPT.

PROJECT TITLE

**Phase II  
Children's Bedroom Suite Remodel**

**Chang - Eubanks  
Residence**

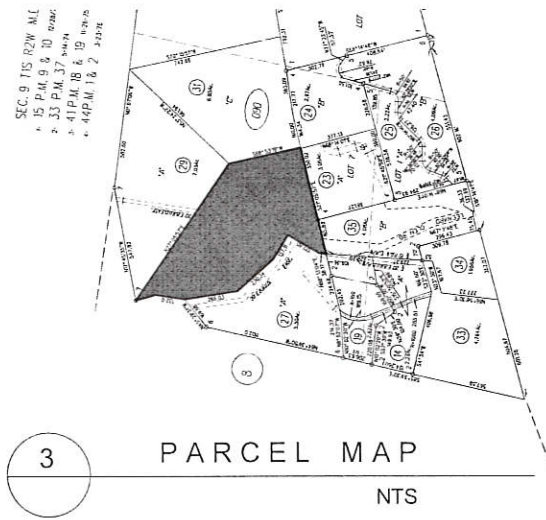
**2745 Oak Canyon Road  
Lafayette**

SHEET TITLE

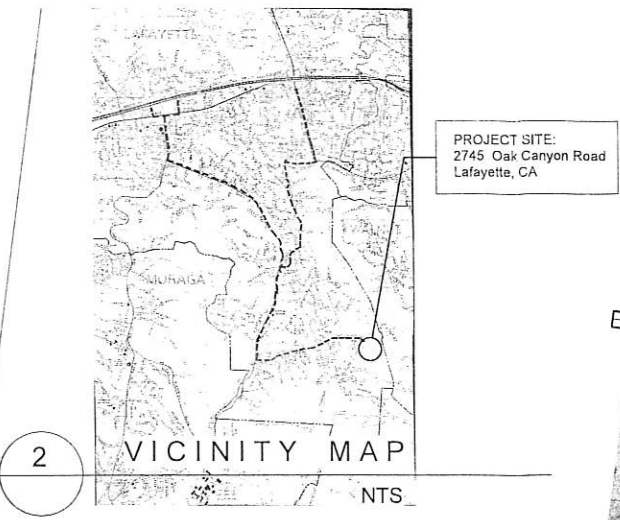
**Site Plan  
Vicinity Map  
Context Map  
General Notes**

SCALE Not to scale

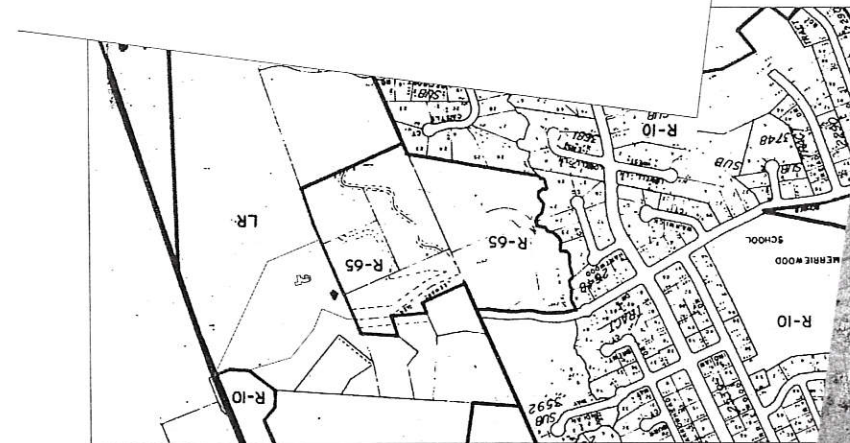
SHEET **A1.0** OF SHEETS



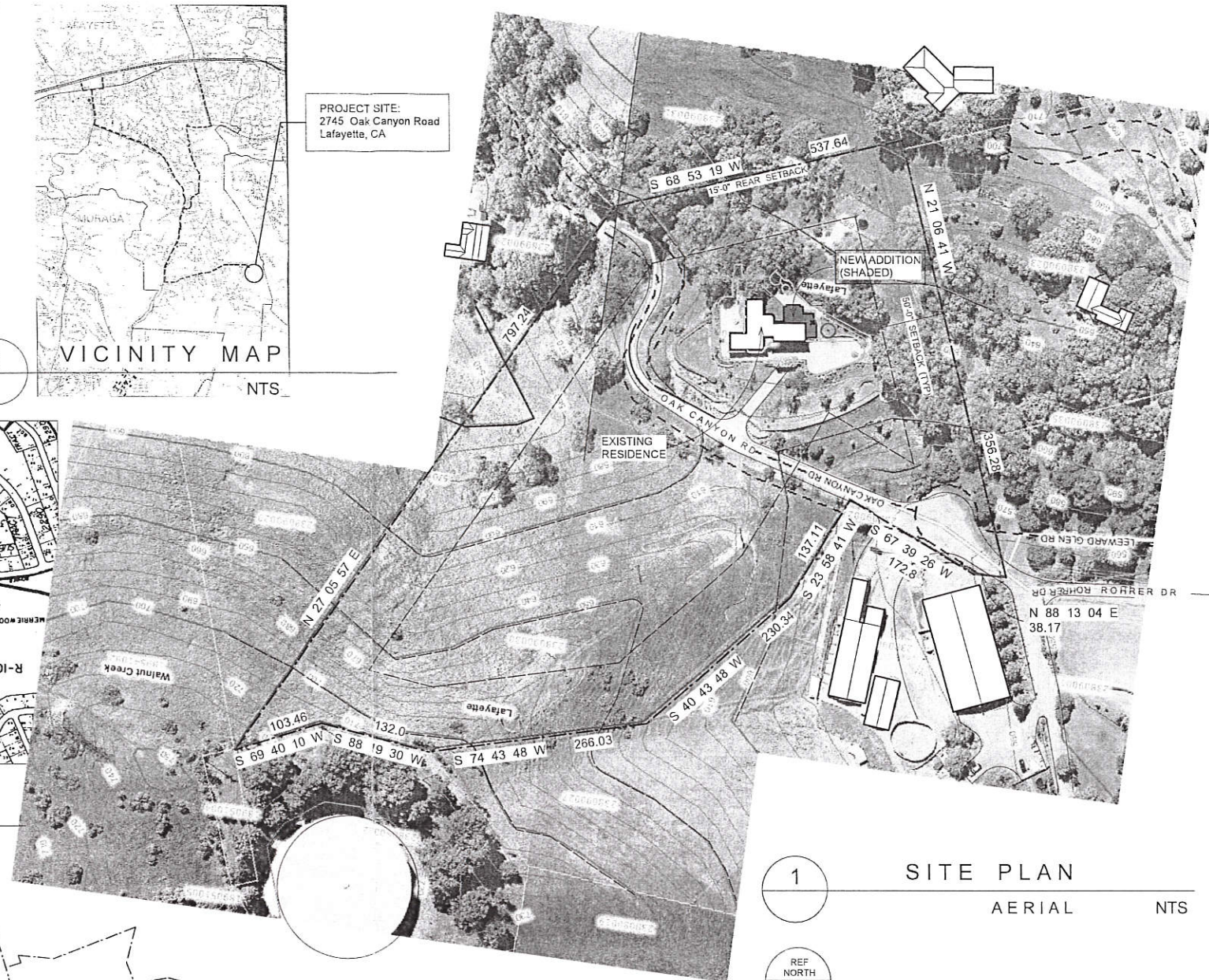
3 PARCEL MAP  
NTS



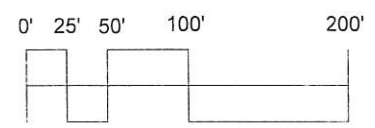
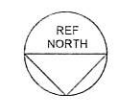
2 VICINITY MAP  
NTS



4 ZONING MAP  
NTS



1 SITE PLAN  
AERIAL  
NTS



IMPERVIOUS SURFACES

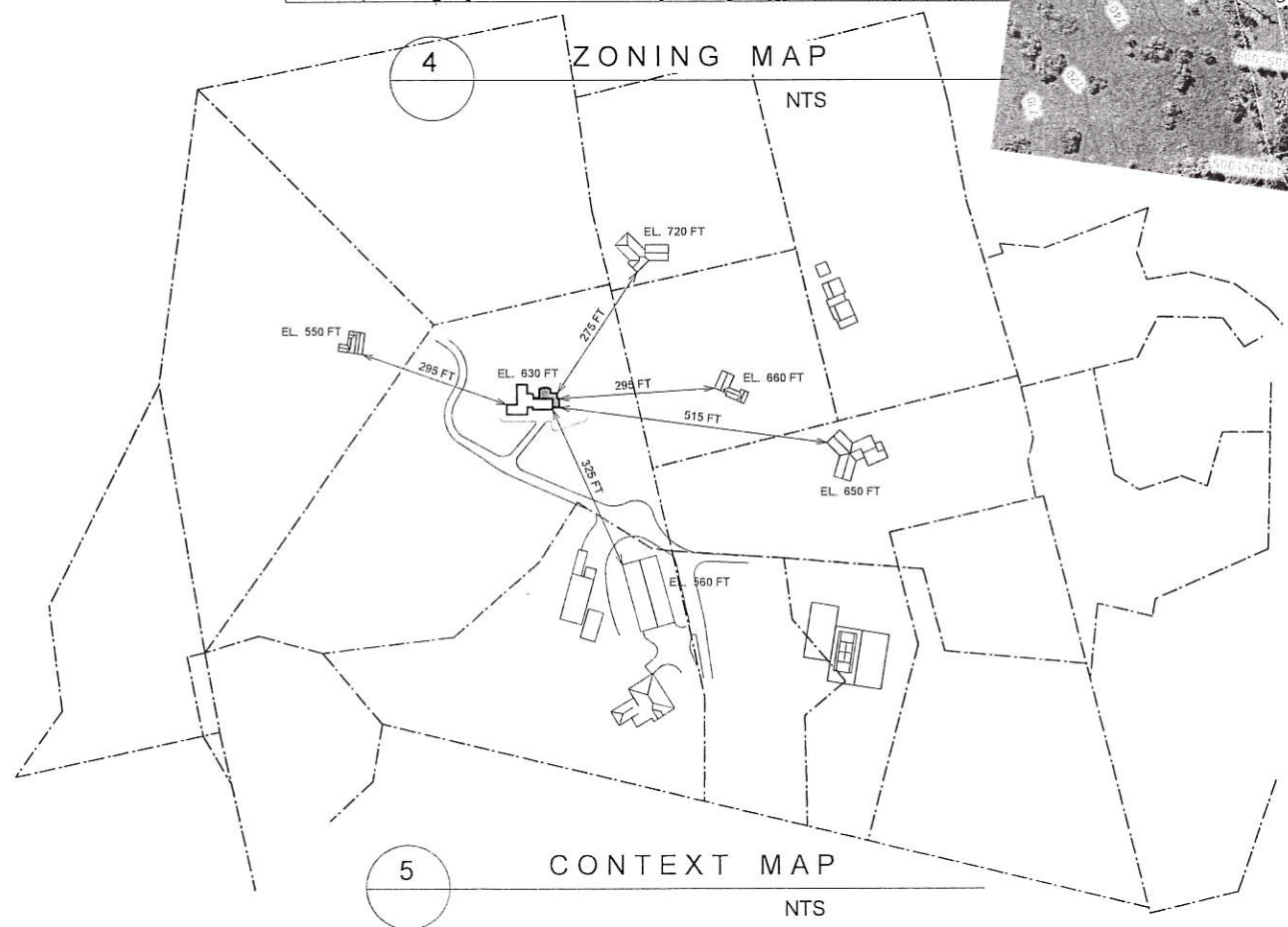
	Added Impervious Surface	Removed Impervious Surface	Net Impervious Surface
Existing Deck + Paving		620 SF	
New Addition footprint	+ 885 SF		
<b>TOTAL</b>	<b>+ 885 SF</b>	<b>- 620 SF</b>	<b>265</b>

**PROJECT SUMMARY**

Address: 2745 Oak Canyon Road, Lafayette, 94549  
 Owners: Shawn Eubanks & Sarah Chang  
 APN: 238-090-030  
 Parcel Size: 351,529 SF (8.07 Acres)  
 Zoning: City of Lafayette LR  
 Required Setbacks: All Yards: 50 ft  
 HOD: HDP-A Restricted Ridgeline Exception  
 HDP-B Development within the 15degree declination of a Class II Ridge  
 Design Review: Not Required - Interior Alteration  
 Building: Contra Costa County, 2010 CRC  
 Occupancy: R-3 Single Family Residential, Detached  
 U Private Garage, Attached  
 Stories: 2 Story  
 Construction Type: Type V-N  
 Siding: Stucco  
 Roofing: Clay Tile

**FLOOR AREA**

	Existing Floor Area (Gross)	Added Floor Area (Gross)	Existing Floor Area (Removed)	Gross Floor Area (Final)
LIVING AREA (Conditioned)				
Main Floor:	1,942 SF	+ 0 SF	- 0 SF	= 1,942 SF
Second Floor:	1,950 SF	+ 885 SF		= 2,790 SF
Total Living Area:	3,892 SF	885 SF		4,787 SF
ACCESSORY Garage:	789 SF	+ 221 SF	- 0 SF	= 1,009 SF
Total Garage Area:				1,009 SF
GROSS FLOOR AREA:	4,690 SF	+ 1,106 SF	- 0 SF	5,796 SF
FAR:	0.017 (5,796 SF / 351,259 SF)			



5 CONTEXT MAP  
NTS





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DATE 1-25-13

REVISIONS

CONSULTANTS

PROJECT TITLE

Phase II  
Children's Bedroom Suite Remodel

**Chang - Eubanks  
Residence**

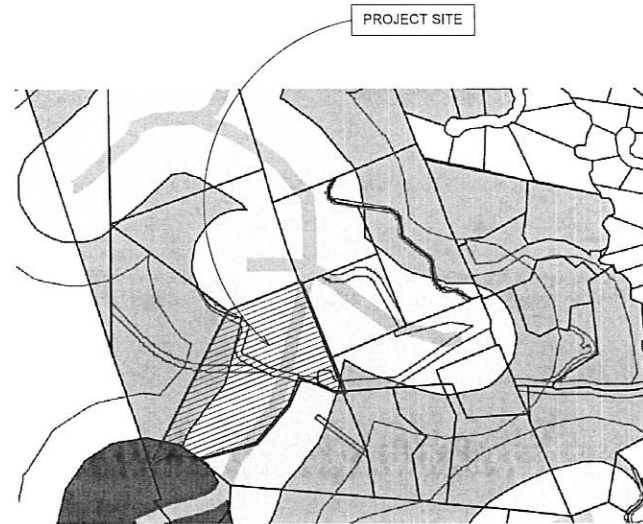
2745 Oak Canyon Road  
Lafayette

SHEET TITLE

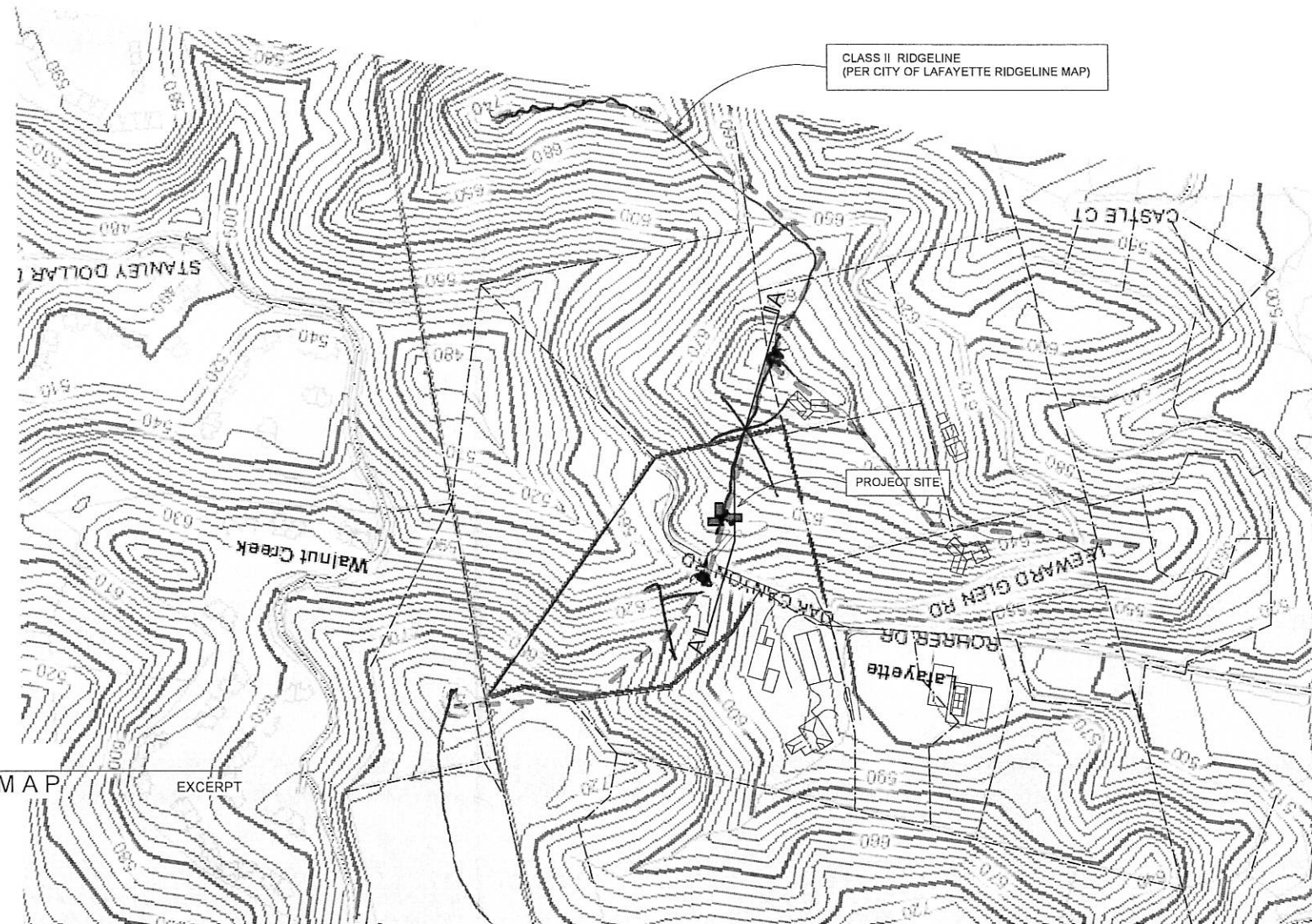
Ridgeline Section

SCALE Not to scale

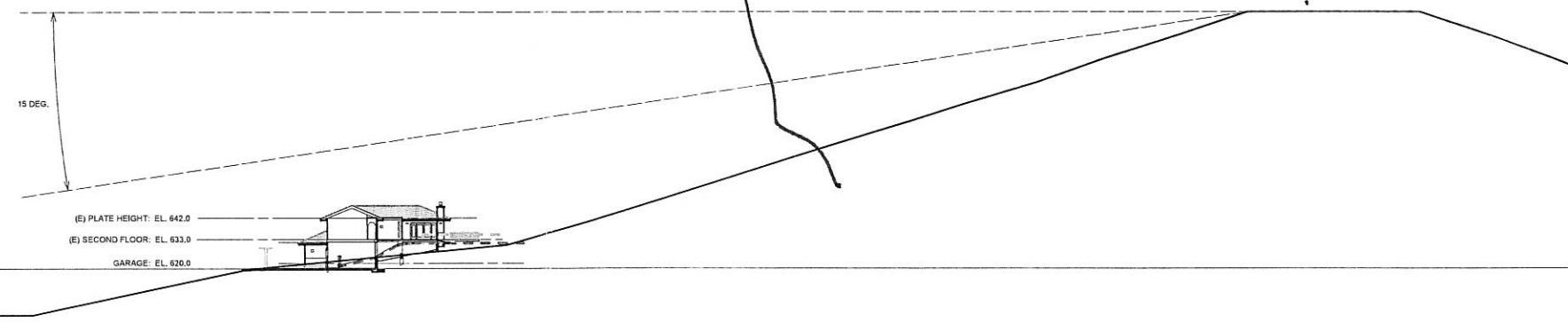
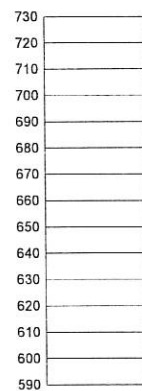
SHEET **A1.1** OF SHEETS



1 LAFAYETTE AREA RIDGE MAP  
HILLSIDE OVERLAY DISTRICT MAP



1 TOPOGRAPHIC SITE PLAN  
FROM: CONTRA COSTA COUNTY GIS MAP NTS



1 SITE SECTION A-A  
1/32" = 1'-0"





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REVISIONS

CONSULTANTS

PROJECT TITLE

Additions and Alterations  
To The

**Chang - Eubanks  
Residence**

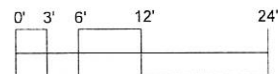
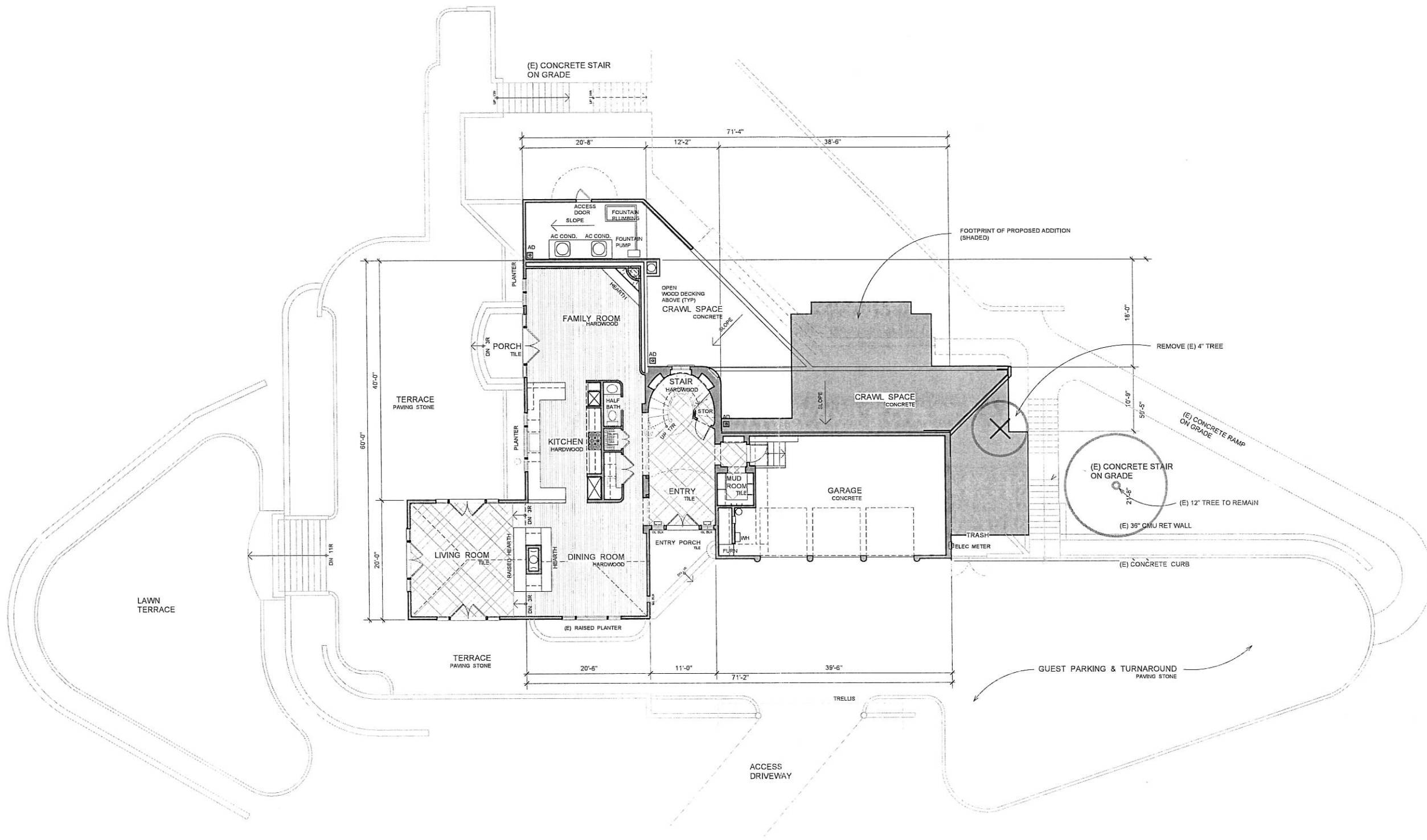
2745 Oak Canyon Road  
Lafayette

SHEET TITLE

Existing Main Floor Plan

SCALE 1/8" = 1'-0"

SHEET **A1.2** OF SHEETS



**1 MAIN FLOOR PLAN**

1,942 SF Living Area  
788 SF Garage







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CONSULTANTS

PROJECT TITLE

Additions and Alterations  
To The

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Residence**

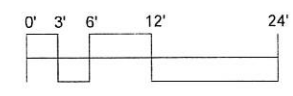
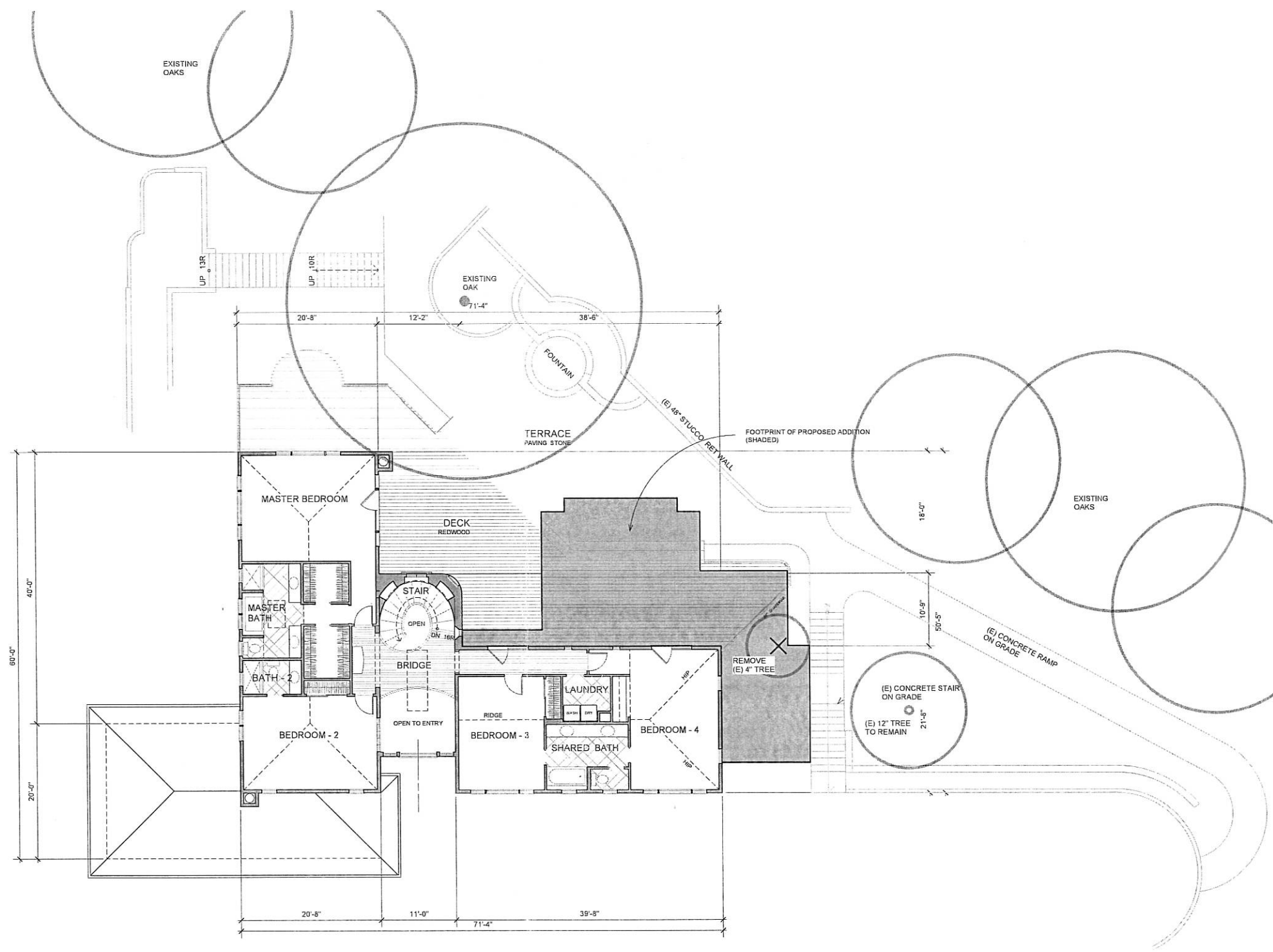
2745 Oak Canyon Road  
Lafayette

SHEET TITLE

Existing Second Floor Plan

SCALE 1/8" = 1'-0"

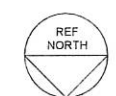
SHEET **A1.3** OF SHEETS



1

**SECOND FLOOR PLAN**

1,960 SFLiving Area







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PROJECT TITLE

Additions and Alterations  
To The

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Residence**

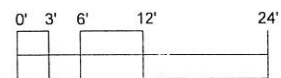
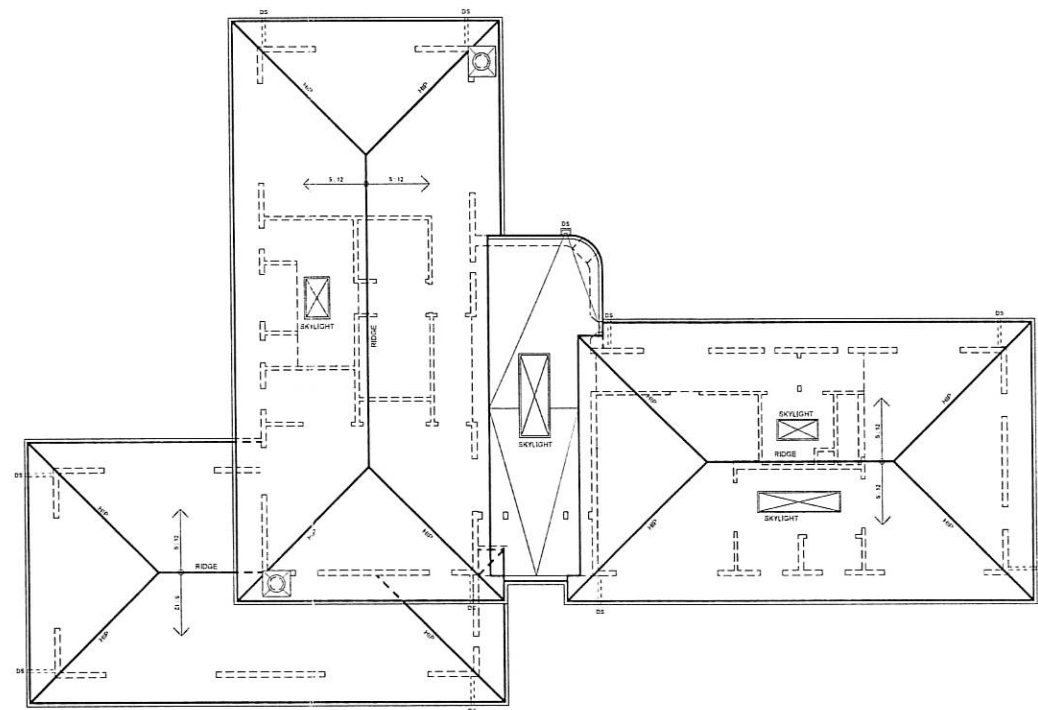
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Lafayette

SHEET TITLE

Existing Roof Plan

SCALE 1/8" = 1'-0"

SHEET **A1.4** OF SHEETS



1 ROOF PLAN







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PROJECT TITLE

Additions and Alterations  
To The

**Chang-Ewbanks  
Residence**

2745 Oak Canyon Road  
Lafayette

SHEET TITLE

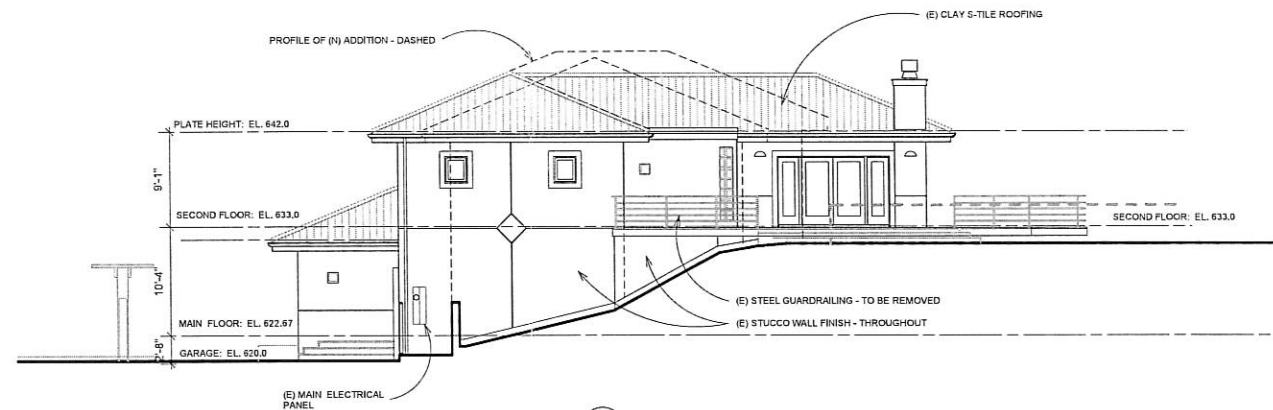
Exterior Elevations

SCALE 1/8" = 1'-0"

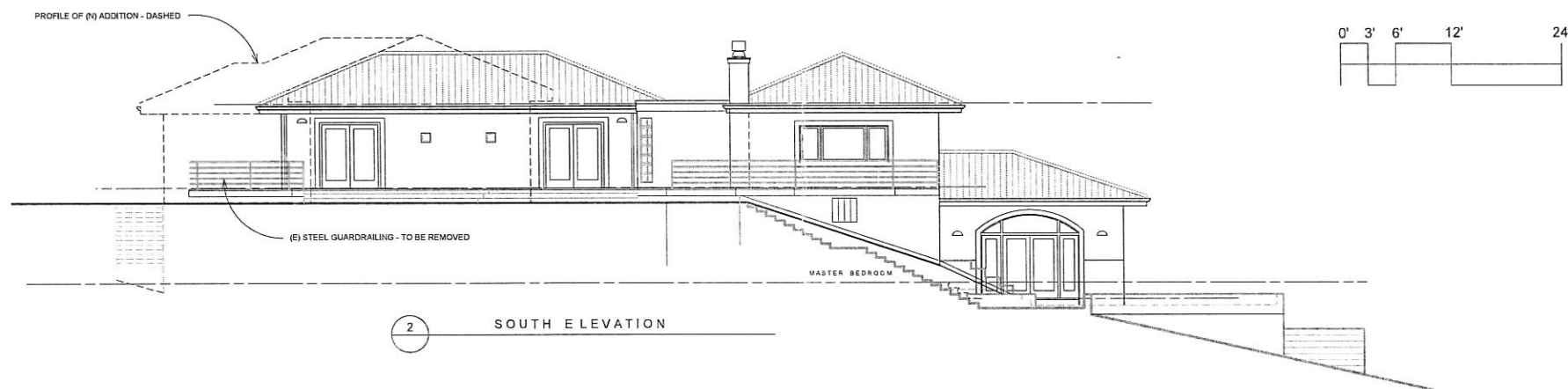
SHEET **A1.5** OF SHEETS



1 NORTH ELEVATION



2 WEST ELEVATION



2 SOUTH ELEVATION



1 EAST ELEVATION





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PROJECT TITLE

Additions and Alterations  
To The

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Residence**

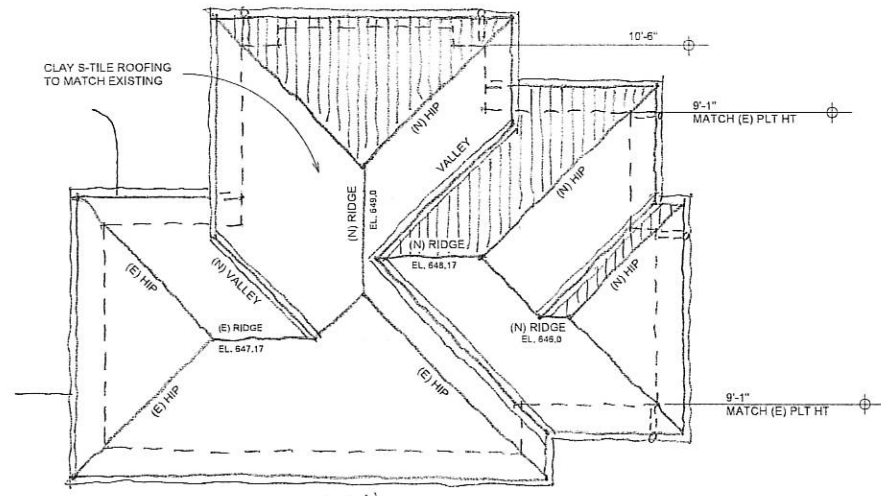
2745 Oak Canyon Road  
Lafayette

SHEET TITLE

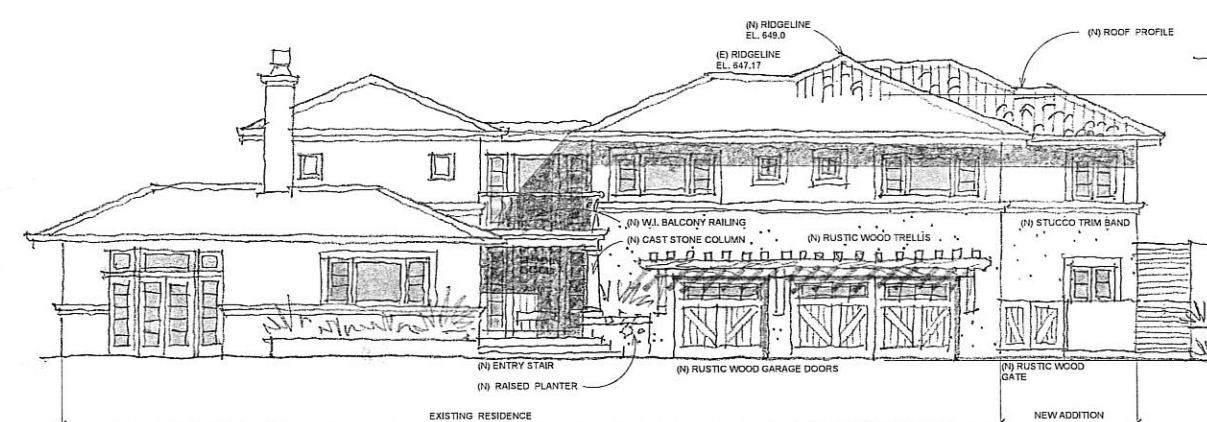
**PHASE II - Bedroom Addition  
Plans and Elevations**

SCALE 1/8" = 1'-0"

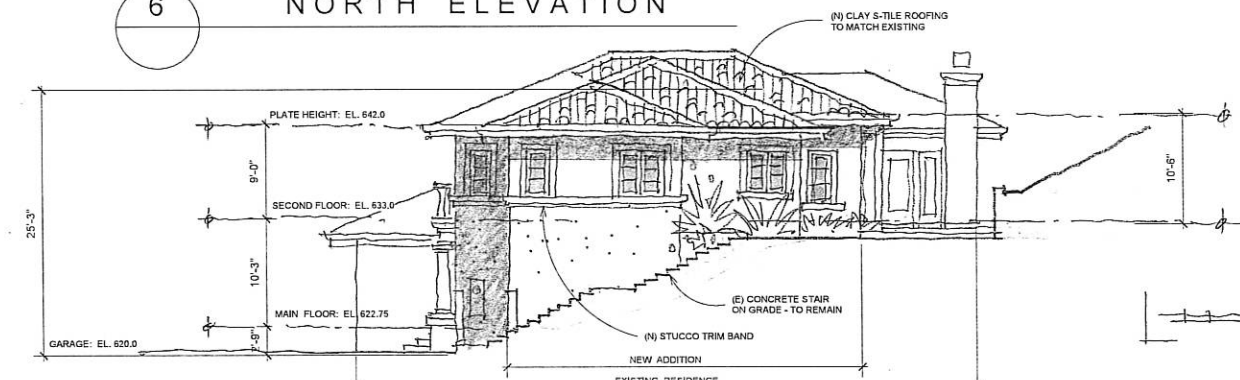
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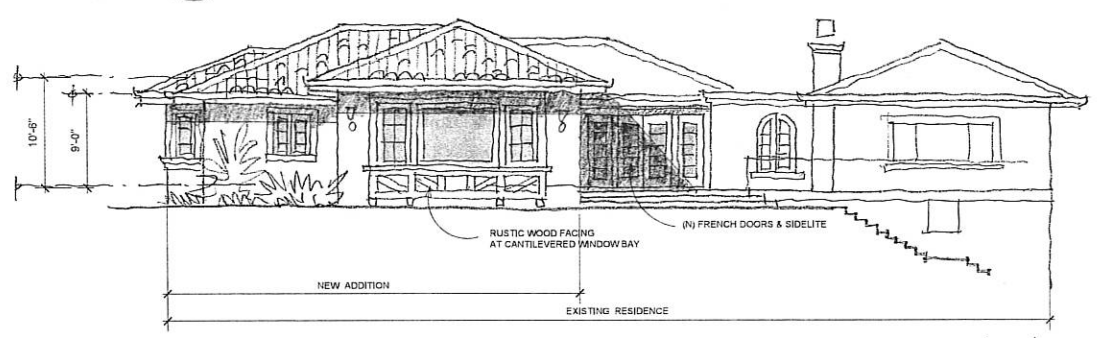
3 ROOF PLAN



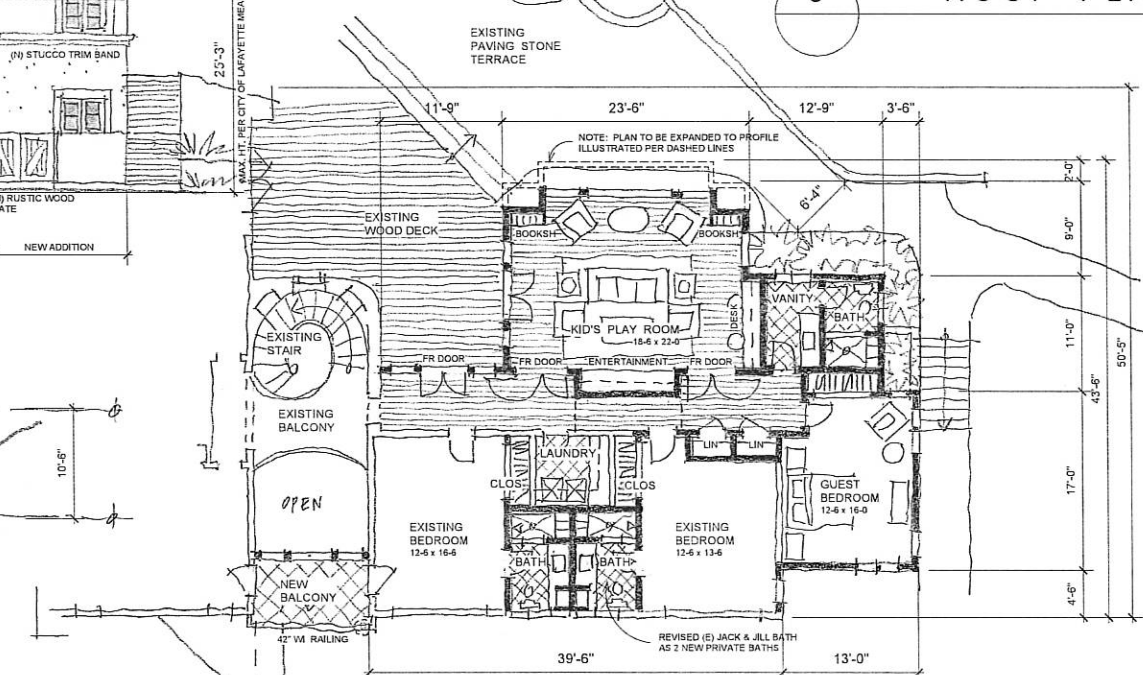
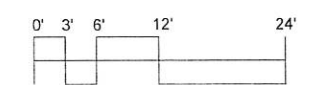
6 NORTH ELEVATION



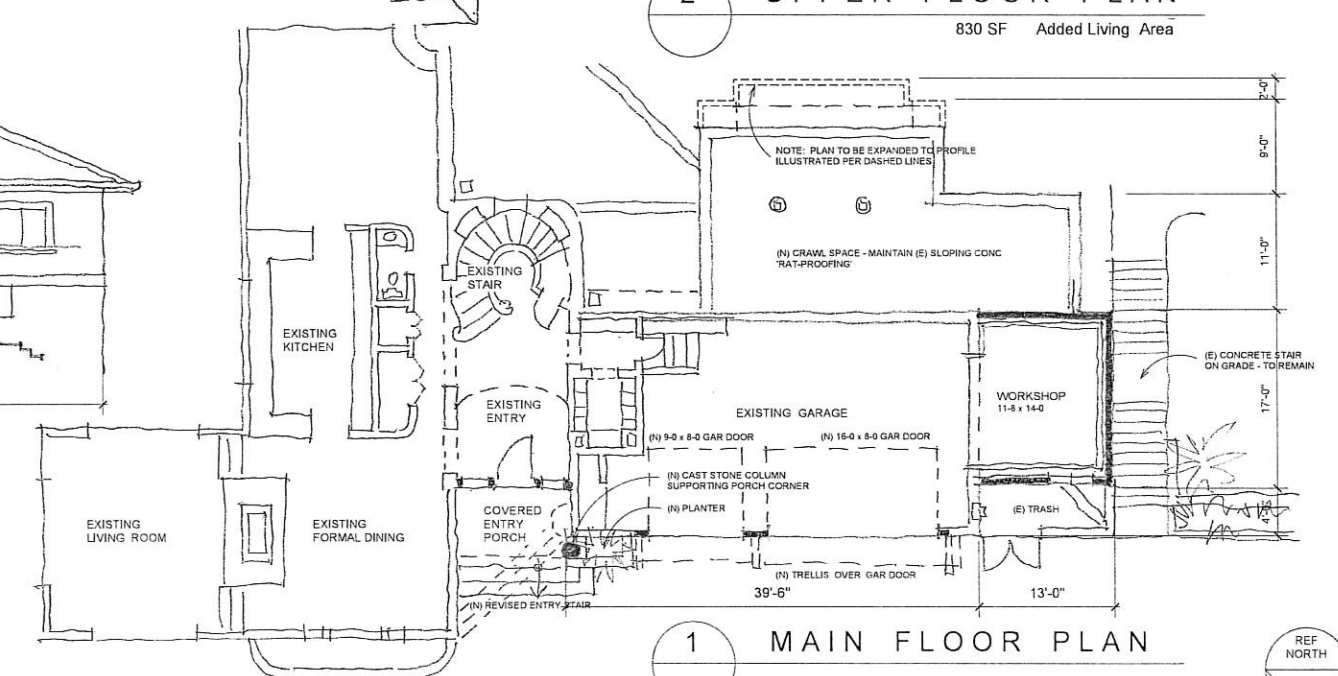
5 WEST ELEVATION



4 SOUTH ELEVATION



2 UPPER FLOOR PLAN  
830 SF Added Living Area



1 MAIN FLOOR PLAN

