



NOTICE OF PUBLIC HEARING

Zoning Administrator

Planning and Building Service's
Manager, or its designee

BODY: Zoning Administrator
DATE: Thursday, April 4, 2013
TIME: 2:00 p.m. (please see the agenda for estimated start time of each item)
PLACE: Lafayette City Offices, 3675 Mt. Diablo Blvd., Suite 210
RE: **HDP04-13 Bayfront Architecture (Applicant); Katrina Silvani (Owner) R-20 Zoning:** Request for (1) Hillside Development Permit and (2) Design Review to remodel an existing 3,415 sq. ft. two-story single family residence and to construct 772 sq. ft. in one and two-story additions with a maximum building height of ~24'-06", in the Hillside Overlay District at 1588 Silver Dell Road. APN 230-230-019

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 > City Calendar > April 4, 2013 > Zoning Administrator

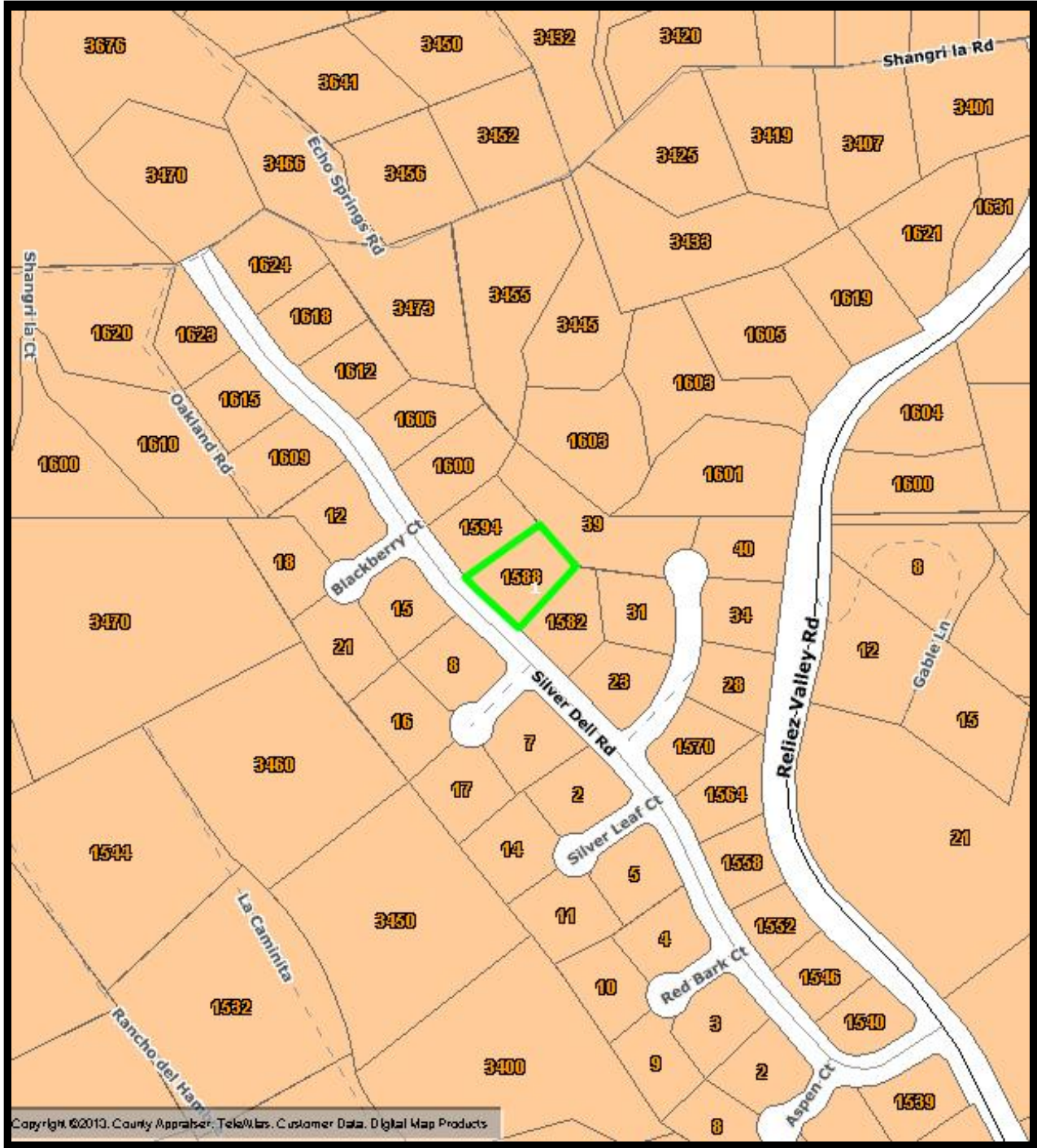
Your testimony is invited at the public hearing. You are also invited to contact the Project Planner to bring to the attention of the City any information you have which may affect the application. Information on the project should be submitted as soon as possible. Individuals who submit comments are 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: Megan Canales, Contract Planner • Tel. (925) 299-3242 • Email: MCanales@lovelafayette.org

Sarah Allen, Planning Technician for
Megan Canales, Contract Planner

March 20, 2013

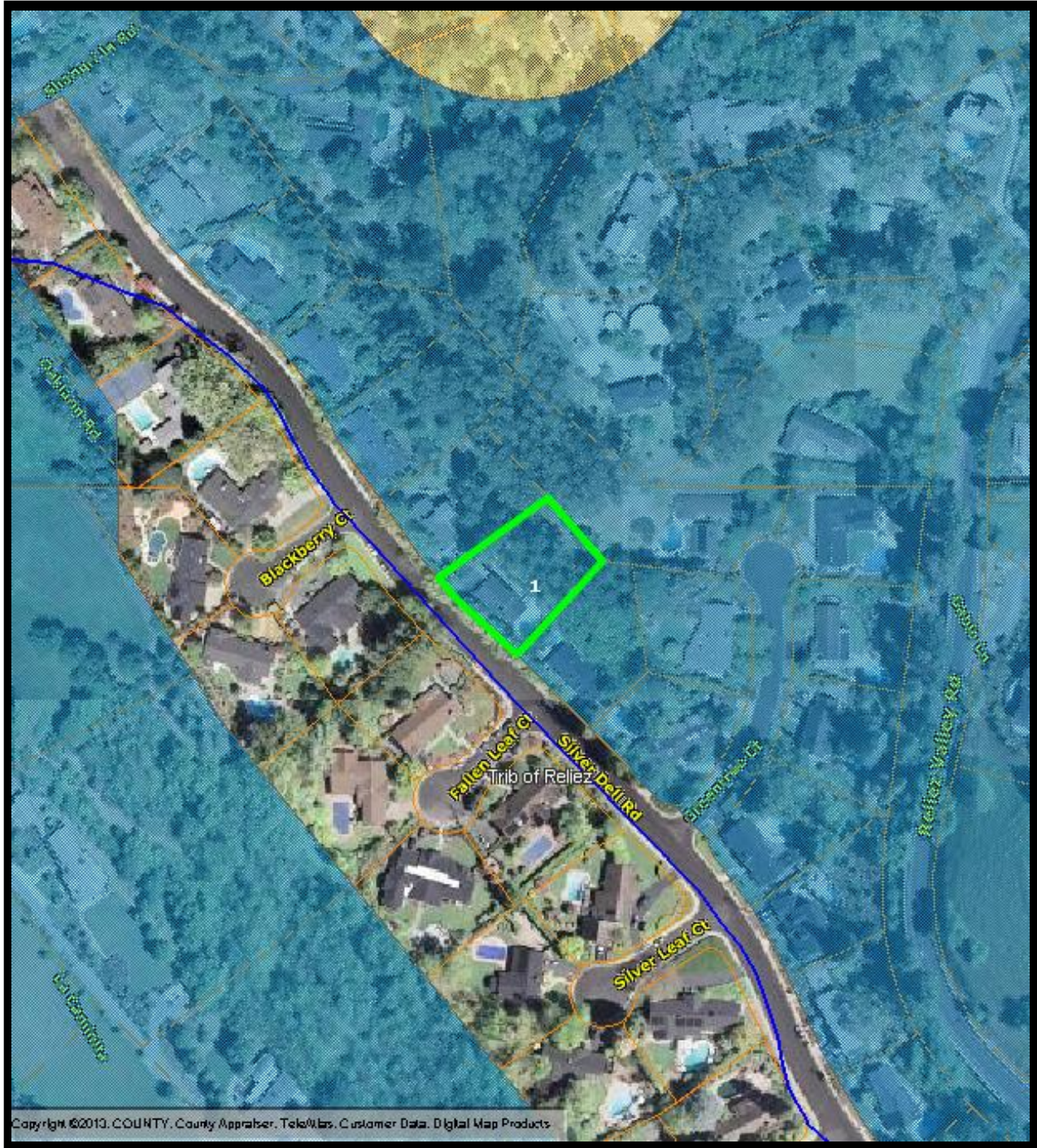


1588 Silver Dell Road
APN 230-230-019



CityGIS

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1588 Silver Dell Road
APN 230-230-019



200 ft

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1588 Silver Dell Road
APN 230-230-019



 100 ft
CityGIS

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REVISIONS	BY
PLAN CHECK 3-1-13	PG



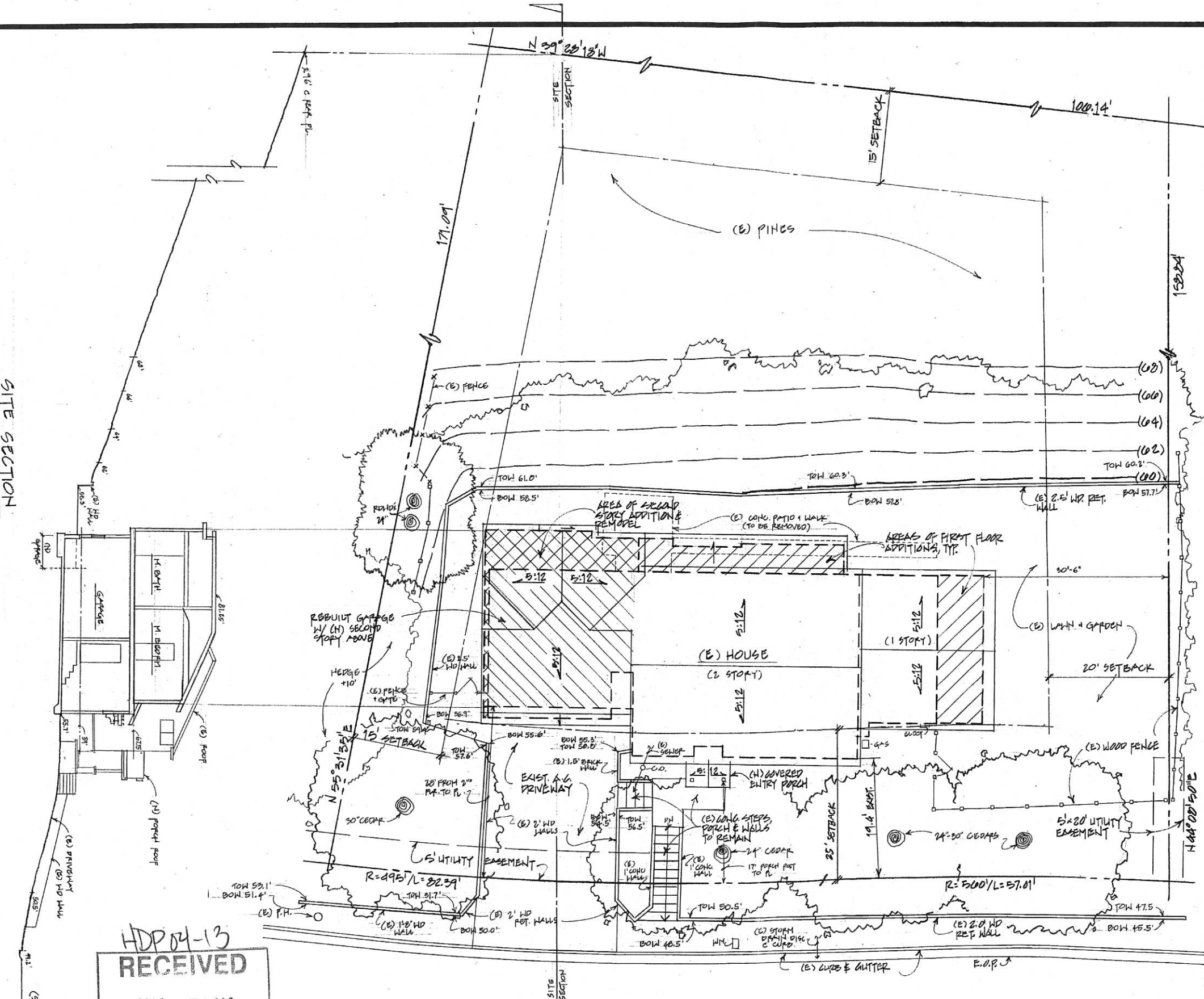
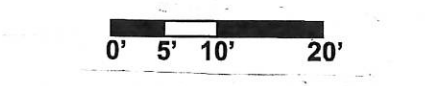
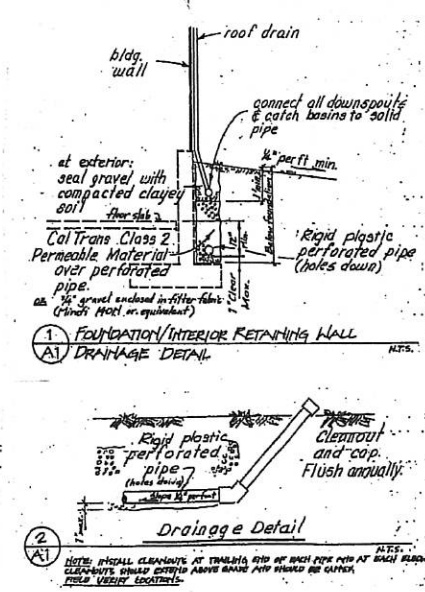
SITE PLAN SECTION

RESIDENCE
1588 Silver Dell Road • Lafayette
APN: 230 - 230 - 019

DRAWN	DATE
PG	1-23-13
CHECKED	PG
SCALE	1/8" = 1'-0"
JOB NO.	D1212
SHEET	A1
OF SEVEN SHEETS	

ZONING INFORMATION	
R - 20 ZONE (HILLSIDE)	
LOT SIZE:	19,965 sq. ft.
HOUSE SIZE:	
'E' HOUSE	2,846 sq. ft.
'N' ADDITIONS	661 sq. ft.
TOTAL 'E' + 'N' HOUSE	3507 sq. ft.
'E' GARAGE	569 sq. ft.
'N' ADDITIONS	111 sq. ft.
TOTAL 'E' + 'N' GARAGE	680 sq. ft.
TOTAL HOUSE & GARAGE	4,187 sq. ft.
BUILDING HEIGHT:	
'E' = 19' - 6"	
'N' = 21' - 6" (24' - 6" @ ridge of addition)	
NO TREE REMOVAL	
GRADING:	10 cu. yd. CUT (remain on site)
IMPERVIOUS SURFACES:	
'E' HOUSE & GARAGE FOOTPRINT	2,007 sq. ft.
'E' DRIVEWAY	594 sq. ft.
'E' PATIO & WALKS	858 sq. ft.
TOTAL 'E'	3,459 sq. ft.
'N' HOUSE & GARAGE FOOTPRINT	307 sq. ft.
TOTAL 'E' + 'N'	3,766 sq. ft.

- SITE DRAINAGE NOTES**
- All finished grades at yards, pavements, and patios shall be drained away from new perimeter house foundations with a slope gradient of not less than 1% at paved areas (1/8" per 12" rise-to-run) and 2% at non-paved surfaces (2" per 12"). Landscape improvements should maintain positive drainage away from the foundations. Slope shall run a minimum distance of five feet (5') measured perpendicular to wall, and should flow into a continuous surface or subsurface drainage facility carrying runoff away from the building.
 - Where yards cannot be drained to perimeter channels they shall be graded to drain into area drains or catch basins, properly sized for the watershed they collect. Rough and finish grading are to be planned to prevent any ponding of water in yards, terraces and planting beds.
 - Downspouts (and area drains or catch basins, if used) are to be collected by underground 4" inch diameter solid drainlines. Pipes and fittings shall be rigid PVC plastic, meeting minimum specifications of SDR 35, and installed in accordance with the latest edition of the Uniform Plumbing Code plumbing code and local requirements. Discharge new drainage facilities into a collection pipe which discharges into street via existing storm drain or manhole.
 - Roof runoff drainlines are to have no connection to perforated foundation drains and other subdrains. Do not introduce surface runoff into perforated subdrains.
 - Roof runoff and foundation subdrains can join a common collector pipe where there is sufficient drop in elevation to prevent backflow or where a backflow prevention device is installed in the line.
 - After installation, all surface and subsurface drains are to be flushed to ensure that they are operable. They should be checked at least annually, preferably at the start of the rainy season, to ensure that they are cleared and free flowing.



HDP 04-13 RECEIVED
MAR 07 2013
CITY OF LAFAYETTE PLANNING DEPT.



REVISIONS	BY

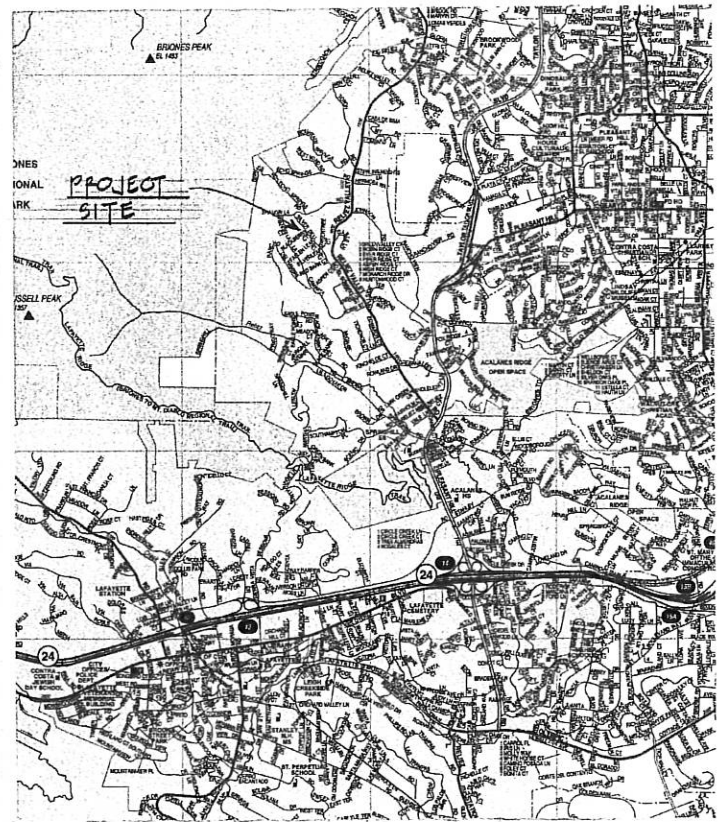


CONTEXT MAP

RESIDENCE
 1588 Silver Dell Road • Lafayette
 APN: 230 - 230 - 019

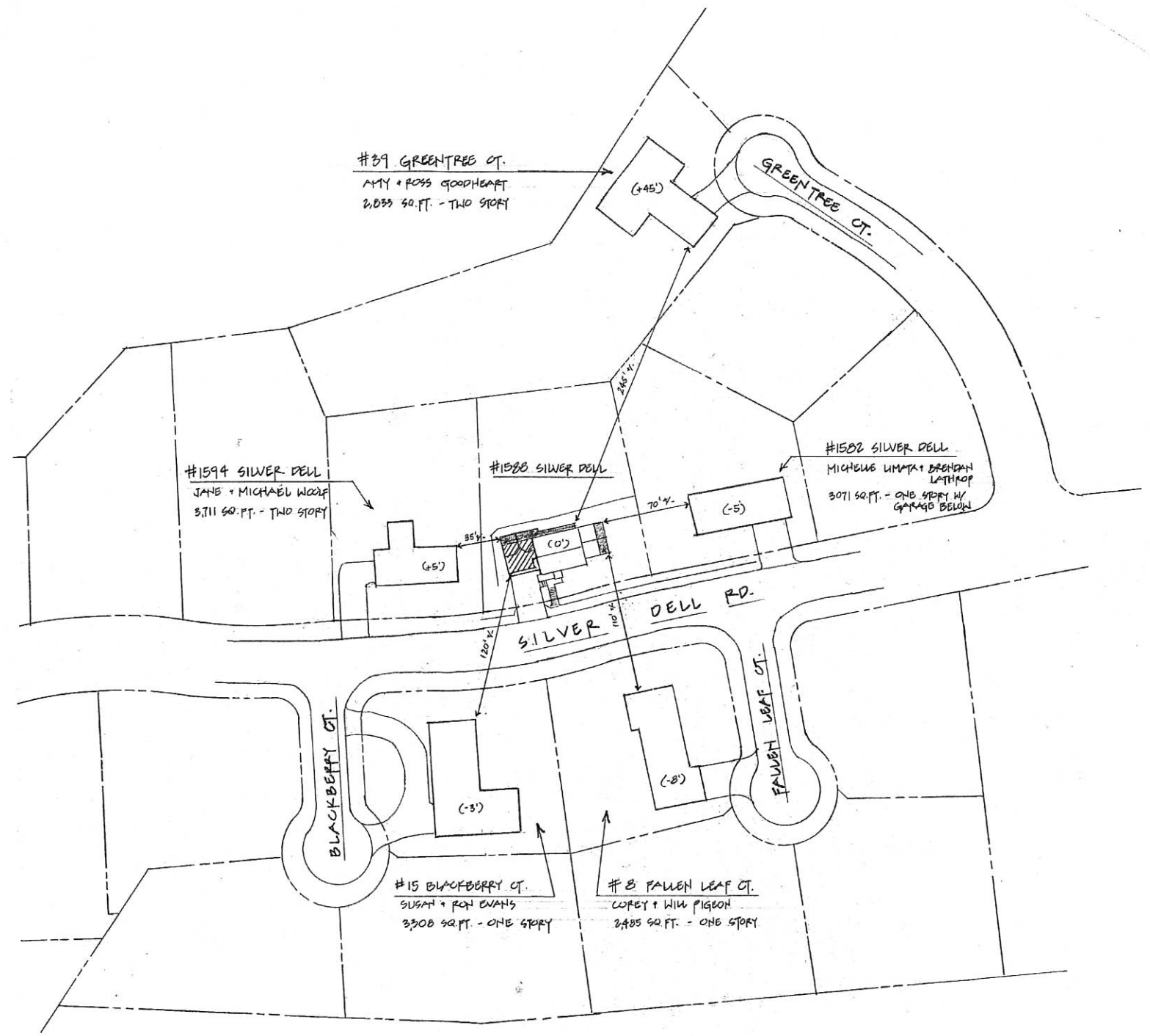
DRAWN	PG
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DATE	1-23-13
SCALE	1"=50'
JOB NO.	01212
SHEET	

A1.1
 OF FIVE SHEETS



VICINITY MAP

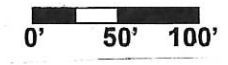
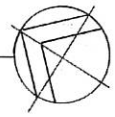
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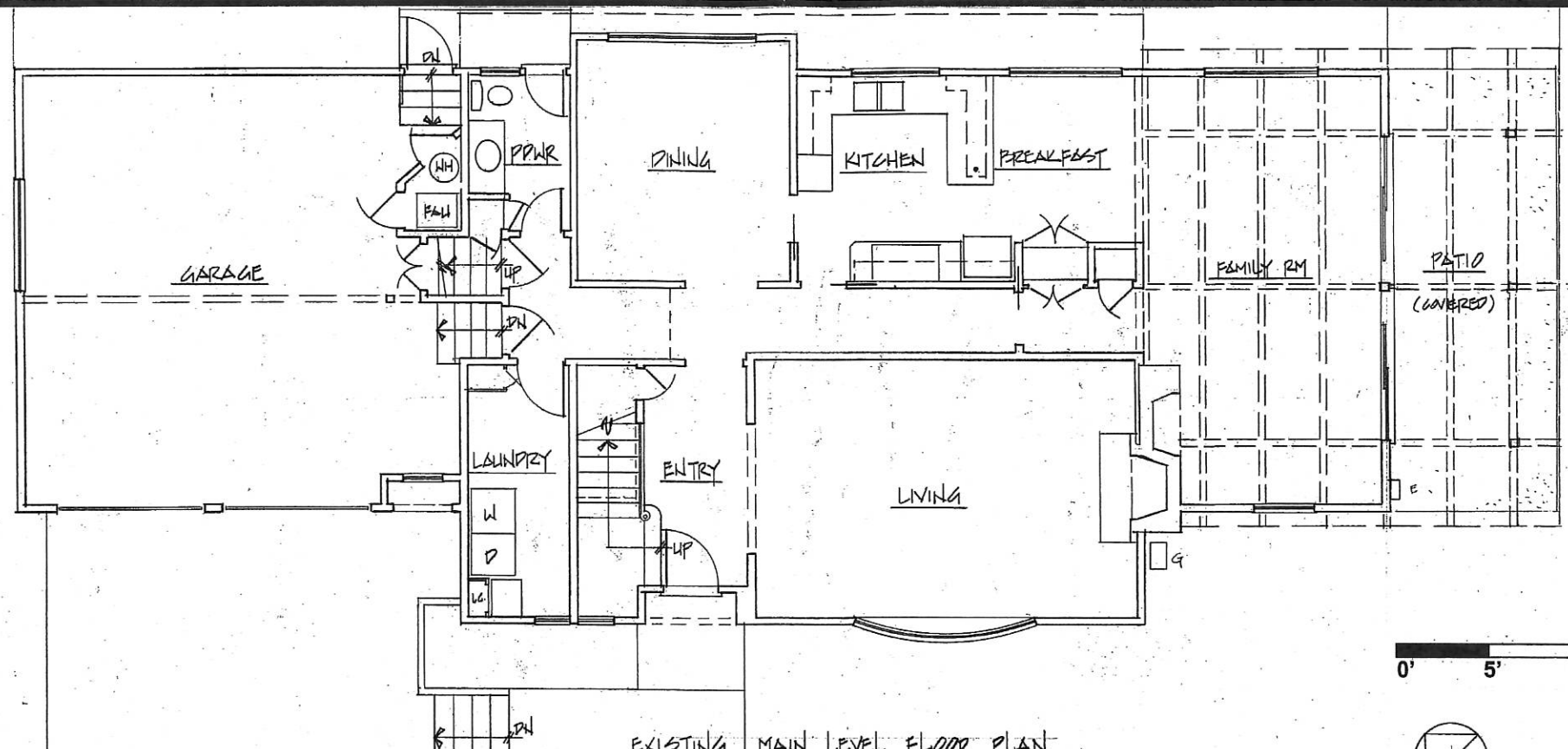


CONTEXT MAP

NOTE: ELEVATIONS ARE AT FIRST FLR., REF. TO ASSUMED 00' AT FIRST PUB. OF #1588 SILVER DELL

1"=50'

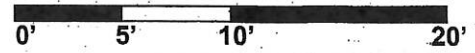




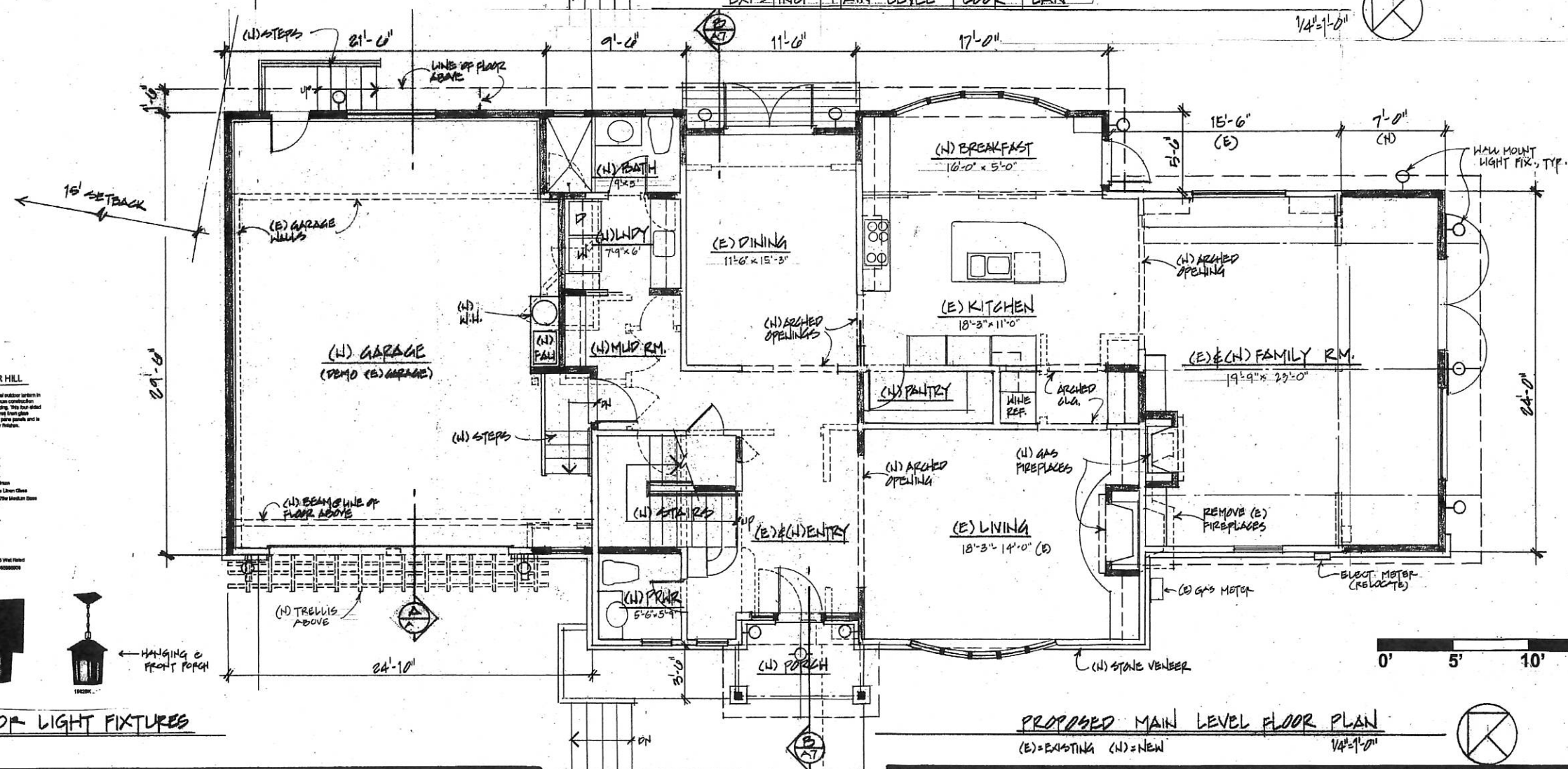
GROSS FLOOR AREAS

LIVING - MAIN LEVEL:
 - EXISTING : 1,430 SQ. FT.
 - PROPOSED : 207
 - TOTAL : 1,725

GARAGE:
 - EXISTING : 569 SQ. FT.
 - PROPOSED : 111
 - TOTAL : 680



EXISTING MAIN LEVEL FLOOR PLAN



PROPOSED MAIN LEVEL FLOOR PLAN
 (E)=EXISTING (N)=NEW
 1/4"=1'-0"

CEDAR HILL

Cedar Hill is a traditional outdoor lantern in sturdy die cast aluminum construction with weather brass finish. This fine detail outdoor design lantern has glass and is available in two package options.

- 1800K
- WSPK 6.75"
- Height 8.25"
- Wings 3.50"
- Material Aluminum
- Finish White Enamel Coat
- Base One 7/8" Medium Base
- Voltage 120V
- TPO 4.5"
- Resistance 6.75"
- Back Plate 8"
- Height 4.5"
- Back Plate 4.5"
- WSPK 6.75"
- Material Aluminum
- Finish White Enamel Coat
- UPC 8420222222



EXTERIOR LIGHT FIXTURES

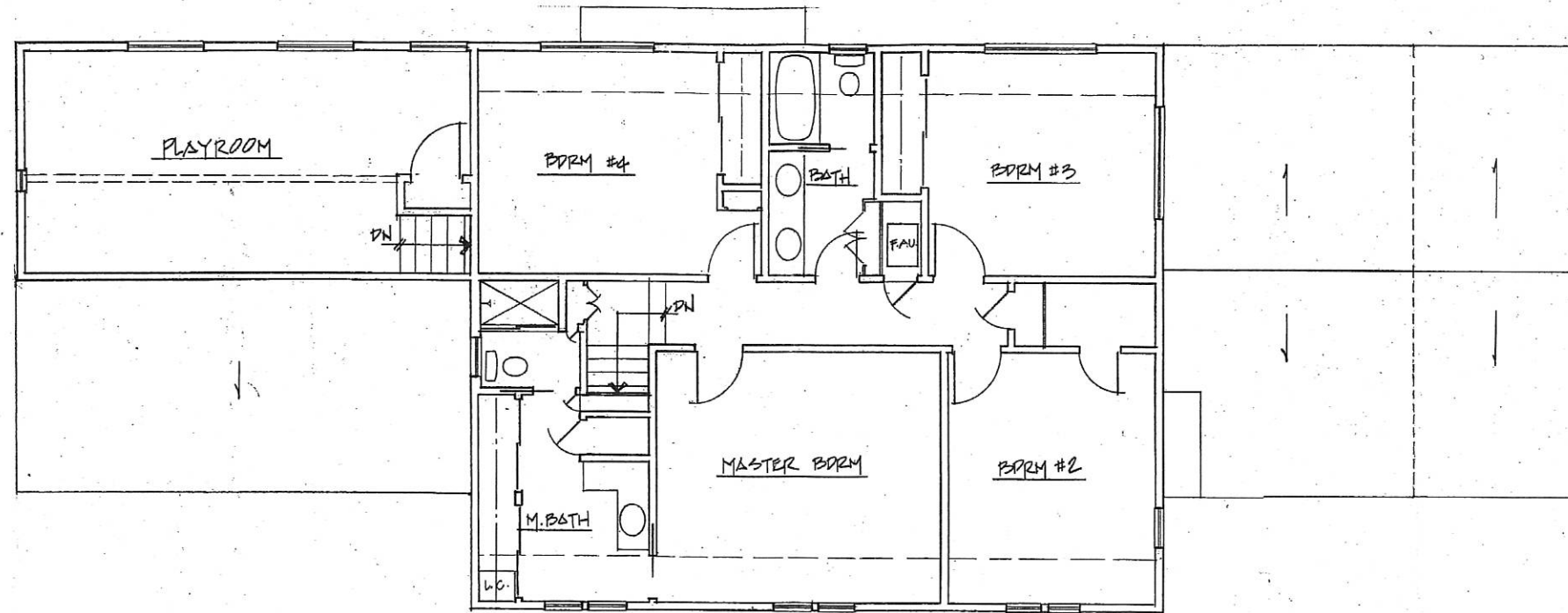
REVISIONS	BY



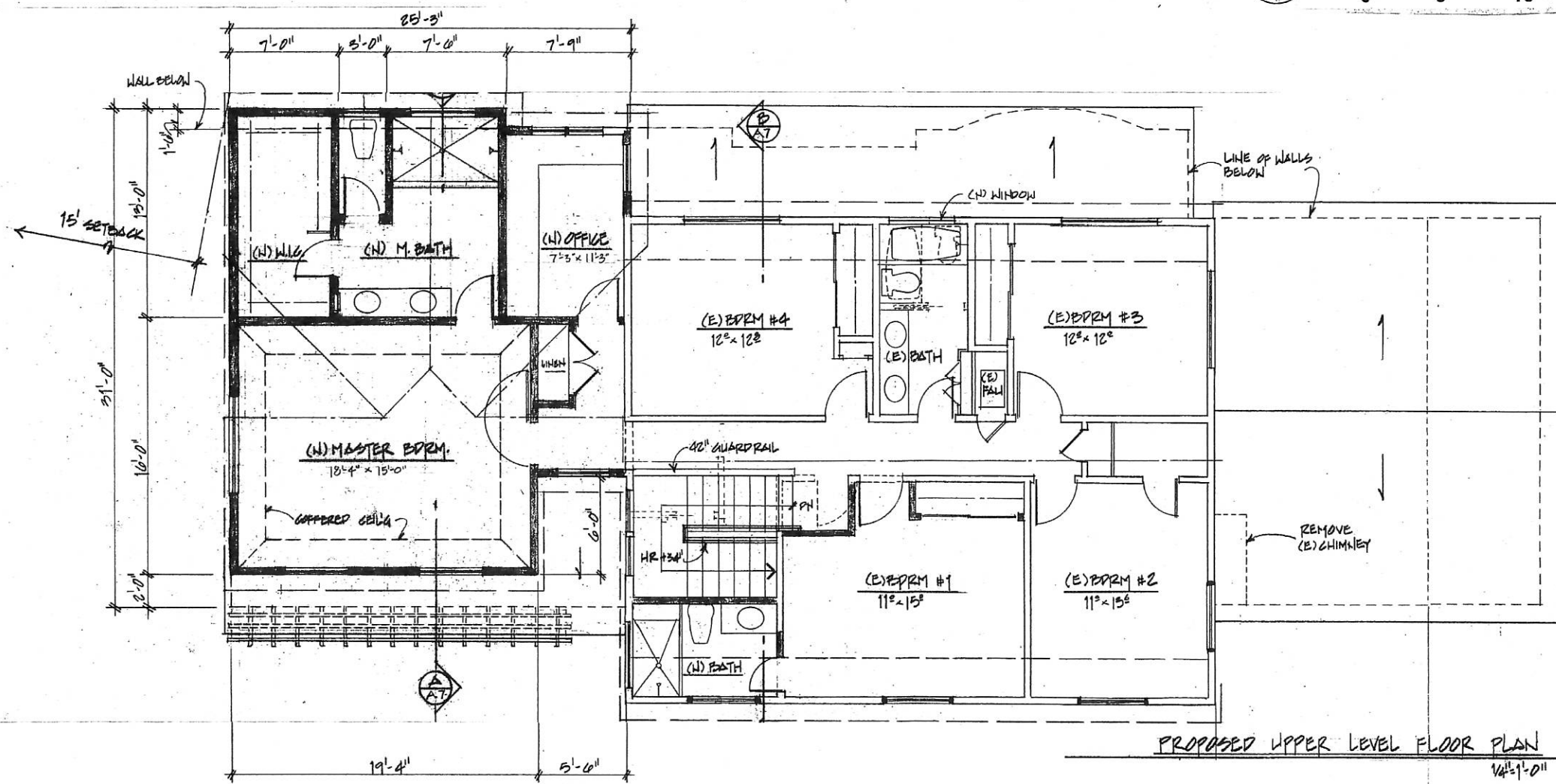
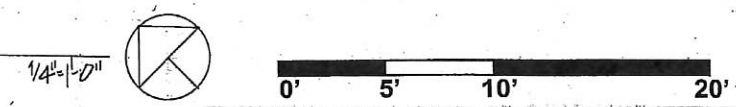
- EXISTING MAIN LEVEL FLOOR PLAN
- PROPOSED MAIN LEVEL FLOOR PLAN

RESIDENCE
 1588 Silver Dill Road • Lafayette
 APN: 230 - 230 - 019

DRAWN	PG
CHECKED	PG
DATE	5-7-13
SCALE	1/4"=1'-0"
JOB NO.	D1212
SHEET	A2
OF SEVEN SHEETS	



EXISTING UPPER LEVEL FLOOR PLAN



PROPOSED UPPER LEVEL FLOOR PLAN

GROSS FLOOR AREAS

- LIVING - UPPER LEVEL:
- EXISTING: 1,408 SQ. FT.
- PROPOSED: 374
- TOTAL: 1,782

REVISIONS	BY

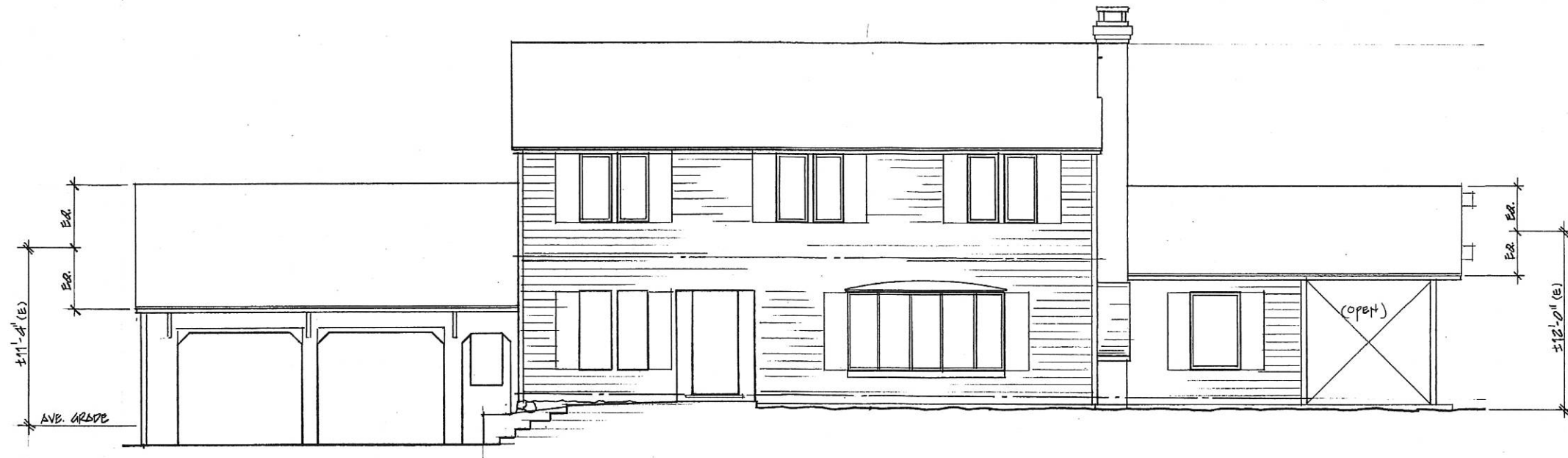


- EXISTING UPPER LEVEL FLOOR PLAN
- PROPOSED UPPER LEVEL FLOOR PLAN

RESIDENCE
 1588 Silver Dell Road • Lafayette
 APN: 230 - 230 - 019

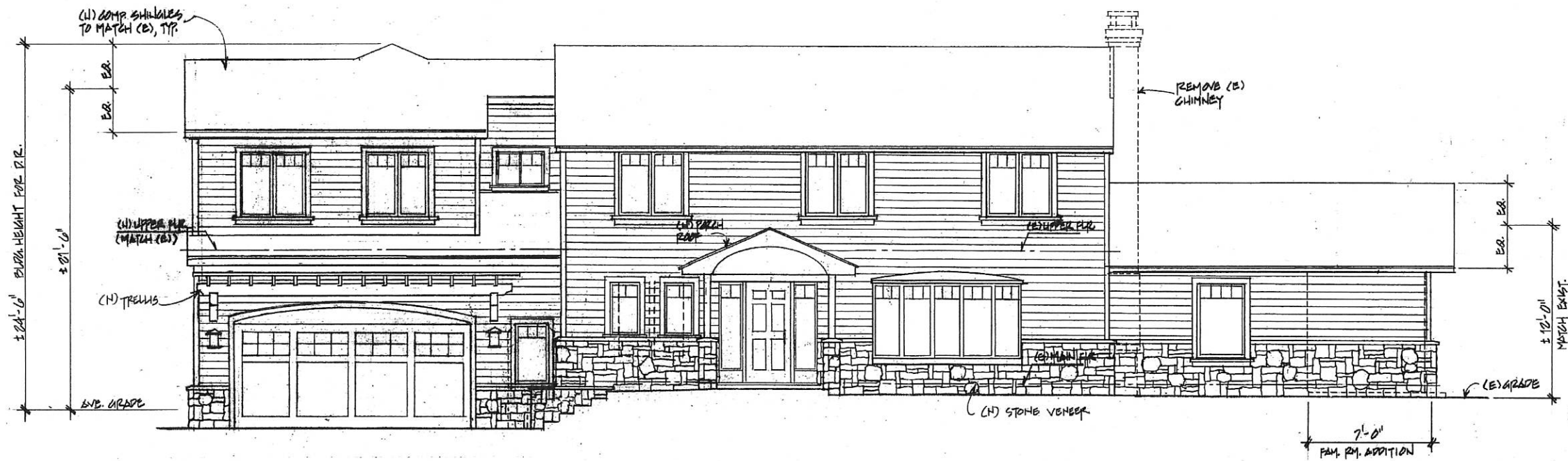
DRAWN: DC
 CHECKED: PC
 DATE: 5-7-13
 SCALE: 1/4" = 1'-0"
 JOB NO.: 0712
 SHEET

A3
 OF SEVEN SHEETS



EXISTING FRONT/SOUTHWEST ELEVATION

1/4"=1'-0"



PROPOSED FRONT/SOUTHWEST ELEVATION

1/4"=1'-0"



EXTERIOR SPECIFICATIONS:

1. SIDING - 6" LAP HORIZ. HD. W/ CORNER TRIM
COLOR: BENJAMIN MOORE # 995 "CABOT TRAIL"
2. WINDOWS/DOORS - ANDERSEN WD. FRAM. W/ EXT. GLAZ. (WHITE)
REPLACE ALL WINDOWS
WD TRIM, COLOR: KELLY MOORE #25 "SWISS COFFEE"
3. ROOFING - COMPOSITION SHINGLE - GAF TIMBERLINE HD "CHARCOAL"
4. STONE - EUROPARO STONE, FIELDLEDGE "PARVA"

all plate heights of added areas are at 8'

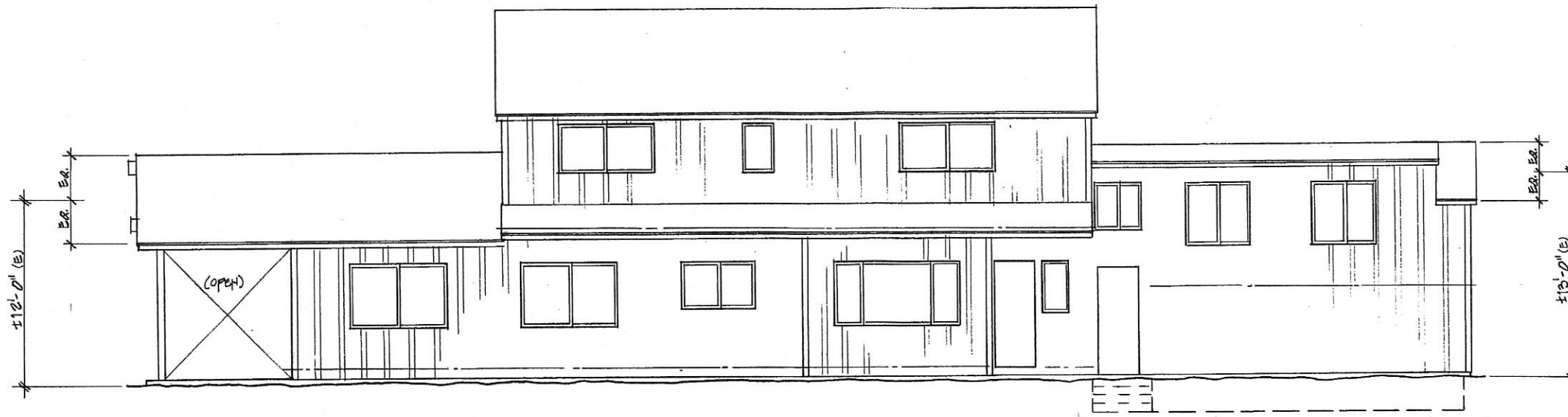
REVISIONS	BY

BAYFRONT
ARCHITECTURE
AND PLANNING
1588 SILVER DALL ROAD
LAFAYETTE, CA 94501
925.284.4363

- EXISTING FRONT/SOUTHWEST ELEVATION
- PROPOSED FRONT/SOUTHWEST ELEVATION

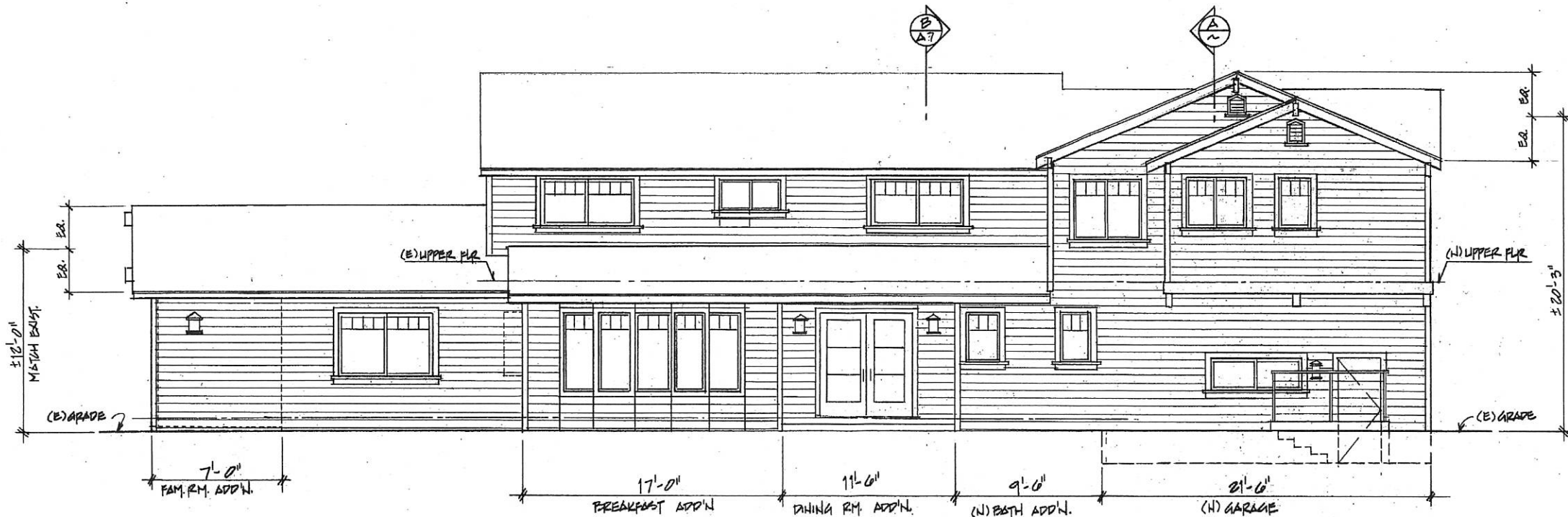
RESIDENCE
1588 Silver Dell Road • Lafayette
APN: 230 - 230 - 019

DRAWN: PG/PJ
CHECKED: PG
DATE: 3-7-13
SCALE: 1/4"=1'-0"
JOB NO.: 1212
SHEET: **A4**
OF SEVEN SHEETS



EXISTING REAR/NORTHEAST ELEVATION

14'-10"



PROPOSED REAR/NORTHEAST ELEVATION

14'-10"



REVISIONS	BY



- EXISTING REAR/NORTHEAST ELEVATION
- PROPOSED REAR/NORTHEAST ELEVATION

RESIDENCE
1588 Silver Dell Road • Lafayette
APN: 230 - 230 - 019

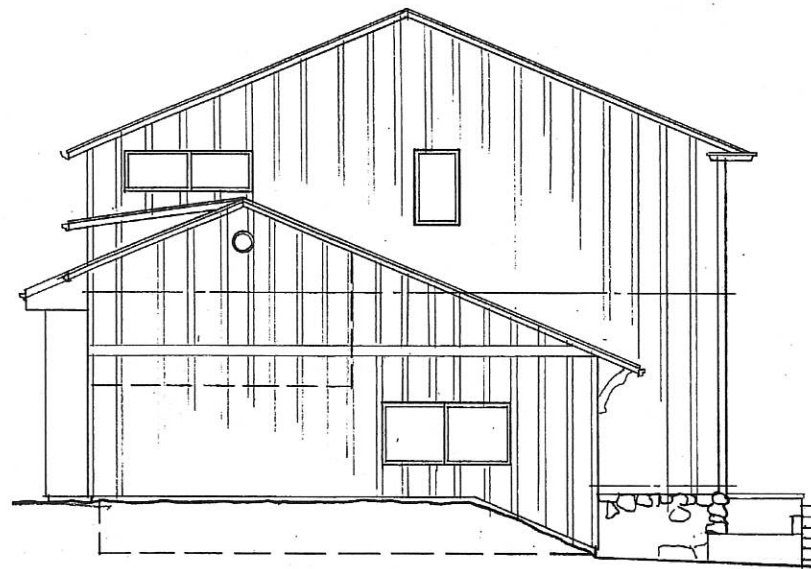
DRAWN DC/PA
CHECKED PG
DATE 5-7-13
SCALE 1/4"=1'-0"
JOB NO. 1212
SHEET

A5



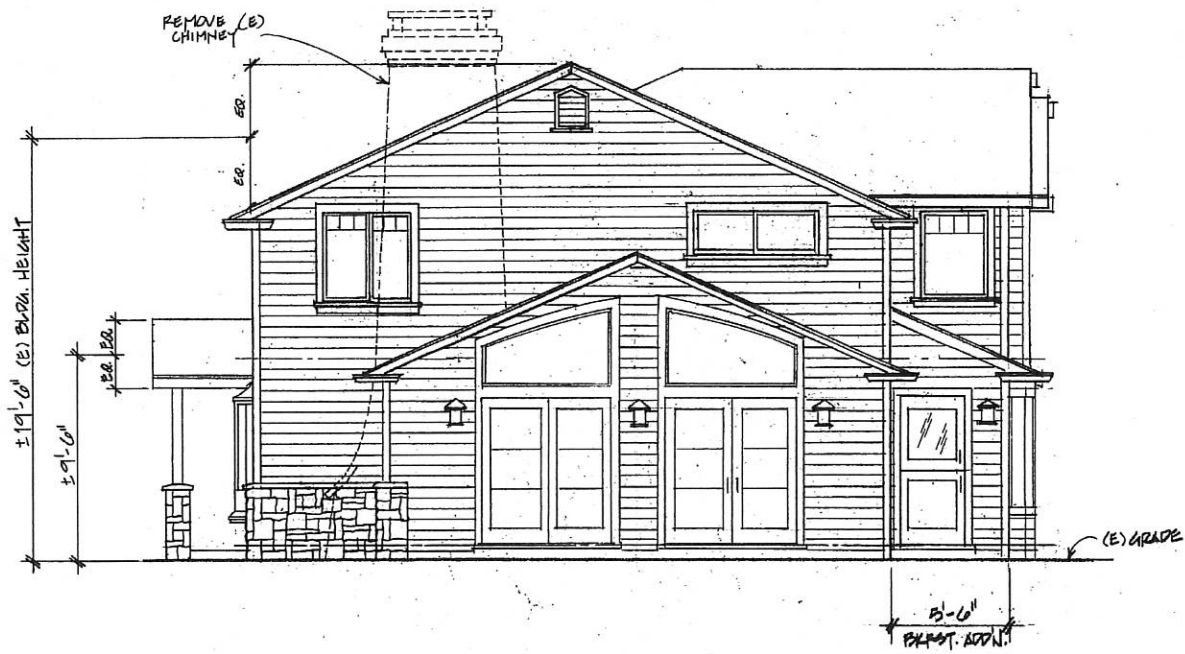
EXISTING SIDE/SOUTHEAST ELEVATION

1/4" = 1'-0"



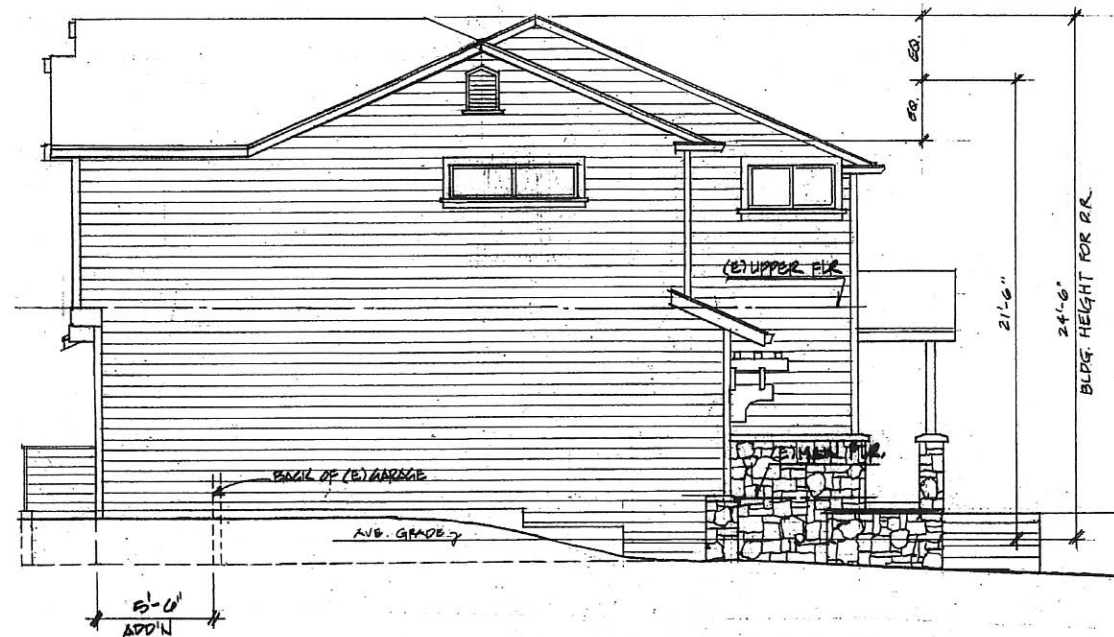
EXISTING SIDE/NORTHWEST ELEVATION

1/4" = 1'-0"



PROPOSED SIDE/SOUTHEAST ELEVATION

1/4" = 1'-0"

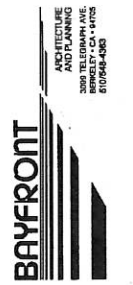


PROPOSED SIDE/NORTHWEST ELEVATION

1/4" = 1'-0"



REVISIONS	BY



- EXISTING SIDE/ Northwest & Southeast Elevations
- PROPOSED SIDE/ Northwest & Southeast Elevations

RESIDENCE
 1588 Silver Dell Road • Lafayette
 APN: 230 - 230 - 019

DRAWN	EC/PG
CHECKED	PG
DATE	5-7-13
SCALE	1/4" = 1'-0"
JOB NO.	01212
SHEET	

A6

OF SEVEN SHEETS

REVISIONS	BY

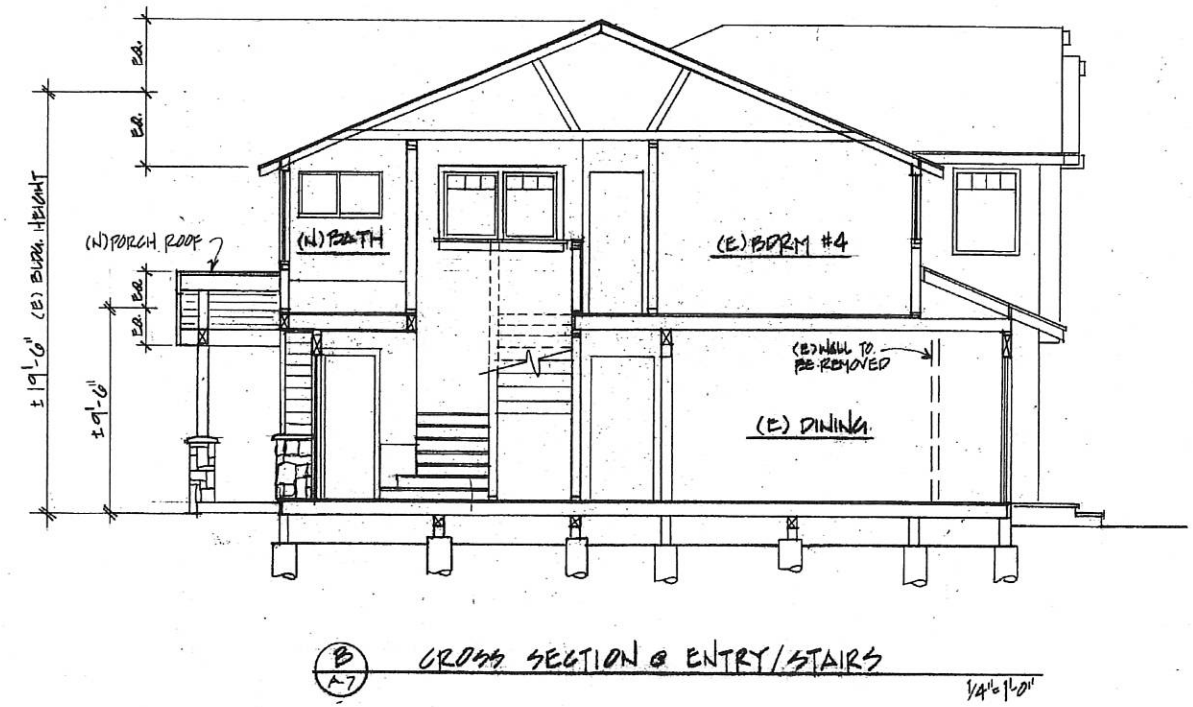
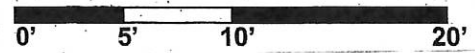
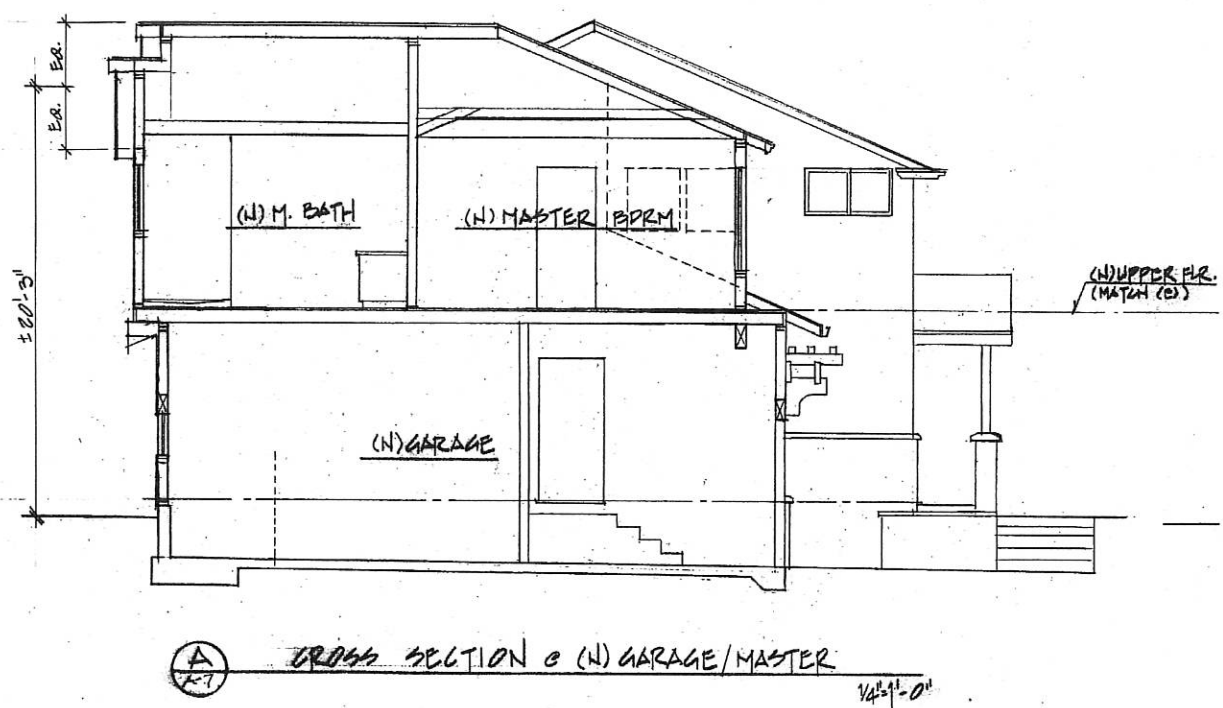
BAYFRONT
 ARCHITECTURE
 AND PLANNING
3000 TELEGRAPH AVENUE
 STICKLAND

• SECTIONS

RESIDENCE
 1588 Silver Dell Road • Lafayette
 APN: 230 - 230 - 019

DRAWN	BC/PQ
CHECKED	PQ
DATE	5-7-13
SCALE	1/4" = 1'-0"
JOB NO.	0121
SHEET	A7

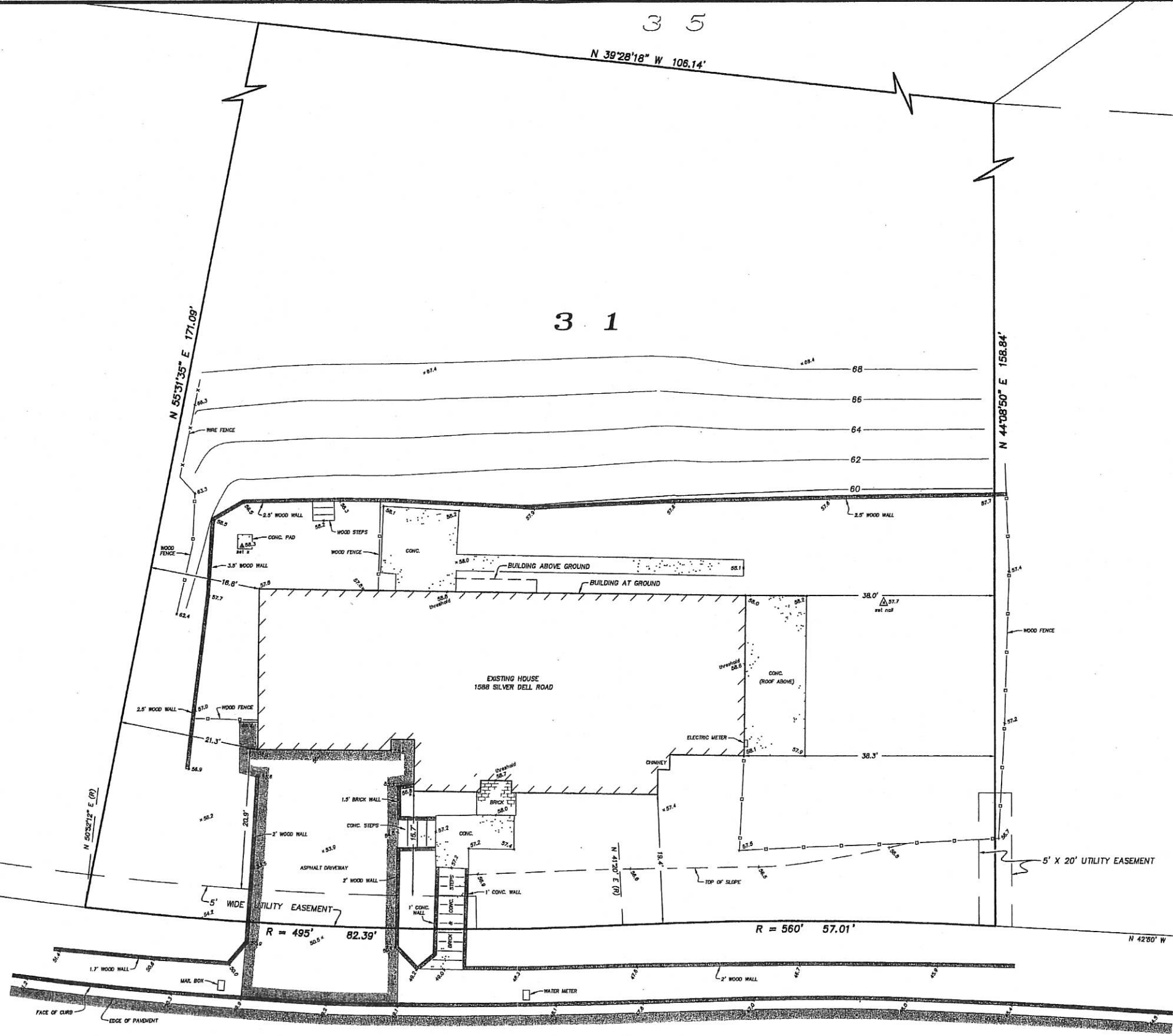
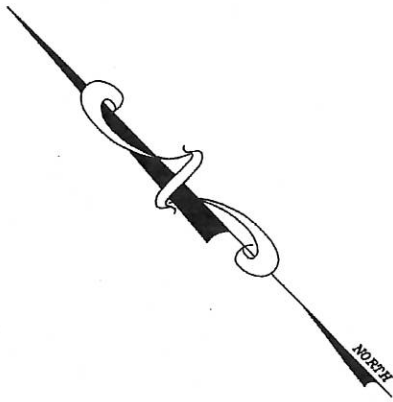
OF SEVEN SHEETS



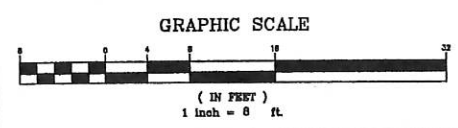
B
 CROSS SECTION @ ENTRY/STAIRS
 1/4" = 1'-0"

NOTE

THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF SEAN & DANIELLE GALLAGHER. USE BY ANY OTHER PARTY FOR ANY PURPOSE WHATSOEVER IS PROHIBITED AND NOT WARRANTED. ON SITE UNDERGROUND ITEMS EXIST. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO CONSTRUCTION. CALL U.S.A. 800-227-2800 PRIOR TO ANY CONSTRUCTION. ONLY EASEMENTS SHOWN ON THE RECORD MAP ARE SHOWN HEREON. OTHERS MAY EXIST. ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM. ELEVATIONS SHOWN ALONG CURBS ARE TAKEN AT THE TOP. ELEVATIONS SHOWN ALONG WALLS ARE TAKEN AT THE BOTTOM. DIMENSIONS FROM BUILDING CORNERS SHOWN HEREON ARE TAKEN FROM THE OUTSIDE FINISHED SURFACE OR TRIM AT EACH CORNER. DIMENSIONS FROM BUILDING FOUNDATIONS WILL DIFFER.

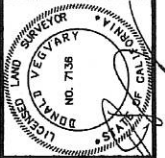


S I L V E R D E L L R O A D



REVISIONS

JOB: 12047
 SCALE: 1"=8'
 ENGINEER: D.V.
 DATE: 9/18/12



PARTIAL TOPOGRAPHIC SURVEY
 FOR SEAN & DANIELLE GALLAGHER
 LOT 31 - "AMENDED TRACT 2652" - (79 M 49)
 1588 SILVER DELL ROAD
 LAFAYETTE - CONTRA COSTA COUNTY - CALIFORNIA

LAND SURVEYOR
 3527 HT. DIABLO BLVD., #368
 LAFAYETTE, CALIFORNIA
 925-947-081



SHEET 1
 OF 1 SHEETS

12047-GALLAGHER-9/20/12