

Project Description - The Terraces of Lafayette

Prepared by the City of Lafayette

Applications	Land Use Permit (L03-11); Hillside Development Permit / Class I Ridgeline Exception (HDP06-11); Design Review (DR03-11); Tree Removal Permit (TP07-011); Public Art
Project Location	Southwest corner of Pleasant Hill Road and Deer Hill Road APN: 232-150-027
Project Applicant	O'Brien Land Company, LLC
Property Owner	Anna Maria Dettmer Family Trust
General Plan Designation	Administrative / Professional Office / Multi-Family Residential
Zoning	Administrative / Professional Office
Project Description	<p>The proposed Project is a 315-unit, moderate income, multi-family apartment development on a 22.27-acre site. There are 14 residential buildings with a building area of 332,395 square feet. Seven of the residential buildings are three stories and seven are two stories. Accessory buildings include a two-story clubhouse (13,300 square feet) and one-story leasing office (950 square feet). There are 569 parking spaces in garages and carports (63,902 square feet) and on internal streets. The main access point is on Pleasant Hill Road and two secondary access points are on Deer Hill Road.</p> <p>The Project site's existing trees are proposed to be preserved (16), relocated onsite (9), and removed (92). Additional landscaping is proposed for the entire site, including 700 new trees. Roadway frontage improvements (curb, gutter, and sidewalk) are proposed along Pleasant Hill Road and Deer Hill Road. Development of the Project requires approximately 400,000 cubic yards of grading cut and 100,000 cubic yards of grading fill. The amount of impervious surface is approximately 395,000 square feet.</p>
Surrounding Land Uses, Setting	<p>North: Deer Hill Road, Briones Regional Park, ranch East: Pleasant Hill Road, Acalanes Union High School, gas station, residential South: SR 24, Pleasant Hill Road westbound onramp to State Route 24, vacant land West: Vacant land</p> <p>A portion of the Project site was a former quarry. The site is currently developed with approximately 5,000 square feet in various structures and approximately 27,000 square feet in paved surfaces. A portion of the site has been used annually for a Christmas tree lot. The remainder of the site is vacant land. The existing vegetation communities are: Riparian; Seep; Coast Live Oak Woodland; Disturbed/Ruderal; and Non-Native Grassland.</p>
Other Agencies Requiring Approvals	US Army Corps of Engineers; Regional Water Quality Control Board; California Department of Fish & Game