

Marquis Lafayette • Information Sheet (Signature Development Group & Taylor Morrison)



Project Name	Marquis Lafayette built by Taylor Morrison Application by Signature Development Group (Townhome condos at the Hungry Hunter Site)	
Project Contact	Janine Schneider , Home Consultant, Tel. (866) 477-0954 • DRE #01176933 www.taylormorrison.com > Bay Area > Lafayette	
Location	#1 - #23 Shreve Lane (private road in the project); Formerly 3201 Mt. Diablo Boulevard	
APN	233-132-049	
Lot Area	65,340 sq. ft. (1.5 Acres) per Tax Assessor's Records	
GFA / Total square footage	23 units ranging from 1,975 sq.ft. to 2,075 sq.ft.	
Density	Max 35 dwelling units per acre (Ease End Commercial; General Plan Pg. I-15). Max 52 dwelling units on the 1.5-acre site. 23-units proposed.	
Impervious Surface	39,879 sq.ft.	[Reduced from 42,080 existing prior to project]
Total Parking Required	40 spaces	
Total Parking Provided	58 spaces	[46 in garages, 12 open / guest]
Zoning	C-1	
GP Land Use Classification	East End Commercial	
Building Height	35-ft.	
Affordable Housing	3 below-market-rate (BMR) units per condition of approval #5. (1 very-low, 2 moderate)	
Application Submitted	March 30, 2011	
Application Number	L06-11 Signature Development	
Approval Date	January 17, 2012	
Approving Body / Reso	Planning Commission / Resolution 2012-01	
Project Planner	Greg Wolff • gwolff@lovelafayette.org • (925) 299-3204	
Project Description		

L06-11 SIGNATURE DEVELOPMENT GROUP (APPLICANT), JACK & AUDIE DUDUM (OWNERS), C-1 ZONING: Request for (1) Land Use Permit, (2) Design Review, (3) Variance, (4) Grading Permit, (5) Tree Permit, and (6) Major Subdivision to demolish the existing Hungry Hunter restaurant and construct 23 townhome condominiums (for sale) with a maximum height of 35-ft. and gross floor area ~45,000 sq. ft., requiring the removal of 32 protected trees and ~4,000 cu.yds of grading, located at 3201 Mt. Diablo Blvd. APN 233-132-049

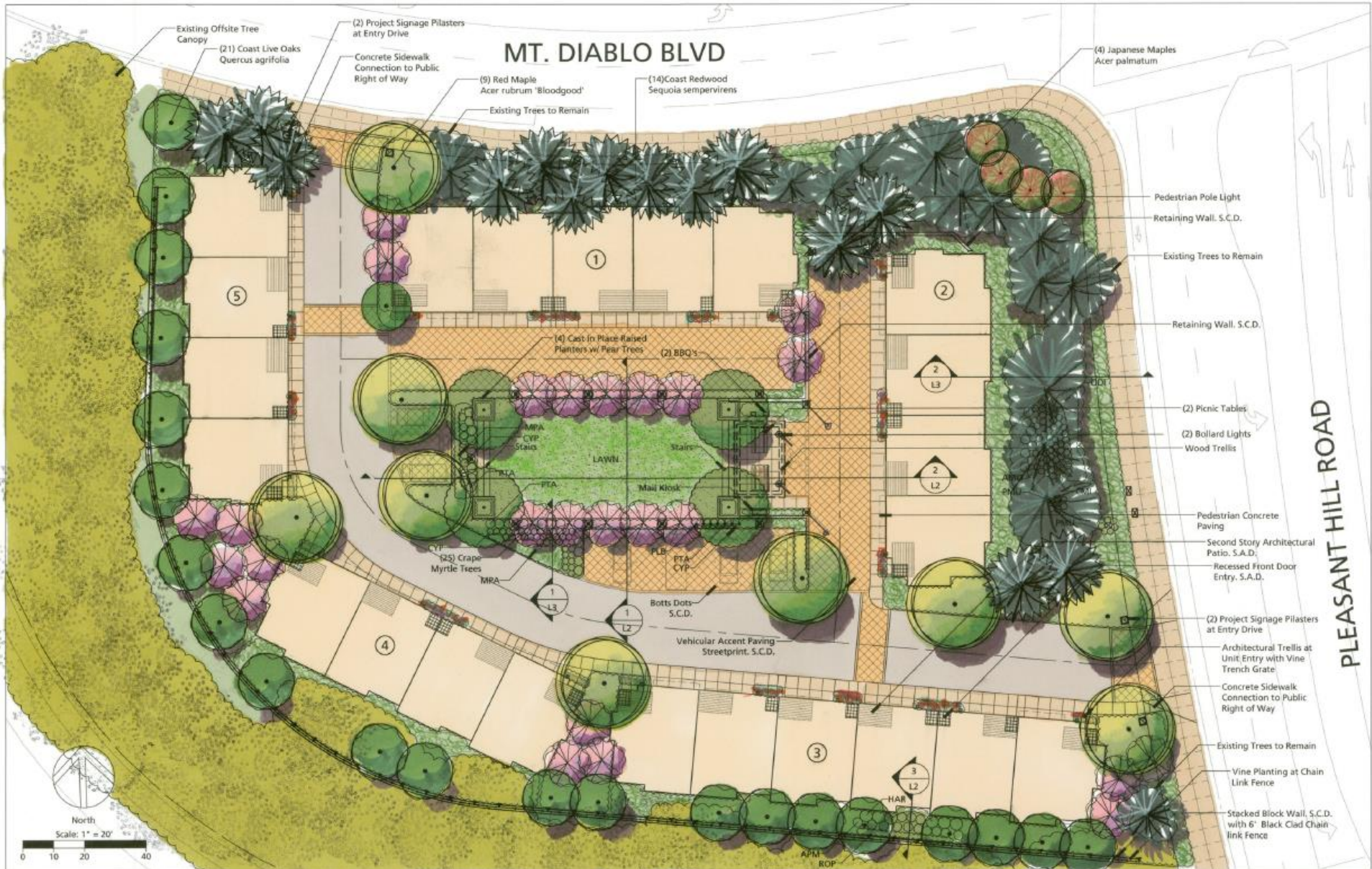


REVISED MT. DIABLO ELEVATION



C-1 ZONING REQUIREMENTS

	Requirement	Project Design
Use	Land use permit required to establish residential units	<input checked="" type="checkbox"/> Land use permit requested for 23 town homes where up to 52 are permitted (35 du/A x 1.5 A = 52 units)
Setbacks	10 ft. landscaped setback from any street line 3rd Floor setback 50 ft. from the right-of-way (residential only for 3rd floor)	<input checked="" type="checkbox"/> Buildings are set back at least 10-ft. from each property line. <input checked="" type="checkbox"/> Variance requested to allow third story residential to be set back less than 50-ft.
Height	35 ft. max	<input checked="" type="checkbox"/> 35 ft. max
Density	Maximum density is 35 dwelling units per acre (maximum of 52 units on this 1.5-acre site)	<input checked="" type="checkbox"/> 23 units proposed
Inclusionary Housing	Within the RDA 15% of for-sale units (9% moderate; 6% very low income)	<input checked="" type="checkbox"/> Project will provide affordable units (2 moderate units; 1 very low income)
Parking	Maximum Total Required: 40 (1.5 spaces x 23 units = 35) + (1/5 = 5 guest)	<input checked="" type="checkbox"/> Total Provided: 58 (2 spaces x 23 units = 36) + (12 guest)
Public Art	Required for construction totaling 10,000 sq. ft. or more (affordable housing area is exempt) Artwork to cost ≥ 1% of construction cost	<input checked="" type="checkbox"/> Project is required to dedicate minimum 1% of project cost to public art, to be approved by the Public Art Committee
Tree Protection	A tree of any size or species within a commercial zoning district is a protected tree.	<input checked="" type="checkbox"/> 32 protected trees to be removed; <input checked="" type="checkbox"/> mitigation trees to be provided on site



MT. DIABLO BLVD

PLEASANT HILL ROAD

Existing Offsite Tree Canopy
(21) Coast Live Oaks *Quercus agrifolia*

(2) Project Signage Pilasters at Entry Drive
Concrete Sidewalk Connection to Public Right of Way

(9) Red Maple *Acer rubrum* 'Bloodgood'
Existing Trees to Remain

(14) Coast Redwood *Sequoia sempervirens*

(4) Japanese Maples *Acer palmatum*

Pedestrian Pole Light
Retaining Wall, S.C.D.

Existing Trees to Remain

Retaining Wall, S.C.D.

(2) Picnic Tables
(2) Bollard Lights
Wood Trellis

Pedestrian Concrete Paving
Second Story Architectural Patio, S.A.D.
Recessed Front Door Entry, S.A.D.

(2) Project Signage Pilasters at Entry Drive
Architectural Trellis at Unit Entry with Vine Trench Grate

Concrete Sidewalk Connection to Public Right of Way

Existing Trees to Remain
Vine Planting at Chain Link Fence

Stacked Block Wall, S.C.D. with 6" Black Clad Chain link Fence

(4) Cast In Place Raised Planters w/ Pear Trees
(2) BBQ's

MRA CYP Stairs
LAWN
Stairs
Mail Kiosk
PLB
PTA CYP
Botts Dots, S.C.D.

Vehicular Accent Paving Streetprint, S.C.D.

