



THE TERRACES OF LAFAYETTE

LAFAYETTE, CALIFORNIA

BY

O'BRIEN LAND COMPANY. L.L.C.

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ZONING SUMMARY

APN: 232-150-027
 Address: 3233 Dear Hill Road, Lafayette, California 94549

General Plan: Administrative/Professional Office/Multi-Family Residential
 Zoning: Administrative/Professional Office District (APO)

General Plan
 The GP designation for the property provides professional office and/or multifamily residential uses. The height limit is 35 feet and the maximum density for multi-family residential uses is 35 units per acre. The property is also within the Deer Hill Rd. Specific Planning Area which states that "Lands adjacent to Pleasant Hill Road and south of Deer Hill Road are targeted for Administrative Professional Office including residential, up to 35 du/acre".

Zoning
 Multi-family is a conditionally permitted use within the APO Zone. The zoning district does not include any limitations on residential FAR, coverage or density so the number of units will only be limited by what can be achieved within the height and setback requirements. The property is 22.27 acres which yields up to 779 units, based on the General Plan density of 35 du/a.

Height
 The APO zone includes 4 different height limits, varying from 22.97' to 36.09', depending upon location within the property. LMC 6-1006 includes a definition (applicable to the APO Zone) for building height which calls for measuring "... to the highest point of a building or structure from the lowest point where the lowest foundation wall intersects with the ground." All structures on the proposed plan comply with this definition.

Hillside Overlay District
 Per the "Lafayette Area Ridge Map" dated 7/8/02 the property is located within the Hillside Overlay District but, per LMC 6-2013(a) no Hillside Development Permit is required. The property is not a "residential lot", nor does the project include a subdivision of land or a lot line adjustment.

Parking
 Parking requirements within the APO Zone are referred to the general parking section of the LMC, Chapter 6-6. Chapter 6-6 does not include parking for residential uses as they are typically included within each residential zone. The residential zone which most closely resembles the proposed project type is the Mixed Density Residential (M-R-B). Parking requirements for the M-R-B Zone are:

1-BDR	1.2 per unit
2-BDR	1.5 per unit
3-BDR	2.0 per unit
Guest	1 per 5 units

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 DEER HILL ROAD, LAFAYETTE, CALIFORNIA

Loving & Campos Architects Inc.
 RESTRICTED ARCHITECTURAL
 DRAWINGS

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COVER SHEET

SCALE: NO SCALE
 DATE: 3 / 21 / 2011

REVISIONS:
 5 / 6 / 2011
 9 / 21 / 2011

PROJECT NO. 10050

G0.1
 SHEET OF

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