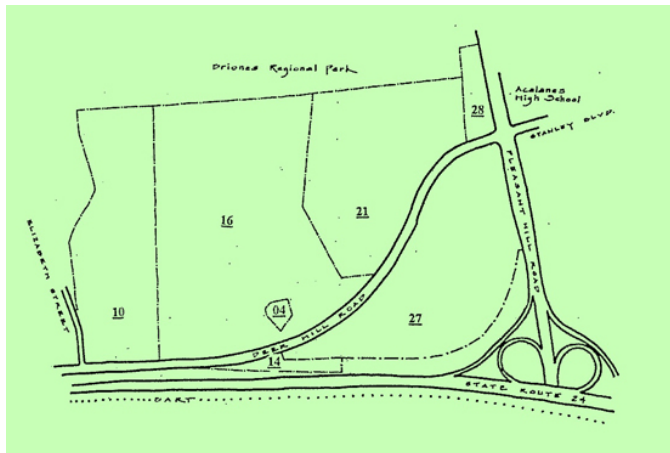


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## Final Answer on Christmas Tree Lot

By Cathy Tyson



map provided

argued City Council Member Carl Anduri, "I think it should have more constrictive housing."

Both the Springhill Valley Association Board of Directors and the Secluded Valley Homeowner's Association sent letters to the City Council recommending this low density single-family residential classification, LR-5. Several meeting attendees echoed their support.

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After years of discussion and passionate community input, the City Council voted to change the zoning for the Christmas tree lot at the corner of Pleasant Hill Road and Deer Hill Road along with other parcels on Deer Hill Road.

Since the General Plan took effect, the contentious lot has been zoned to allow a maximum 35 dwelling units per acre. Readers may recall that back in February of this year the Council decided that changing the zoning to 17 dwelling units per acre, as recommended, was not an ideal solution and directed staff to keep looking for lower zoning options.

After much discussion, but very little fanfare, the controversial Christmas Tree lot parcel was downzoned to a maximum of four homes at the April 26 City Council meeting. A handful of neighboring parcels were also rezoned to the classification "rural residential."

The 22-acre parcel is roughly triangular; bordered by Deer Hill Road, Pleasant Hill Road and Highway 24. The flat 2-acre section known as the Christmas tree lot is the tip closest to Acalanes High School.

"This parcel is different, because it's more visible and more fragile,"