

Golden Gate Way apartment project gets the go-ahead



Photo Pippa Fisher

The current buildings on Golden Gate Way will be demolished to make way for the 71-unit complex.

By Pippa Fisher

The city council has approved a new four-story, 71-unit, residential development in downtown Lafayette – construction that some say is out of balance for the area and which neighbors describe as an invasion of their privacy.

The Feb. 22 meeting was the fifth hearing, and therefore the last allowable under state law, on the Madison Park Apartments proposed for 3483 Golden Gate Way, just south of the Lafayette Library and Learning Center at First Street and located alongside the creek. In what has become commonplace in Lafayette these days, the meeting went until 2 a.m. the next day as council members worked hard to finalize details and conditions of approval in what they noted was an important and highly visible part of the downtown area.

The 53-foot 6-inch building will provide 65 apartments and six townhomes, including 10 units at below-market-rate, qualifying the project to receive concessions and waivers per

state density bonus law. It will replace the current two-story, 47-unit retail/residential building.

This was the second hearing for the city council of the five total meetings for the project that's been in the works for two years. The council, following its Jan. 22 meeting, had asked the applicant to return to this final meeting with various modifications, which, explained Madison Park Director of Development Claire Han, had mostly been addressed with added solar water heating, increased bicycle parking, nine EV-ready spaces (as opposed to merely EV-capable), trash receptacles, and plaza seating to make the proposed parklet area more generational-friendly.

However most of the time was taken up addressing issues of privacy for neighbors to the south who will be most impacted by the four-story building overlooking their homes and yards, and also addressing the issue of having the project be compatible with plans as they develop for a creekside path.

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Collaboration could expedite downtown playground



Photo Pippa Fisher

Could the underutilized LLLC amphitheater be the future location of a children's play area?

By Pippa Fisher

Lafayette community stakeholders and city leaders have been looking at alternatives for bringing a children's playground to downtown and, although the idea is in its infancy, they are now looking at the Lafayette Library and Learning Center amphitheater as a possible location instead of Leigh Creekside Park.

Residents might remember the acrimonious meetings from more than five years ago regarding the development of a play area at Leigh Creekside Park, pitting young parents desperate for a place to let their young children run, climb and enjoy, against residents in the area who just as passionately argued for keeping the small, leafy park next to the creek passive, for the enjoyment of nature and tranquility.

So it comes as something of a surprise to see various members from both sides of that polarizing argument coming together to explore a possible alternative.

The city council received a letter co-signed by Park, Trails and Recreation Director Jonathan Katayanagi, members of the PT&R commission and subcommittee, and three volunteer community stakeholders, and heard a preliminary presentation of the idea at the Feb. 22 council meeting.

Parks Subcommittee Chair Mark Poole explained that they would be asking the city to put the Leigh Creekside Park environmental impact review on hold, and allow staff to use the \$25,000 currently budgeted for that and add \$25,000 from Fund 12 to hire consultants to work with the LLLC and the community to develop a proposal.

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Lafayette Public Meetings

City Council

Regular Meeting
Monday, March 8, 7 p.m.
Teleconference via City of Lafayette's YouTube Channel:
<http://bit.ly/LoveLafayetteYouTube>

Planning Commission Meeting

Monday, March 15, 7 p.m.
Teleconference Meeting via Love Lafayette YouTube
<http://bit.ly/LoveLafayetteYouTube>

Design Review

Wednesday, March 10, 7 p.m. Zoom
Teleconference Meeting via Love Lafayette YouTube
<http://bit.ly/LoveLafayetteYouTube>



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Year to Date Snapshot of Lamorinda Sales

Lafayette				
Address	Bed	Bath	Sq. Ft.	Sold Price
8 Cherry Hills Court	4	2	1707	\$1,005,000
963 Workshire Ct	3	2	1773	\$1,375,000
1540 Old Mountain View Dr	4	2	1662	\$1,008,000
1 Footfall Park Ter	6	3	2806	\$1,870,000
1699 Highland Rd	4	1	1727	\$1,225,000
1293 Helen Ln	3	1	1291	\$1,410,000
1287 Serrano Ave	2	1	1994	\$1,000,000
1905 Berta Ln	3	2	2085	\$1,477,000
1842 Woodhome Ct	4	1	2168	\$1,225,000
1815 Woodwood Dr	4	2	1950	\$1,320,000
1115 Wilcrest Dr	4	2	1557	\$1,293,000
1310 Moraga Blvd	4	4	1328	\$1,445,000
1026 Terrace Court	3	2	1909	\$1,425,000
1325 Walnut Ln	4	1	2143	\$1,600,000
80 Southampton Place	3	2	2424	\$1,650,000
1399 Angelo St	4	3	2055	\$1,650,000
1278 Sweet Dr	4	2	1778	\$1,740,000
1470 Sunset Loop	5	3	2523	\$1,500,000
1207 Woodborough Rd	5	3	2934	\$1,600,000
1315 Beechwood Drive	4	2	2218	\$1,600,000
141 Peaceful Ln	5	4	3918	\$1,650,000
1847 Taylor Blvd	4	2	2850	\$1,813,000
1330 Hillside Ter	4	2	4019	\$1,975,000
1145 Marina Rd	4	3	3922	\$1,950,000
1155 Sandalwood Ct	5	3	2234	\$1,996,000
948 Oak View Cir	4	3	3145	\$2,000,000
1878 Los Arroyo Dr	5	3	3709	\$2,100,000
1370 Stage Coach Drive	4	4	4068	\$2,100,000
961 Oak View Cir	5	4	3101	\$2,100,000
1976 S Peavater Drive	4	2	2637	\$2,625,000
793 Harmony Ct	4	2	2813	\$2,395,000
892 Los Trampas Rd	5	4	4081	\$2,700,000
1400 La Caminita	4	2	3516	\$3,069,000
1295 Phillips Rd	5	3	4168	\$2,800,000
21 Hidden Valley Rd	4	3	3679	\$2,675,000
184 Reed Dr	5	4	4134	\$2,525,000
1477 Mountain Avenue	4	3	3351	\$2,845,000
1808 Bolero Valley Blvd	4	3	4026	\$2,845,000
1133 Camino Valiente	5	3	1871	\$3,125,124
44 Pebble Way	4	4	5136	\$3,825,000
1428 Woodstone Dr	5	4	6199	\$4,395,000
1808 La Caminita	6	5	5619	\$5,350,000

Moraga (cont.)				
Address	Bed	Bath	Sq. Ft.	Sold Price
12 Mayfield Pl	3	3	2105	\$1,600,000
27 Wintonia St	4	2	1998	\$1,605,000
50 Buckingham Dr	4	2	1980	\$1,670,000
35 Arroyo Dr	4	2	2419	\$1,535,000
17 Sullivan Drive	4	2	2013	\$1,500,000
17 Sullivan Dr	4	2	2013	\$1,500,000
78 Greenfield Dr	4	2	2244	\$1,435,000
1252 River Dr	4	2	2285	\$1,670,000
28 Kater Ct	4	3	2632	\$1,620,000
115 Constance Pl	4	2	2705	\$1,815,000
8 El Paraiso Court	5	3	2703	\$1,815,000
11 Williams Dr	4	2	2665	\$1,825,000
7 Magee Ct	4	3	2920	\$1,825,000
224 Sandringham Dr	4	2	2577	\$2,250,000
229 Corbin Dr	5	3	3204	\$2,200,000
25 Merrill Circle	6	4	4219	\$2,250,000
2 Juliana Ct	4	3	4324	\$2,200,000
1311 Los Santos Court	4	3	3315	\$2,600,000

Orinda				
Address	Bed	Bath	Sq. Ft.	Sold Price
226 Overhill Rd	3	1	1306	\$1,300,000
120 Spring Rd	4	3	2440	\$1,320,000
245 Ivy Pl	3	2	1769	\$1,350,000
10 Orchard Ct	3	2	2195	\$1,526,000
11 Rue Drive	4	2	1812	\$1,685,000
28 Sunnyside Ct	4	2	2170	\$1,540,000
83 Charles Hill Ct	4	2	2276	\$1,650,000
28 Ivy Drive	6	4	3050	\$1,880,000
32 Heather Ln	6	4	4048	\$1,575,000
108 Casa Vega Pl	5	3	3085	\$1,785,000
130 Fanta Cir	4	3	2837	\$1,776,000
253 Maranatha Dr	4	4	3591	\$1,861,000
683 Ironbark Ct	5	4	4848	\$1,868,000
683 Ironbark Circle	5	4	4848	\$1,868,000
11 Mira Loma Rd	5	4	3041	\$1,850,000
25 Sun Way	5	3	4171	\$2,000,000
6 Valencia Blvd	5	3	2798	\$1,975,000
10 El Estero Rd	6	4	4436	\$2,100,000
8 Frigo Lewis Way	4	3	3338	\$2,450,000
114 Ramo Court	4	3	3361	\$2,400,000
11 Fairbush Lane	5	4	4109	\$2,640,120
11 Fairbush Lane	5	4	4109	\$2,640,120
11 Sunrise Hill Road	8	5	4385	\$2,761,500
180 Miller Ct	5	4	4335	\$1,413,000
68 Whelan Blvd	5	4	3888	\$1,600,000

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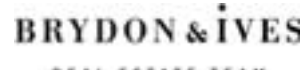
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4 BD • 3BA + ±120 SF ADU
±3,115 SF • ±.46 Acre

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