



PLANNING DEPARTMENT
22 ORINDA WAY
P.O. BOX 2000, ORINDA, CA 94563
Phone No. (925) 253-4210
FAX No. (925) 253-7719
www.cityoforinda.org

APPLICATION CONFIRMATION NOTICE

DATE:	April 25, 2008	APN:	262092006
OWNER:	Roger and Eila Lewis 311 Tappan Terrace Orinda CA 95463	PROJECT ADDRESS:	34 La Vuelta
AGENT:	Bendrew Jong 2907 Claremont Ave Berkeley CA 94705	PROJECT PLANNER:	Alan Parkman 925 253 4244

Thank you for submitting your **Design Review, Exception, Elevated Deck and Tree Removal Applications** to the Orinda Planning Department on April 14, 2008. Alan Parkman is your project planner and he may be reached at 925 253-4244 or at aparkman@cityoforinda.org.

We have reviewed your submittal to determine if all necessary submittal requirements have been provided and find your application to be **incomplete**.

Please provide the following information to make your application complete.

1. Fees: There are two exception applications. Only one fee was collected. Please submit \$575 for the other exception application.
2. Project Site: When the following items have been completed, please contact me so I can schedule a site inspection:
 - a. **Property shall be marked with an address identification sign that is clearly visible from the street.**
 - b. All trees with a trunk diameter of six (6) inches or greater measured at 4½ feet above grade, which will be at risk of being damaged or removed, or grading /construction within the dripline must be flagged or clearly marked.
 - c. Story poles must be installed to deem the application complete. See Story Pole Information sheet for requirements.
3. Plans:
 - a. When you reprint the plans, please use lighter weight paper as the heavy paper is much too bulky for the files and ease of handling.
 - b. Please show a corrected creek setback line on the plans. The line appears to be drawn incorrectly.

4. Vicinity Map:
 - a. Please reprint the aerial vicinity map. You need to turn off the City Boundary layer on www.ccmaps.us/gis to get rid of the green cast/muddiness.
 - b. Please include the number of stories (requires site visit) and the square footage of the garages (available from county assessor for most residences).
 - c. Recalculate the adjusted floor area and floor area ratios since the garage data is missing.
5. Site Plan: Please correct the following:
 - a. Creek setback line
 - b. Dimension front wall of the footprint to right-of-way (ROW) line rather than the property line since the ROW is closest to the house. Dimension the other walls to the property lines.
 - c. The fence must be 5 feet from the ROW line and screened with evergreen landscaping if it is to be 6' and solid. Otherwise, it must be 4' maximum and transparent.
 - d. Show and dimension the retaining walls
 - e. Show proposed contour lines
6. Grading Plan: Please correct the following:
 - a. Creek setback line
 - b. Dimension front wall of the footprint to right-of-way (ROW) line rather than the property line since the ROW is closest to the house. Dimension the other walls to the property lines.
 - c. The fence must be 5 feet from the ROW line and screened with evergreen landscaping if it is to be 6' and solid. Otherwise, it must be 4' maximum and transparent.
 - d. Show and dimension the retaining walls, include top of wall and bottom of wall elevations.
 - e. Label finish grade (FG) elevations at the building corners
 - f. Show proposed contour lines
 - g. Show the lap pool
7. Landscape Plan: Please correct the following:
 - a. **Identify existing trees**
 - b. Show species, location and number of new replacement trees
 - c. Show hardscape and a hard/darker outline of the footprint of the home
8. Sections: Please correct the following:
 - a. show building height dimension from existing grade and aggregate height from finish grade.
 - b. section/elevation detail will be required to show any retaining walls and railings
 - c. remove lines: "grade before pad"

After an application has been accepted as complete, the Planning Department may request that the applicant clarify, amplify, correct or otherwise supplement the information in the application.

Project Scheduling

Projects are scheduled for Planning Commission hearings after they are deemed complete. There is a statutory 10-day notice period and the Commission meets on the second and fourth Tuesday of each month, except on holidays. We look forward to receiving the additional requested herein.

Sincerely,

A handwritten signature in black ink, appearing to read "Alan Parkman", written in a cursive style.

Alan Parkman
Associate Planner