



PLANNING APPLICATIONS RECEIVED – JANUARY 2026

Application Received	Project Description
1/5/2026	TP01-26 Smokin Bones, LLC (Owner), C-1 Zoning: Request for a Category I Tree Permit to remove one 20" DBH Weeping Willow tree in a commercial zone at 3416 Mount Diablo Boulevard, APN 233-031-028.
1/5/2026	GR01-26 Alex Diaz (Owner), R-40 Zoning: Request approval for a Grading Permit to move 125 cu. yds. of earth (120 cut/ 55 fill) in the Hillside Overlay District at 1544 Rancho View Drive, APN 169-120-009.
1/13/2026	MCR01-26 Fire Code and Wildlife Urban Interface, City of Lafayette: Adoption of 2025 Fire Code and Wildlife Urban Interface (WUI) Ordinance update.
1/14/2026	TP02-26 Ryan Waal (Owner), R-20 Zoning: Request for a Category I Tree Permit to remove two <30" DBH Oak trees at 1154 Brown Avenue, APN 232-090-022.
1/14/2026	ADU01-26 Erin Dissman (Owner), R-40 Zoning: Request approval to construct a 799 sq. ft. Class C ADU with a max height of 13'-1" in the Hillside Overlay District at 3692 Hastings Court, APN 245-050-011.
1/14/2026	AA01-26 Victoria Singh (Owner), R-20 Zoning: The owner of several neighboring vacant parcels requests "1797 Ivanhoe Avenue" for APN 167-280-027; "1801 Ivanhoe Avenue" for APN 167-280-028; and "3340 Vaughn Rd" for APN 167-280-024.
1/15/2026	TP03-26 Craig Marshall-Nicholls (Owner), R-6 Zoning: Request for a Category I Tree Permit to remove one 28" DBH Valley Oak tree at 946 Oak View Circle, APN 234-100-041.
1/20/2026	TP04-26 Elliot Kallen (Owner), R-10 Zoning: Request for a Category I Tree Permit to remove two >24" DBH Coast Live Oak trees at 411 Read Drive, APN 237-203-005.
1/22/2026	DR01-26 Freethy Rinker, LLC (Owner), C-1 Zoning: Request for Design Review to construct a 141,000 sq. ft. three-story 120-unit assisted living care facility, including a 49-stall underground parking garage, with a maximum height of 42'-6" at 1051 and 1059 Aileen Street, and 1044 and 1050 Stuart Street, APNs 233-021-002, 003, 008, 009.



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1/26/2026	L01-26 Ray Kwong (Owner), R-20 Zoning: Request for a Land Use Permit to construct an 1,800 sq. ft. recreation court at 3940 Los Arabis Drive, APN 248-060-006.
1/27/2026	HDP01-26 Stuart Bussey (Owner), R-20 Zoning: Request for a Hillside Development Permit to construct a 1,681 sq. ft. addition, including an 816 sq. ft. attached garage, to an existing 1,648 sq. ft. one-story single-family residence in the Hillside Overlay District at 1746 Reliez Valley Road, APN 167-260-031.
1/28/2026	GR02-26: Request associated with DR02-26 at 3961 S Peardale Drive, APN 248-051-011.
1/28/2026	DR02-26, GR02-26 Rebecca Sunseri (Owner), R-10 Zoning: Request for Design Review and Grading Permit to demolish an existing 2,210 sq. ft. one-story single-family residence and construct a 5,066 sq. ft. two-story single-family residence, including 614 sq. ft. ADU, with a maximum height of 30' and grading 900 cu. yds. of earth (125 cut/775 fill) at 3961 S Peardale Drive, APN 248-051-011.
1/28/2026	M01-26 Reconstruction of Nonconforming Structures, City of Lafayette: City initiated policy for review of nonconforming structures. This policy is intended for internal staff guidance and shall be applied unless superseded by future amendments to the LMC.



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Application Types				
AA	Address Assignment	L	Land Use Permit	SB330 Senate Bill 330
ADU	Accessory Dwelling Unit	LLR	Lot Line Revision	SB684 Senate Bill 684
BK	Bee Keeping	MS	Minor Subdivision	SS Study Session
COC	Certificate of Compliance	PADU	Pre-Approved ADU	TLUP Temporary Land Use Permit
DR	Design Review	S	Sign Permit	TP Tree Permit
FP	Film Production	SB9	Senate Bill 9	TR Tract
GR	Grading Permit	SB35	Senate Bill 35	V Variance
HDP	Hillside Development Permit	SB9	Senate Bill 9	WCF Wireless Communication Facilities
Resources				
Building Permits	Have questions regarding building permits? Building permits are issued by Contra Costa County Department of Conservation and Development (or Building Department). The Building Department can be contacted by email or phone (925) 655-2700. Review building permits and permit histories from the Building Department’s ePermits Portal .			
Connect with a Planner	Have questions regarding a Planning application? Book an Appointment to meet with a Planner or call (925) 284-1976.			
Lafayette Municipal Code	See the MUNI Code to review general ordinances enforced by the City of Lafayette.			
Planning Webpage	Visit the Planning Webpage for additional resources and information.			
Public Meetings	Visit the Public Meetings Webpage to review meetings, including Planning Applications brought before commissions. Sign up to receive e-notifications for public meetings and additional resources.			