

CITY OF LAFAYETTE
PLANNING COMMISSION MEETING
MINUTES

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Lafayette Community Center, Manzanita Room
500 St. Mary's Road, Lafayette, California
April 21, 2005

1. **CALL TO ORDER:** Chair Humann called the meeting to order at 7:33 P.M.

2. **ROLL CALL**

Commissioners Present: Chair Rick Humann; Vice-Chair Jeanne Ateljevich; Commissioner Tom Chastain; Commissioner Jamie Harris; Commissioner Dick Holt; Commissioner Will Lovitt; Commissioner Mark Mitchell

Commissioners Absent: None

Staff Present: Greg Wolff, Senior Planner; Mike Rivera, Assistant Planner; Marie Pettersen, Contract Minutes Taker

3. **ADOPTION OF AGENDA**

Chair Humann asked for a motion.

Vice Chair Ateljevich moved and Commissioner Lovitt seconded to adopt the agenda as presented.

AYES: Ateljevich, Chastain, Harris, Holt, Humann, Lovitt, and Mitchell
NOES: None
ABSENT: None
ABSTAIN: None

4. **PUBLIC COMMENTS**

There was no public comment on any item not on the agenda.

5. **CONSENT CALENDAR**

A. Minutes from April 7, 2005
Recommendation: Approve

Commissioner Harris moved and Vice Chair Ateljevich seconded to approve the Consent Calendar as presented.

AYES: Ateljevich, Chastain, Harris, Holt, Humann, Lovitt, and Mitchell
NOES: None
ABSENT: None
ABSTAIN: None

6. **CONTINUED PUBLIC HEARINGS**

A. HDP70-04 ERIC STRAND (APPLICANT AND OWNER), LR-10 ZONING: Request for house site consideration from the Planning Commission to establish a house site pursuant to Section 6-2015 of the Lafayette Municipal Code, which requires a Hillside Development Permit to ultimately

1 construct a new, one-story single-family residence on the existing 5.33 - acre vacant, unaddressed
2 parcel on Burton Ridge accessed via Michael Lane, in the Hillside Overlay District. Once a house
3 site has been established by the Planning Commission, the applicant will submit full design plans
4 for Hillside Development consideration by the Design Review Commission and Planning
5 Commission. Public notification will be provided again at that time. Only establishment of an
6 appropriate house site is under consideration at this time. APN 238-080-035.

7 **Recommendation:** Discuss findings of the April 14, 2005 site visit; approve the best home site
8 and refer the application to the Design Review Commission for recommendation in before
9 returning to the Planning Commission for action.

10 **Project Planner:** Greg Wolff, Tel. 925-299-3204; gwolff@lovelafayette.org

11
12 Mr. Wolff reported that the applicant requested this item be continued to the Commission's May 5th meeting.

13
14 **Commissioner Mitchell moved and Vice Chair Ateljevich seconded to continue this item to the next**
15 **Commission meeting on May 5, 2005.**

16
17 **AYES: Ateljevich, Chastain, Harris, Holt, Humann, Lovitt, and Mitchell**

18 **NOES: None**

19 **ABSENT: None**

20 **ABSTAIN: None**

21
22 Commissioner Harris said he would be absent from the May 5th meeting and asked if he could submit written
23 comments on this project.

24
25 Chair Humann answered that he should submit his written comments to staff.

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27 **7. NEW PUBLIC HEARINGS**

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29 **A. HDP18-05 WARD-YOUNG ARCHITECTS (APPLICANT), PAUL AND ALISON COCOTIS**
30 **(OWNERS) R-20 ZONING:** Request for: (1) Hillside Development Permit pursuant to Section 6-
31 2015 of the Lafayette Municipal Code (LMC); (2) An exception to permit development within a
32 Class II Ridgeline Setback pursuant to Section 6-2027; (3) Design Review approval pursuant to
33 Sections 6-1093 and 6-271; and (4) Grading Permit pursuant to Chapter 3-7, to construct a one-
34 story, single-family residence in the Hillside Overlay District, located on a vacant lot at 11 Hawk
35 Canyon Place. APN 238-190-002

36 **Recommendation:** Approve the building site shown in Scheme A and direct the applicant to
37 proceed with review by the Design Review Commission before returning to the Planning
38 Commission for final action.

39 **Project Planner:** Mike Rivera, Tel: 925-299-3208; mrivera@lovelafayette.org

40
41 Mr. Rivera handed out to the Commission copies of photos taken by staff around the location of the property. Staff
42 received a letter from the applicant's attorney supporting staff's recommendation of Scheme A, where access to
43 the property could only be from Hawk Canyon Road. The Commission was handed out a copy of the letter from
44 the applicant's attorney Miller Starr and Regalia, and emails from Barbara Hollenbach, L. Bauermeister, Robert
45 Doud, Bea Birkhofer, and Matthew Carney. The Commission took time out to read these handouts.

46
47 Chair Humann asked if staff concurred with Minor Subdivision, MSL2-78 and Condition of Approval #4 that access
48 to the property would be solely from Lucas Circle.

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50 Mr. Rivera answered that staff has reviewed this and do agree.

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52 Mr. Rivera said that this application is for consideration of an appropriate building.

53
54 Mr. Rivera said that this application is presented to the Planning Commission first for consideration of an
55 appropriate building site. After the Planning Commission determines a building site the applicant will submit
56 complete design plans for review by the Design Review Commission and Planning Commission. In 2004, the