

City of Lafayette Staff Report

For: Planning Commission
By: Greg Wolff, Senior Planner
Date Written: April 14, 2005
Meeting Date: April 21, 2005

Subject: **HDP70-04 ERIC STRAND (APPLICANT & 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 construct a new, one-story single-family residence on the existing 5.33-acre vacant, unaddressed parcel on Burton Ridge accessed via Michael Lane, in the Hillside Overlay District. Once a house site has been established by the Planning Commission, the applicant will submit full design plans for Hillside Development Permit consideration by the Design Review Commission and Planning Commission. Public notification will be provided again at that time. Only establishment of an appropriate house site is under consideration at this time. APN 238-080-035.

Statutory Deadline: July 7, 2005 including PSA Extension

Status

Staff reports for the April 21, 2005 meeting are due by 3:00pm on Thursday, April 14, 2005. Since the Planning Commission will be conducting a site visit after the staff report deadline (at 4:00pm on the same day), staff will work diligently to prepare a 'power point' style presentation of exhibits, photographs and findings at the Commission meeting on the 21st. Therefore no new exhibits or analysis is contained herein. New exhibits prepared on April 12, 2005 are attached.

Triggers-at-a-Glance

| Trigger | Yes | No | Trigger | Yes | No |
|--|-------------------------------------|-------------------------------------|---------------------------------------|-------------------------------------|-------------------------------------|
| Within a protected ridgeline setback? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Grading > 50 cu.yds.? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Within 100-ft. of a ridgeline setback? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | DR required as condition of approval? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| In the Hillside Overlay District? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | In a commercial or MFR zone? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Over 17-ft. in height to ridge? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Variance requested? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| SFR Development > 6,000 sq.ft.? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Tree Permit Requested? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Purpose

The applicant seeks a Hillside Development Permit to construct a new single-family residence an existing lot of record on Burton Ridge. The parcel is in the Hillside Overlay District, behind St. Anselm's Church, and is accessed via a private drive off Michael Lane. The development is proposed within the 400-ft. Class I Ridgeline Setback, thus requiring Planning Commission review and approval.

Status

The Planning Commission last considered the subject application on April 7, 2005. The Commission considered the subject application and scheduled a site visit to the property on Thursday, April 14, 2005 and continued the public hearing to April 21, 2005. The Commission will meet at the St. Anselm's Church parking lot at 630 Michael Lane, immediately below the subject parcel, at 4:00pm on April 14, 2005 to view three possible home sites on the property identified by staff and the applicant. Story poles have previously been erected and have fallen due to wind or vandalism. The applicant will ensure they are up for the site visit on the 14th.

Recommendation

Receive verbal staff report and 'power point' style presentation from Planning staff. Discuss findings of the April 14, 2005 site visit. Approve the best home site and refer the application to the Design Review Commission for recommendation before returning to the Planning Commission for final action.

Attachments

1. Site aerial photos and constraints prepared by Planning staff • April 12, 2005