

City of Lafayette Staff Report

For: Planning Commission
By: Greg Wolff, Senior Planner
Date Written: April 27, 2005
Meeting Date: May 5, 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

The Planning Commission last considered the subject application on April 7, 2005. The Commission reviewed the application, scheduled a site visit to the property on Thursday, April 14, 2005, and continued the public hearing to April 21, 2005. The applicant requested a continuance without discussion from the April 21, 2005 meeting to the May 5, 2005 meeting. Planning staff is in the process of preparing a 'power point' style presentation of exhibits, photographs and findings to be presented to the Commission at its May 5, 2005 meeting.

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 on 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.

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 building site and refer the application to the Design Review Commission for recommendation before returning to the Planning Commission for final action.

Attachments

1. Public comment received subsequent to the April 7, 2005 PC Meetings
2. Planning Commission staff report • April 21, 2005
3. Planning Commission staff report • April 7, 2005
4. Planning Commission meeting minutes • February 17, 2005
5. Planning Commission staff report • February 17, 2005
6. Site aerial photos and constraints prepared by Planning staff • April 12, 2005