

City of Lafayette Staff Report

For: Planning Commission

By: Greg Wolff, Senior Planner

Date Written: February 23, 2007

Meeting Date: March 1, 2007

Subject: **HDP97-06 ERIC STRAND (APPLICANT & OWNER), LR-10 ZONING:**
 Request for: (1) Hillside Development Permit pursuant to Section 6-2015 of the Lafayette Municipal Code (LMC), (2) Design Review approval pursuant to Section 6-1903 LMC, and (3) Grading permit pursuant to Chapter 3-7 LMC to construct a new, approximately ~~3,500~~ 4,000 sq.ft. one-story single-family residence with basement with a maximum ridge height of approximately 29-ft. above existing grade on a 5.3-acre vacant parcel in the Hillside Overlay District on Burton Ridge at 10 Vista del Valle off Michael Lane. APN 238-080-035 (Reference previously withdrawn application HDP83-05).

Statutory Deadline: March 9, 2007 (without PSA extension)

SUMMARY OF REQUEST

Trigger	Yes	No	Trigger	Yes	No
Within a protected ridgeline setback?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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"/>

Requests:

1. Hillside Development Permit for development within the Hillside Overlay District
2. Design Review for structures over 17 ft. in height
3. Grading Permit for grading of approximately ~~1,200 cubic yards (900 CY export)~~ (unknown quantity at this time exceeding 50 CY)

Scope:

- New one-story single-family residence with basement and attached garage on vacant lot
- New driveway and extension of private road "Vista del Valle" in access easement
- Grading & Landscaping

Final Action:

- The Planning Commission will take final action on the subject application pursuant to §6-2065(b)(1) LMC. The Design Review Commission is recommending approval of the design presented to it, subject to several items returning to the DRC prior to issuance of permits.

STATUS

The Planning Commission considered this application on January 18, 2007 and found the applicant had not sited the proposed 4,000 sq.ft. residence in the site established by the Planning Commission in May 2005. Further, the Commission found that the applicant had not followed the design process outlined at the same meeting whereby the applicant would submit a design for a 2,500 sq.ft. home and then illustrate the additional impacts that a larger home would have.

The Planning Commission offered the applicant the opportunity to pursue the established home site and make design revisions to reduce the off site visibility of the project. The applicant has submitted two schematic site plans: (1) the "Planning Commission" site, and (2) the "Dead Oak" site. The former shows an extensive amount of grading for the driveway, presumably to lower retaining wall heights. The latter shows less grading. Estimates for the amount of grading each plan might require have not been provided by the applicant. In both cases the home and garage are sited perpendicular to the contours, with a building height of 35-ft.

STAFF RECOMMENDATION

The 60-day statutory deadline expires March 9, 2007. Absent a mutually agreed upon 90-day extension, staff recommends denial without prejudice to allow the applicant to immediately re-submit substantially the same project. The applicant has not, to date, followed the design process established by the Planning Commission in May 2005. As it stands, the schematic site plans and sections submitted February 15, 2007 are not adequate for the Planning Commission to approve the project.

With a mutually agreed upon 90-day extension, staff would recommend that the Planning Commission review the applicant's schematic siting alternatives and direct the applicant to proceed with design development of a home on the "Dead Oak" site (applicant's term).

ATTACHMENTS

1. Letter from the project architect • February 15, 2007
2. January 18, 2007 Meeting Minutes & Staff Report
3. Public comment email from Cliff Tong • January 19, 2007
4. Schematic site plans and sections received February 15, 2007
5. Schematic site plans and sections submitted by the project architect for the "Planning Commission" site and "Dead Oak" site.

February 15, 2007

TIM WARD, Architect, A.I.A.
Principal

LARRY YOUNG, Architect, A.I.A.
Principal

ROBERT HECK, Architect, A.I.A.
Principal

DON FULDA, Architect, A.I.A.
Principal

TED BROBST, Architect
Associate

RON LARKINS, Architect
Associate

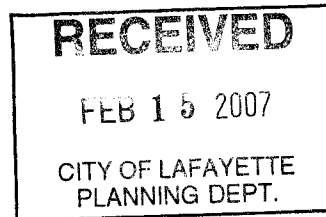
MIKE MUSSANO, Architect, A.I.A.
Associate

DAVID BOURKE, Architect, A.I.A.
Associate

City of Lafayette
3675 Mt. Diablo Blvd. Suite 210
Lafayette, CA 94549

Attention: Greg Wolff

Subject: Strand Residence
238-080-035
Lafayette, CA 94549



Dear Mr. Wolff,

Please accept this submittal for the Planning Commission meeting of March 1, 2007. Following is a summary of the materials being submitted.

“Planning Commission” site plan and sections: These exhibits depict a site plan and sections with the house location as directed by the Planning commission. It is located approximately five feet from the property line and will require variances for setbacks. It will also require a variance for development in an area exceeding 30% slope. The driveway slope is 20% at the steepest. The fire district turnaround is located at the base of the driveway in front of the house. The footprint is the 60’x40’ size as drawn by the planning commission and was used for comparison only. The house is approximately 3600sf of living and a garage of approximately 700sf.

“Dead Oak” site plan and sections: These exhibits depict a site plan and sections with the house located just to the south of the “Planning Commission” site (shown dashed on the site plan). This house is located approximately forty feet from the property line and therefore will require a variance for setback. The grade under the house footprint is less than 30%, the grade at the northern portion of the deck and the very back of the turnaround exceed 30%. It will be the City’s determination if a variance will be required for development in an area over 30% slope. The steepest driveway grade is 14%. The fire district turnaround is located on the backside of the house. The house area is exactly the same as the “Planning Commission” site house. (60’ x 40’)

Both sites building sections ‘A’ show the “horizontal projection of knoll crest”. It was a goal Planning Commission to keep the house below this projection. As you can see by the sections, this is not going to be accomplished by either site. The “Dead Oak” site however is set lower from the projection than the “Planning Commission” site by approximately five feet.

SAN FRANCISCO AREA
3435 Mt. Diablo Blvd.
Suite 200
Lafayette, CA 94549
925 283-3278
925 283-1663/FAX

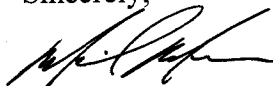
TAHOE/TRUCKEE AREA
12010 Donner Pass Rd.
Suite 201
Truckee, CA 96161
530 587-3859
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We showed the alternative "Dead Oak" site because of the extensive grading and the driveway slope required to get to the "Planning Commission" site. By studying the site plans and sections, one can see that the "Dead Oak" site requires a lot less grading, has a gentler sloped driveway. This site requires much lower retaining walls and the house entirely hides the required fire department turn around. The concerns of the Planning Commission had about locating a house in a swale area can be easily addressed by the grading and drainage plan prepared by a Civil Engineer. In reality, there is not a great deal of contributing area above the house that is directed though this swale.

We request that the planning Commission allow us to move forward with a residential design located at the "Dead Oak" site for submittal to the City for the approval process. Any house designed will fit within the 40 X 60 foot print plus garage (including height)

Please do not hesitate to contact me if you should have any questions or require addition information or

Sincerely,



Mike Mussano
Ward-Young Architecture and Planning
A California Corporation

**Attachments for this item may be
obtained in the City Offices**