

City of Lafayette Staff Report

For: Planning Commission
By: Greg Wolff, Senior Planner
Date Written: March 31, 2005
Meeting Date: April 7, 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: April 8, 2005 without PSA Extension. (July 7, 2005 if extended.)

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"/>

* Proposed driveway is within the Class I Ridgeline Setback, not proposed house site.

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.

Consistent with past practice, the application is being brought to the Planning Commission first for consideration of an appropriate house site. Once an appropriate house site has been determined by the Planning Commission, the applicant will submit full house 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.

Status

The Planning Commission first considered the subject application for a home site on February 17, 2005. At the conclusion of the hearing, the Commission continued the matter to March 17, 2005 requesting additional information and study from the applicant and staff. At the mutual request of the applicant and staff, the matter was continued without consideration from the March 17, 2005 meeting to the subject April 7, 2005 meeting.

On February 17, 2005 the Commission received verbal and written staff reports and oral testimony from the applicant and public. The staff report and minutes from the February 17, 2005 meeting are attached to this report. The four Commissioners present generally agreed that the site was difficult to develop and that there was no ideal building site. The Commission did not find that the upper triangular portion of the site (to the east of the ridge) was a desirable building site. The Commission further found the proposed building site to be highly visible and directed the applicant to work with staff to identify other building sites than the one proposed, and to erect story poles to illustrate that they are less desirable and have more visual impacts.

On March 11, 2005 staff met with the applicant and walked the site to establish potential building sites for presentation to and evaluation by the Planning Commission. Three sites were established where story poles will be erected for off-site visual impact analysis: (1) the site initially proposed by the applicant, (2) a site roughly 100-ft. east and down slope from Site 1, and (3) a site on the triangular portion of the parcel on the east side of the ridge. It follows that Site three should be story poled in order to confirm the applicants statements in the record that the visibility will be the same for Site 3 as Site 1. Further, the property line will be ground staked to allow staff and the Commission to fully understand the limits of the lot. Please see the attached exhibit.

As of March 31, 2005 the story poles and ground staking are not complete and therefore staff has not conducted a site visit to photograph and analyze the off-site visual impacts of each of the three established sites. The applicant has indicated the story poles and ground staking will be complete prior to the April 7, 2005 meeting.

Recommendation

Consider and continue the matter to the May 5, 2005 meeting (if the applicant agrees to an extension). Schedule a date when the Planning Commission will visit the site to evaluate the three potential home sites.

Attachments

1. Staff report & minutes from the February 17, 2005 PC Meeting.
2. Application forms and response to findings
3. Staff Report & DRC Meeting Minutes for SS22-04 • August 10, 2004
4. Certificate of Compliance from LLR12-01 reconfiguring lot lines • March 4, 2002
5. Letter to James Moore re: LL12-01 resultant lot lines & house siting • June 4, 2002
6. Email from Christy Ness, 686 Glenside Drive, outlining concerns • February 10, 2005
7. 11" x 17" Exhibit showing sites 1-3 for story poling.