

**City of Lafayette
Public Meeting Agenda
Planning Commission Meeting**

Thursday April 5, 2007, 7:00PM
Lafayette Community Center, 500 St. Mary's Road, Manzanita Room

1. CALL TO ORDER
2. ROLL CALL
3. ADOPTION OF AGENDA
4. PUBLIC COMMENTS
5. CONSENT CALENDAR (Estimated 7:00 PM*)
 - A. MINUTES FROM MARCH 1, 2007
Recommendation: Approve
 - B. L05-06 TOM MILLER FOR VERIZON WIRELESS (APPLICANT), ST. ANSELMS CHURCH (OWNER), R-10 ZONING: Request for: (1) Land Use permit pursuant to Section 6-7103(i) of the Lafayette Municipal Code (LMC) to install a new 35'-0" wireless telephone antenna 'tree pole' with six antennas and a 240 sq. ft. equipment shed, located at St. Anselm's Episcopal Church, 682 Michael Lane. APN 238-121-003.
Recommendation: Continue the matter without consideration to April 19, 2007 at the applicant's request, to allow the applicant to further revise the project in response to staff's comments.
Project Planner: Michael Cass, Tel (925) 299-3219, mcass@lovelafayette.org
6. CONTINUED PUBLIC HEARINGS (Estimated 7:00 PM*)
 - A. L06-05 & HDP46-05 METROPCS (APPLICANT) SOLDIER FIELD PARTNERS LLC (OWNERS) LR-10 ZONING: Request for: (1) Land Use Permit pursuant to Section 6-7204(j) of the Lafayette Municipal Code (LMC), (2) Hillside Development Permit pursuant to Section 6-2015 LMC, (3) Exception for Development within a Class I Ridgeline Setback Area pursuant to Section 6-2026 LMC, and (4) Exception to exceed the height limitation based on the 15° declination requirement pursuant to Section 6-2029 LMC to install three flush mounted antennas on two new 10'-0" poles on an existing 11'-0" building (maximum height of 21'-0") within the Hillside Overlay District and a Class I Ridgeline Setback Area, located 3148 Lucas Drive. APN 238-080-019.
Recommendation: Conduct public hearing, review application and adopt Planning Commission Resolution 2007-12, conditionally approving the project.
Project Planner: Michael Cass, Tel (925) 299-3219, mcass@lovelafayette.org
(Estimated time: 45 min*)
 - B. L08-06 SPRINT NEXTEL (APPLICANT), GEORGE MOORE (OWNER), LR ZONING: Request for a land use permit pursuant to Section 6-783(j) of the Lafayette Municipal Code to co-locate two antennas to an existing pole and attached attach two antennas on a new ten foot ground mounted pole, located at 1099 Dunsyre Drive. APN 177-120-020

HDP84-06 SPRINT NEXTEL (APPLICANT), GEORGE MOORE (OWNER), LR ZONING: Request for Hillside Development approval land use permit pursuant to Section 6-2015 of the Lafayette Municipal Code to co-locate two antennas to an existing pole and attached attach two antennas on a new ten foot ground mounted pole, located at 1099 Dunsyre Drive. APN 177-120-020
Recommendation: Adopt Planning Commission Resolution 2007-11 denying L08-06 & HDP84-06.
Project Planner: Glenda Warmoth, Tel (925)299-3257, gwarmoth@ci.lafayette.ca.us
(Estimated time: 30 min*)

* Estimated time for consideration is given as a service to the public. Please be advised that an item on the agenda may be considered earlier or later than indicated.

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C. **GP01-05 / RZ01-05 BRUCE TORQUEMADA, LAFAYETTE PROPERTIES, (APPLICANT & OWNER), R-15 ZONING:** Request for:

- (1) General Plan Amendment to change the land use designation from Medium Density Single-Family Residential (up to 6 dwelling units per acre) to Low Density Multiply-Family Residential (up to 17 dwelling units per acres) and to allow a building up to 56-ft. in height;
- (2) Rezone the subject property from Single-Family Residential District 15 (R-15) to Planned Unit Development (P-1);
- (3) Minor Subdivision to create 32 condominiums and common area; and
- (4) Design Review approval of the project including the approximately 52,000 sq. ft. residential condominium building with 26,000 sq. ft. underground parking garage
- (5) Tree Permit to remove protected trees associated with the development project
- (6) Grading Permit to grade an estimated 40,000 cubic yards of earth
- (7) Development Agreement

The project is proposed on ~2.0 acres located at 3235 Mt. Diablo Ct. APNs: 233-131-020 & 022.

Recommendation: Review project revisions, CEQA Initial Study and Mitigated Negative Declaration of Environmental Impacts and forward a positive recommendation to the City Council.

Project Planner: Greg Wolff, Tel (925) 299-3204, gwwolff@lovelafayette.org

(Estimated time: 45 min*)

D. **HDP10-07 RICHARD HOLT (APPLICANT & OWNER), R-10 ZONING:** Request for: (1) Hillside Development Siting and massing determination by the Planning Commission pursuant to Section 6-2065A.8a of the Lafayette Municipal Code (LMC) to construct a new two-story single-family residence with approximately 4,226 sq. ft. of gross floor area and ridge height of 35ft. on a vacant lot within the Hillside Overlay District, located at the intersection of Sierra Vista and Sessions Road APN 232-052-019.

Recommendation: Consider the proposal; provide feedback to the applicant on siting, bulk & mass. Continue the matter to May 3, 2007 to allow the applicant to respond to staff and Commission comments.

Project Planner: Glenda Warmoth, Tel (925)299-3257, gwarmoth@ci.lafayette.ca.us

(Estimated time: 45 min*)

E. **HDP96-06 RICHARD BARTLET AIA, (APPLICANT), MR. & MRS. JAMES VAN HOFTEN (OWNERS), LR-10 ZONING:** Request for: (1) Hillside Development Permit pursuant to Section 6-2015 of the Lafayette Municipal Code (LMC); (2) an exception to permit development on a Class III Ridgeline pursuant to Section 6-2024 LMC; (3) design review pursuant to Sections 6-1903 & 6-276 LMC for a structure greater than 17-ft. in height and greater than 6,000 sq.ft. gross floor area; (4) grading permit pursuant to Section 3-701 to construct an approximately 6,700 sq.ft. one-story single-family residence with a maximum ridge height of approximately 25-ft. on a vacant, unaddressed parcel accessed via Camellia Lane within the Hillside Overlay District. APNs 249-100-001. (Refer to PC siting determination under file number HDP58-05)

LLR12-06 RICHARD BARTLET AIA, (APPLICANT), MR. & MRS. JAMES VAN HOFTEN (OWNERS), LR-10 ZONING: Request for a lot line revision pursuant to Section 6-2401 LMC to adjust the property line between two vacant, unaddressed parcels under common ownership accessed via Camellia Lane within the Hillside Overlay District. APNs 249-100-001 & 249-100-004.

Recommendation: Consider revised plans and continue the matter to April 19, 2007, directing staff to prepare a resolution approving the project subject to standard conditions of approval.

Project Planner: Greg Wolff, Tel (925) 299-3204, gwwolff@lovelafayette.org

(Estimated time: 45 min*)

7. **NEW PUBLIC HEARINGS** (Estimated 9:45 PM*)

A. **TOWN CENTER DEVELOPMENT AGREEMENT:** Third Amendment to the Town Center Development Agreement extending the term and the development timing for the office component by one (1) year.

Recommendation: Recommend approval to the City Council of the third amendment to the Development Agreement

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Project Planner: Niroop K. Srivatsa, Tel (925) 299-3206, nsrivatsa@lovelafayette.org
(Estimated time: 10 min*)

8. OTHER BUSINESS (NONE)
9. COMMISSIONERS' ACTIVITY REPORT
10. PLANNING MANAGER'S REPORT
11. ADJOURNMENT - (Estimated 9:30 PM*) Adjourn to the regular meeting of April 19, 2007.

The Planning Commission may continue to a date certain any item it has not commenced prior to 11:00 PM. The next regular Design Review Commission meeting is April 10, 2007.

I, Kathy Foster, declare under penalty of perjury that this agenda has been posted at least 72 hours in advance at the Lafayette City Offices, 3675 Mt. Diablo Boulevard, Lafayette.

/s/

Kathy Foster, Planning Services Division

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