



NOTICE OF PUBLIC HEARING

Planning Commission
Karen Maggio, Chair
Rick Humann, Vice Chair
Jeanne Ateljevich
Tom Chastain
Pattie Curtin-Tinley
Will Lovitt
J. Allen Sayles

BODY: Planning Commission
DATE: Monday, April 15, 2013
TIME: 7:00 p.m. (please see the agenda for estimated start time of each item)
PLACE: Lafayette Library & Learning Center, 3491 Mt. Diablo Blvd • Community Hall
RE: **LLR01-13 Charles & Denise Rosson (Owners), R-20 Zoning:** Request for a lot line revision between a vacant 34,303 square foot lot and a 82,897 square foot lot developed with a single-family residence, located at 3344 Las Huertas Road. APNs 234-200-003 & 007

You have received this notice because you are a property owner in the vicinity of the project or have requested a notice of this project. A mailed Notice of Public Hearing is only provided for this initial hearing. If the application is continued to a future date, interested parties are responsible for tracking the matter on subsequent agendas.

You may review the agenda and staff report, posted the Monday before the hearing, by visiting the [City Calendar](#) on the City's website and clicking on the meeting date. The agenda includes an estimated start time and staff recommendation on each item. Any last minute changes or cancellations will be posted here. The Action Agenda, summarizing the Commission's action on each item including, any continuance date, is posted to the same location on the City's web site following day. If you would like to subscribe to receive agendas via email, sign-up for free on the [home page](#) of the City's website.

The application described above is available for public review at the City Offices during Planning Counter Hours. You can also view information on this application, including maps, aerial photos, and project plans online at:

www.lovelafayette.org > City Calendar > Meeting Date

You are invited to provide oral testimony at the meeting. Written comments received by 5:00 p.m. on the Wednesday 12 days prior to the hearing date will be included with the staff report provided to each Commissioner prior to the hearing. Copies of comments submitted by 12:00 p.m. on the hearing date will be made available to the Commission and public at the meeting; however there is no guarantee that there will be adequate time to read and discuss these comments at the meeting. Individuals who submit comments are encouraged to attend the hearing to answer any questions. Any comments received during the hearing will be distributed to the Commissioners in the next packet if the item requires an additional hearing. Comments and questions should be directed to the Project Planner, listed below.

If you challenge the City's decision on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing. California Code of Civil Procedure §1094.6 (review of administrative decisions) is applicable to the City of Lafayette and provides for the review of any decision of the City only if the petition for writ of mandate is filed within 90 days after the decision becomes final.

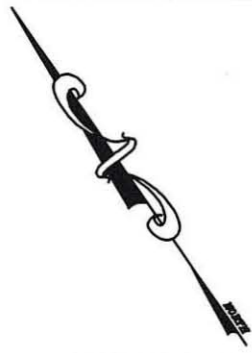
Project Planner: Christine Sinnette, Senior Planner • Tel. (925) 299-3241 • Email: csinnette@lovelafayette.org

Planning Commission email: planningcommission@lovelafayette.org

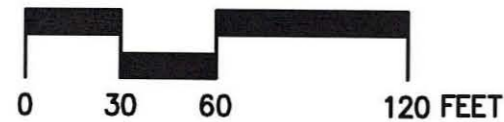
Christine Sinnette

Christine Sinnette, Senior Planner

March 27, 2013



SCALE 1" = 60'



OWNERS

CHARLES & DENISE ROSSON
3344 Las Huertas Road and Las Trampas Road
Lafayette, CA 94549

Grant Deed: 2012-0333406
Recorded: December 31, 2012

CONTACT: Mike Branagh
T: (925) 743-9500
MikeB@branagh.net

LEGEND:

(T) TOTAL

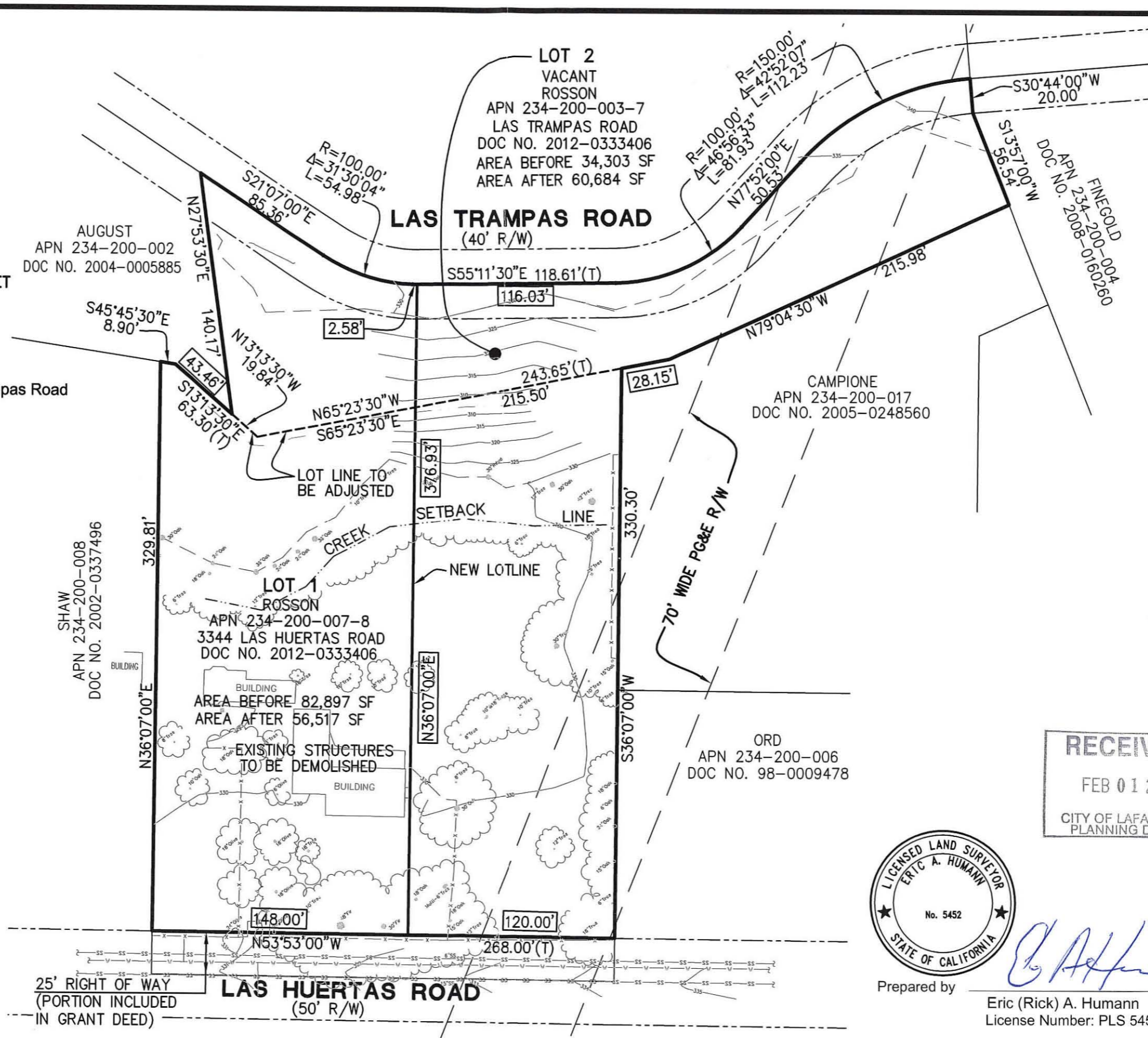
--- LOT LINE TO BE ADJUSTED

— NEW LOT LINE

— OVERALL BOUNDARY

120.00' NEW LOT DIMENSION

SF SQUARE FEET



AUGUST
APN 234-200-002
DOC NO. 2004-0005885

LAS TRAMPAS ROAD
(40' R/W)

CAMPIONE
APN 234-200-017
DOC NO. 2005-0248560


SHAW
APN 234-200-008
DOC NO. 2002-0337496

**LOT 1
ROSSON**
APN 234-200-007-8
3344 LAS HUERTAS ROAD
DOC NO. 2012-0333406
AREA BEFORE 82,897 SF
AREA AFTER 56,517 SF

**LOT 2
VACANT
ROSSON**
APN 234-200-003-7
LAS TRAMPAS ROAD
DOC NO. 2012-0333406
AREA BEFORE 34,303 SF
AREA AFTER 60,684 SF

RECEIVED
FEB 01 2013
CITY OF LAFAYETTE
PLANNING DEPT.



Prepared by 
Eric (Rick) A. Humann
License Number: PLS 5452

SCALE	1"=60'
DATE	01/30/2013
BY	P.E.
JOB NO.	12111

LOT LINE REVISION
BETWEEN APN 234-200-003-7 & 234-200-007-8
LAFAYETTE CONTRA COSTA COUNTY CALIFORNIA

HUMANN COMPANY INC.
ENGINEERING - SURVEYING
1025 BROWN AVE., LAFAYETTE, CA 94549
PH (925) 268-5000 FAX (925) 268-3576



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