



## 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

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**BODY:** Planning Commission  
**DATE:** Monday, May 6, 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:** **LLR02-13 Malcolm & Emily Fairbairn and Milton Bruzzone & Happy Valley Lafayette, LLC (Owners), R-20, R-40 & LR-10 Zoning:** Request for a lot line revision between a 5.77-acre undeveloped parcel and a 50.14-acre undeveloped parcel located in the Hillside Overlay District at the terminus of Rose Lane. APN 245-010-013 & APN 245-040-015

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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](http://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](mailto:csinnette@lovelafayette.org)

**Planning Commission email:** [planningcommission@lovelafayette.org](mailto:planningcommission@lovelafayette.org)

*Christine Sinnette*

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Christine Sinnette, Senior Planner

April 18, 2013

# FAIRBAIRN / BRUZZONE

## PROPOSED LOT LINE REVISION - LLR02-13

### CITY OF LAFAYETTE, CALIFORNIA

**EXHIBIT 1 - AERIAL PHOTO EXHIBIT**  
 FEBRUARY 26, 2013



#### GENERAL INFORMATION

- LEGAL OWNERS:**  
 MALCOLM AND EMILY FAIRBAIRN  
 10 ORANDA VIEW ROAD  
 ORINDA, CA 94563  
 TEL: (925) 284-7777  
 MILTON F. BRUZZONE AND HAPPY VALLEY LAFAYETTE, LLC  
 3745 ST. FRANCIS DRIVE AND 899 HOPE LANE  
 LAFAYETTE, CA 94549 LAFAYETTE, CA 94549  
 TEL: (925) 284-8426 TEL: (925) 284-4369
- PLANNERS, ENGINEERS & SURVEYORS:**  
 P/A DESIGN RESOURCES, INC.  
 3021 OYUNUS CIRCLE, SUITE 150  
 WALNUT CREEK, CA 94598-2635  
 TEL: (925) 210-9300  
 FAX: (925) 210-9300
- SITE ADDRESSES**  
 ROSE LANE
- ASSESSOR'S PARCEL NUMBERS**  
 APN 245-070-015 5.77 ACRES (PER ASSESSOR)  
 APN 245-010-013 50.14 ACRES (PER ASSESSOR)
- EXISTING CITY OF LAFAYETTE GENERAL PLAN LAND USE DESIGNATION**  
 RURAL RESIDENTIAL SINGLE FAMILY  
 up to 1 dwelling unit/acre  
 LOW DENSITY SINGLE FAMILY RESIDENTIAL  
 up to 2 dwelling unit/acre
- EXISTING CITY OF LAFAYETTE ZONING DISTRICT**  
 APN 245-070-015 R-20 AND R-40, with H.O.D. OVERLAY  
 APN 245-010-013 R-20 AND LR-10, with H.O.D. OVERLAY
- AERIAL PHOTOGRAPHY**  
 AERIAL PHOTOGRAPHY SHOWN HEREON WAS ACQUIRED FROM  
 CONTRA COSTA COUNTY GIS. INFORMATION DATED MARCH 2008

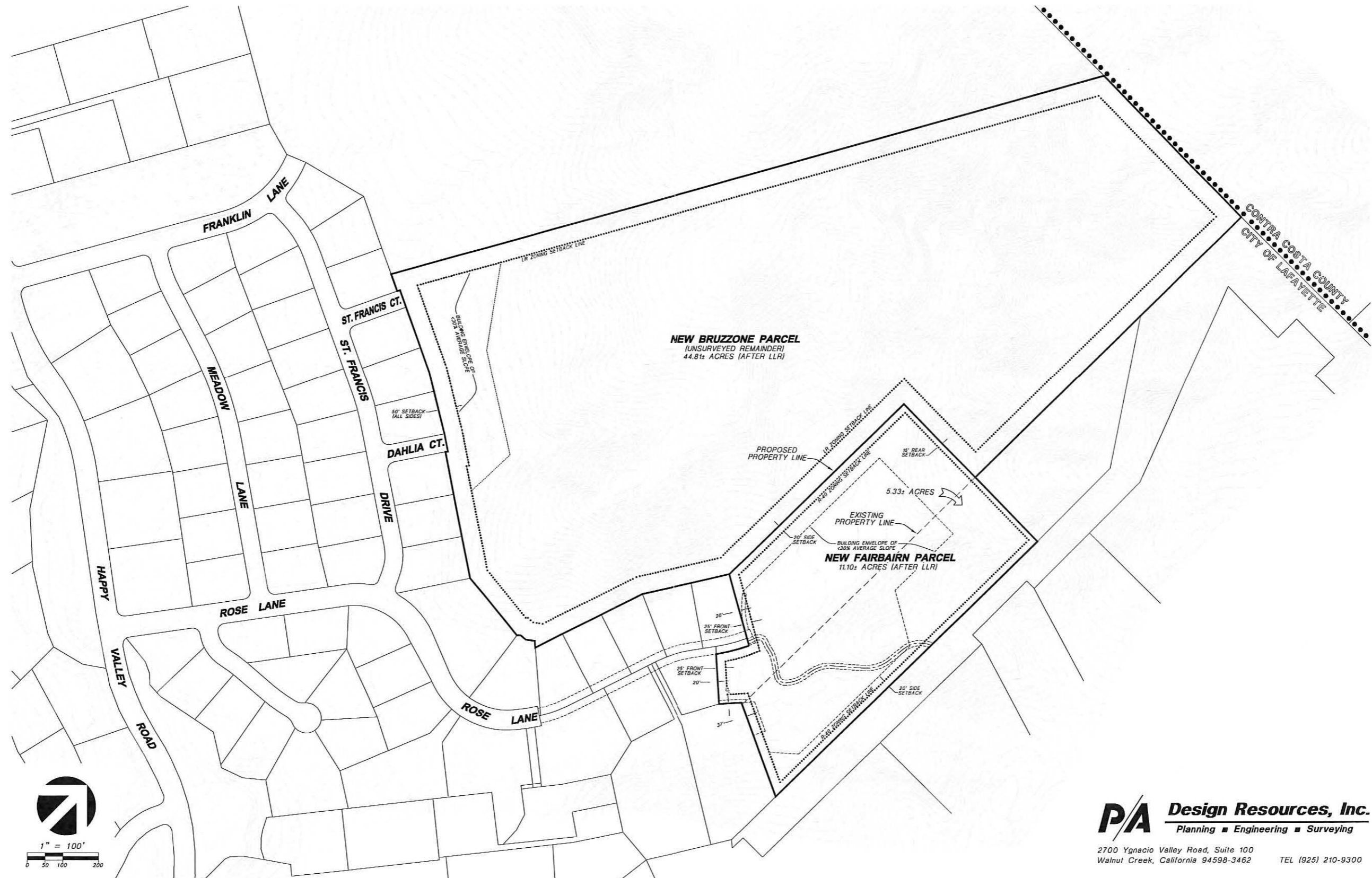
**LLR02-13**  
**RECEIVED**  
 FEB 27 2013  
 CITY OF LAFAYETTE  
 PLANNING DEPT.

**P/A Design Resources, Inc.**  
 Planning ■ Engineering ■ Surveying

2700 Ygnacio Valley Road, Suite 100  
 Walnut Creek, California 94598-3462 TEL (925) 210-9300

**FAIRBAIRN / BRUZZONE**  
**PROPOSED LOT LINE REVISION - LLR02-13**  
 CITY OF LAFAYETTE, CALIFORNIA

**EXHIBIT 4 - PROPOSED LOT LINE REVISION**  
 FEBRUARY 26, 2013



**PA Design Resources, Inc.**  
 Planning ■ Engineering ■ Surveying  
 2700 Ygnacio Valley Road, Suite 100  
 Walnut Creek, California 94598-3462 TEL (925) 210-9300