



## Planning Services Division

3675 Mt. Diablo Boulevard, Suite 210

Lafayette, CA 94549-1968

Tel. (925) 284-1976 • Fax (925) 284-1122

<http://www.ci.lafayette.ca.us>

### Lot Split Policy

The Planning Commission has requested that all applicants for subdivision submit a written letter answering this Lot Split Policy to the Planning Services Division with the other submittal materials required for the application.

The purpose of this paper is to assist the Planning Commission, staff, and particularly lot split applicants in understanding community concerns on lot splits, especially with regard to furtherance of the Lafayette General Plan. Lot splits usually involve the subdivision of single family residentially zoned and developed properties into two or three parcels, but sometimes includes commercially zoned and developed parcels.

The Lafayette General Plan calls for retention of the semi-rural, close to nature feeling the varied topography and natural setting of Lafayette affords through the preservation of hilltops and other natural features on a major scale including an inner pattern of open spaces. The charm, character, identity, and appeal of Lafayette as a residential community are due to the natural surroundings and slow, high quality development. The principal goal of the General Plan is to "Preserve and enhance the character of Lafayette as a low density, semi-rural residential community."

Subdivision is not an inalienable right. The Planning Commission is charged with insuring that development of land will occur in a manner consistent with community objectives as expressed in the General Plan. At the same time, they must look toward protection of the public health, safety, convenience, and general welfare of the community. Consequently, the Planning Commission takes a discouraging attitude toward lot splits which tend to show less than positive benefits for the community and which do not further the goals and objectives of the General Plan.

Criteria used for lot split consideration are numerous and are not necessarily limited to the following list. Lot split applicants are requested to review and comment on each of the applicable items listed below when presenting their reasons for lot split requests to the Planning Commission. and principally to indicate how the lot split would benefit the community through furtherance of the General Plan. It should be especially noted that a variance to subdivision and zoning ordinances are discouraged. Applicants are also asked to indicate their intentions with regard to parcels proposed for splitting with exhibits such as house and other improvements, even if only preliminary in nature.

## Lot Split Policy

### Natural Environment

Visibility with regard to natural surrounds  
Soils, geologic and seismic stability  
Ecology of air, water, vegetation, wildlife  
Microclimate changes  
Subdivision along natural boundary line

### Aesthetic & Cultural Values

Visibility & design of units to blend in with surroundings  
Preservation of open, uncluttered natural topographical features  
Enhance semi-rural character  
Preservation of historical or archeological features  
Compatibility with surroundings

### Landscaping

Enhancement of privacy of residential areas  
Neighborhood stability  
Effects on surrounding development  
Tree retention

### Physical Impact

Storm drainage improvements  
Grading, sedimentation, erosion, visibility of cuts  
Flooding Road widths related to emergency vehicle and fire safety access  
Traffic volume and safety  
Tree retention and landscaping  
Noise, glare

### Public & Private Services

Parking convenience  
Transportation  
Closeness to downtown  
Public dedications for pedestrian, equestrian, and bicycle routes  
Provision of open space  
Crime control  
Provision of utilities (underground)  
Sidewalks