

**CITY OF BELMONT  
MEMORANDUM**



**TO:** Planning Commission

**FROM:** Rob D. Gill, Zoning Technician

**VIA:** Carlos de Melo, Community Development Director

**SUBJECT:** May 2, 2006 Planning Commission Meeting – Agenda Item 5A  
711 South Road – Review of Final Landscape Plan

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**Summary**

Attached please find the final Landscape Plan for the proposed addition to the existing single family dwelling at 711 South Road. The Commission granted Single-Family Design Review approval for the project at the February 21, 2006 meeting subject to the following condition:

Conditions of Project Approval, Planning Division

- I.A.7. Prior to the issuance of building permits for the project, the applicant shall submit a final landscape plan which includes number, species, and location of plantings for the site. Such plans shall also reflect the removal of portions of the existing gravel/paving within the front (south) portion of the site, the removal of existing hardscape areas within the rear yard, and installation of landscaping (including native species) for these areas. Such landscape/hardscape plans shall be subject to review and approval by the Planning Commission.

**Landscape Plan**

The revised landscape plan has been modified to provide details of all existing and proposed plant types, quantities, and locations. The revised landscape plan has also been modified to reflect the removal of the existing gravel/paving within the front (south) portion of the site, the removal of existing hardscape areas within the rear yard, and installation of landscaping for these areas. New plantings consists of shrubs, groundcover, and tree plantings to complement the existing tree screen (Coast Redwood, Monterey Pine and fruit trees) for the front and rear yard areas for the site.

The plan includes a reasonable number of shrub and groundcover plantings (five and one gallon size) to compliment the site work for the proposed addition to the single-family dwelling. The shrub planting schedule incorporates native species plants including Monterey Manzanita, Oregon Grape, Coffeeberry, and Redwood Sorrell. The plan also includes three new tree plantings consisting of (24-inch box) Japanese Maple species.

Installation of grass lawn areas (front and rear yard) and a new flagstone walkway (rear yard) will also be incorporated into the landscape design. Overall, staff concurs with the revised landscape plan modifications.

### **Recommendation**

Staff recommends the Commission approve the landscape plan as proposed.

### **Attachments**

- I. Resolution Approving Landscape Plan
- II. Revised Landscape Plans

### ***PLEASE NOTE:***

**Attachments II is not included as part of this document – please contact the Community Development Department at (650) 595-7417 for further information on these attachments.**

RESOLUTION NO. 2006-\_\_\_\_\_

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELMONT  
APPROVING A FINAL LANDSCAPE PLAN FOR 711 SOUTH ROAD  
(APPL.NO. 2005-0058)

WHEREAS, Louis Paycheck & Lucy Hurrell, property owners, requests Final Landscape Plan approval in conjunction with the Single Family Design Review project to construct a 964 square foot addition to the existing 2,531 square foot single family residence at 711 South Road, as required by Condition I.A.7 of Planning Commission Resolution 2006-07; and,

WHEREAS a public meeting was held on May 2, 2006; and,

WHEREAS, the Planning Commission hereby adopts the staff memorandum dated May 2, 2006 and the facts contained therein as its own findings of facts; and,

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves the Final Landscape Plan for the Single Family Design Review entitlements granted for 711 South Road as proposed.

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Passed and adopted at a regular meeting of the Planning Commission of the City of Belmont held on May 2, 2006 by the following vote:

AYES,  
COMMISSIONERS: \_\_\_\_\_

NOES,  
COMMISSIONERS: \_\_\_\_\_

ABSENT,  
COMMISSIONERS: \_\_\_\_\_

ABSTAIN,  
COMMISSIONERS: \_\_\_\_\_

RECUSED,  
COMMISSIONERS: \_\_\_\_\_

\_\_\_\_\_  
Carlos de Melo  
Planning Commission Secretary