

**CITY OF BELMONT
MEMORANDUM**



TO: Planning Commission
FROM: Rob D. Gill, Zoning Technician
VIA: Carlos de Melo, Community Development Director
SUBJECT: June 7, 2006 Planning Commission Meeting – Agenda Item
215 Hiller Street – Review of Final Landscape Plan

Summary

Attached please find the final Landscape Plan for the proposed addition to the existing single family dwelling at 215 Hiller Street. The Commission granted Single-Family Design Review approval for the project at the September 20, 2005 meeting subject to the following condition:

Conditions of Project Approval, Planning Division

I.A.8. 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 review and approval by the Planning Commission. The landscape plan shall include the installation of a minimum of one new 24" box size tree for the front yard area. The landscape plan shall also reflect the removal of excess paving in the driveway (over and above the 17 ft. width by 18 ft. length) required for the dwelling.

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 paving along the west portion of the driveway and replacement with landscaping (24" box size Mayten tree and rock ground cover) for this area. The rear and side yard areas are to be left in their natural condition (trees, shrubs and lawn areas).

Recommendation

Staff recommends the Commission approve the Landscape Plan as proposed subject to the following additional conditions:

- 1. If any existing landscaping should be damaged during construction related activities, the applicant shall replace such landscaping in kind for the property, prior to issuance of a certificate of occupancy. The applicant shall, prior to building permit issuance, provide photographs of the property to document existing landscape conditions.*
- 2. The applicant shall substitute the proposed rock ground cover (adjacent to the proposed tree) with greenery/landscaping (i.e. shrubs and ground cover). Such greenery/landscaping shall be subject to review and approval by the Community Development Department.*

Attachments

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

RESOLUTION NO. 2006-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELMONT APPROVING A FINAL DRIVEWAY WIDENING AND LANDSCAPE PLAN FOR 215 HILLER STREET (APPL.NO. 2005-0037)

WHEREAS, Paul J. Williams and Dawn S. Wilson, property owners, request approval of the Landscape Plan in conjunction with the Single Family Design Review project to construct a 519 square foot addition to the existing single family residence resulting in a total of 2,377 square feet that is below the R-1C Zoning District permitted 2,650 square feet for this site; and,

WHEREAS a public meeting was held on June 7, 2006; and,

WHEREAS, the Planning Commission hereby adopts the staff memorandum dated June 7, 2006 and the facts contained therein as its own findings of facts; and,

WHEREAS, the Planning Commission findings that approval of the final Landscape Plan is subject to the additional Condition of Approval as follows:

- If any existing landscaping should be damaged during construction related activities, the applicant shall replace such landscaping in kind for the property, prior to issuance of a certificate of occupancy. The applicant shall, prior to building permit issuance, provide photographs of the property to document existing landscape conditions.
- The applicant shall substitute the proposed rock ground cover (adjacent to the proposed tree) with greenery/landscaping (i.e. shrubs and ground cover). Such greenery/landscaping shall be subject to review and approval by the Community Development Department.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves the Final Landscape for the Single Family Design Review entitlements granted for 215 Hiller Street as proposed.

* * * * *

Passed and adopted at a regular meeting of the Planning Commission of the City of Belmont held on June 6, 2006 by the following vote:

AYES, COMMISSIONERS: _____

NOES, COMMISSIONERS: _____

ABSENT, COMMISSIONERS: _____

ABSTAIN, COMMISSIONERS: _____

RECUSED, COMMISSIONERS: _____

Carlos de Melo
Planning Commission Secretary