

**CITY OF BELMONT  
MEMORANDUM**



**TO:** Planning Commission

**FROM:** Jennifer Walker, Associate Planner

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

**SUBJECT:** June 7, 2006 Planning Commission Meeting – Agenda Item 5B  
1220 Avon Street - Review of the Final Landscape Plan, Appl. No. 2005-0071

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**Summary**

Attached please find the final Landscape Plan for the single family residential property located at 1220 Avon Street. The Commission granted Single-Family Design Review approval for a 1,804 square-foot addition at the March 7, 2006 meeting subject to the following condition:

Conditions of Project Approval, Planning Division

- I. A. 6. *Prior to building permit issuance, the applicant shall submit a revised landscaping/irrigation plan for Planning Commission review and approval that includes the following modifications:*
- a. *Removal of the white picket fence that presently runs along the front of the property (adjacent to the sidewalk) and extends along the side property lines.*
  - b. *New front and rear yard landscaping including a variety of trees, shrubs, and groundcover to replace any existing landscaping that is damaged during construction activity.*

**Background**

At the March 7, 2006 meeting, the Planning Commission approved the subject Single Family Design Review request to construct a 1,804 square-foot addition onto an existing residence at 1220 Avon Street. A condition of that approval required that a revised landscape plan be submitted for commission review that includes the above noted modifications. The applicant submitted a revised landscape plan on May 16, 2006 (see Attachment II) addressing the Conditions of Approval as summarized below. The applicant has also provided photos of the existing landscaping in both the front and rear yards to document the condition and location of all existing landscaping proposed to remain.

**Landscape Plan**

The landscape plan has been modified such that all existing and proposed landscape species are clearly identified. The plan indicates that the applicant will retain the five existing acacia trees located in the front yard, along with the boxwood shrubs adjacent to the driveway. New front yard landscaping includes nine

different species of shrubs and flowers in both one and five gallon sizes. The plan indicates that the large turf area in the front yard will remain and the proposed shrubs and flowers will be located along the perimeter. If any of the lawn is damaged during construction it shall be replaced in kind. As required by the conditions of approval, the landscape plan indicates that the existing white picket fence and gate shall be removed from the front and side property lines.

The landscaping plan indicates that all of the existing rear yard landscaping, with the exception of one camellia shrub, is to remain after construction of the second story addition. Two acacia trees will remain along the rear fence line along with five identified species of shrubs. As specifically requested by the Commission, the existing magnolia tree will be protected from any potential construction damage with chain link fencing placed at the drip line. This tree protection fencing was included on the plans submitted for building permit plan check. The existing lawn will also be retained as is documented in the attached photographs.

Overall, staff concurs with the revised landscape plan modifications and notes that the applicant has fully complied with the related condition of approval.

### **Recommendation**

Staff recommends the Commission approve the Landscape Plan as proposed.

### **Attachments**

- I. Resolution Approving Landscape Plan/Irrigation
- II. Revised Landscape/Irrigation Plan (dated stamped May 16, 2006)
- III. Site Photographs

RESOLUTION NO. 2006-\_\_

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELMONT  
APPROVING A FINAL LANDSCAPE PLAN  
1220 AVON STREET (APPL.NO. 2005-0071)

WHEREAS, Edward and Amber Paulus, property owners, request approval of a Final Landscape Plan in conjunction with the Single Family Design Review project to construct a 1,804 square-foot addition to an existing single-family residence for the property located at 1220 Avon Street, as required by Condition I.A.6 of Planning Commission Resolution 2006-10; and,

WHEREAS public meetings were held on March 7, 2006 and 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,

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves the Final Landscape Plan for the Single Family Design Review entitlements granted for 1220 Avon Street as proposed.

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*Passed and adopted at a regular meeting of the Planning Commission of the City of Belmont held on June 7, 2006 by the following vote:*

AYES,  
COMMISSIONERS: \_\_\_\_\_  
NOES,  
COMMISSIONERS: \_\_\_\_\_  
ABSENT,  
COMMISSIONERS: \_\_\_\_\_  
ABSTAIN,  
COMMISSIONERS: \_\_\_\_\_  
RECUSED,  
COMMISSIONERS: \_\_\_\_\_

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