

**CITY OF BELMONT
MEMORANDUM**



TO: Planning Commission

FROM: Carlos de Melo, Community Development Director

SUBJECT: June 7, 2006 Planning Commission Meeting – Agenda Item 5C
Application No. 2006-0013 - 900 South Road
Single Family Design Review

SUMMARY

At the 04/04/06 meeting, the Planning Commission voted five to zero to approve the subject Single Family Design Review application to construct a new 3,461 square foot single family residence that is below the zoning district permitted 3,500 square feet for this site, subject to the following condition of approval:

I. A. 9. Prior to the issuance of building permits for the project, the applicant shall submit a final Front Elevation Plan for review and approval by the Planning Commission. The plan shall include modifications to the front entry “tower element” to reduce its height and associated vertical-based design. Such modifications to the tower component shall also reflect a consistent roofline/pitch for the upper portion of this elevation, while continuing to emphasize the stone enhancements for the dwelling.

The applicant submitted a revised front elevation for the single family residence (Sheet A-2.0v1, dated May 25, 2006) that has been included as an attachment for the Planning Commission’s review and approval.

DISCUSSION

At the 04/04/06 meeting, the Planning Commission approved the subject Single Family Design Review with the above noted condition of approval requiring the applicant to submit a revised front elevation for Planning Commission review and approval. Staff has reviewed the revised plan and notes the following modifications:

- The proposed “tower element” has been reduced in height such that the roofline and pitch are consistent with the proposed upper level of the home.
- An open deck with a wood railing has been added to the top of the tower element to reduce bulk and more appropriately integrate with the overall design of the home.
- The proposed cultured stone veneer has been reduced on the tower to match the rest of the building façade. A section of the stone has been maintained along a lower portion of the building exterior.
- Three small (2 ½’ by 3 ½’) windows have been located near the top of the tower adding a horizontal presence and reducing the overall mass of the tower.

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The modifications help to reduce the strong vertical presence of the tower on the residence façade as was requested by the Planning Commission. Staff concurs that the revisions adequately address the condition of approval. The previously approved Single Family Design Review resolution and conditions of approval shall remain in effect.

RECOMMENDATION

Staff recommends that the Planning Commission **approve** the revised front elevation as proposed, subject to the attached draft resolution.

ATTACHMENTS

- I. Resolution of Approval
- II. Project Plans (Commission Only)

RESOLUTION NO. 2006-__

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELMONT
APPROVING A FRONT ELEVATION PLAN FOR
900 SOUTH ROAD (APPL.NO 2006-0013)

WHEREAS, Paymon Ghafouri, property owner, request approval of a Final Front Elevation Plan in conjunction with the Single Family Design Review project to construct a new 3,461 square foot single family residence at 900 South Road, as required by Condition I.A.9 of Planning Commission Resolution 2006-17; and,

WHEREAS public meetings were held on April 4, 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 Front Elevation Plan for the Single Family Design Review entitlements granted for 900 South Road as proposed.

* * * * *

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