

**CITY OF BELMONT  
MEMORANDUM**



**TO:** Planning Commission

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

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

**SUBJECT:** June 20, 2006 Planning Commission Meeting – Agenda Item 5C  
521 Cambridge Street – Review of Final Landscape & Irrigation Plan

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**Summary**

Attached please find the final Landscape and Irrigation Plan for the proposed addition to the existing single family dwelling at 521 Cambridge Street. The Commission granted Single-Family Design Review approval for the project at the March 7, 2006 meeting subject to the following condition:

Conditions of Project Approval, Planning Division

*I.A.8. Prior to the issuance of a building permit, the applicant shall submit a final landscaping/irrigation plan subject to the review and approval of the Planning Commission. The landscaping/irrigation plan shall include the number, species, and location of plantings and shall include the installation of one 24” box size native species tree within the front yard area. Such plans shall be required to be prepared by a licensed landscape architect or landscape designer.*

**Landscape Plan**

The revised landscape plan (prepared by In Side Out, Landscape Architects) has been modified to provide details of all existing and proposed plant types, quantities, and locations.

The applicant proposes a landscape plan for the site that includes eight varieties of shrub plantings (5 and 1 gallon size) for a total of approximately 38 shrub plantings and one additional tree planting (24” box size Western Redbud) within the front yard area (existing driveway/pavement to be removed to accommodate the additional tree planting). These plants will include a mixture of native and ornamental plants.

Installation of groundcover/infill, a front lawn area and a new flag stone entry walkway, will also be incorporated into the landscape design. The rear and side yard areas are to be left in their natural condition (trees, shrubs, lawn area and existing hardscape).

**Irrigation Plan**

The applicant also has provided an irrigation plan in conjunction/compliance with the final Conditions

of Project Approval (March 7, 2006, COA I.A.8). The irrigation plan has been modified to provide details and notes (see final landscape/irrigation plan) of existing irrigation controllers and valves. The applicant proposes to replace/repair all irrigation equipment as need and install new irrigation equipment (drip or micro spay) to accommodate new plantings.

### **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 removal of excess paving within the front yard area shall not reduce the existing driveway width to less than 17 ft. as required to accommodate two uncovered parking spaces for the dwelling.*

### **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 DRIVEWAY WIDENING AND LANDSCAPE PLAN FOR 521 CAMBRIDGE STREET (APPL. NO. 2005-0073)

WHEREAS, Ray Viotti Jr., project applicant, requested on behalf of Patrick Peterson and Laura Williams, owners, requests Single Family Design Review approval to add 1,052 square feet to the existing 1,412 square foot residence for a total of 2,464 square feet; and,

WHEREAS a public meeting was held on June 20, 2006; and,

WHEREAS, the Planning Commission hereby adopts the staff memorandum dated June 20, 2006 and the facts contained therein as its own findings of facts; and,

WHEREAS, the Planning Commission findings that approval of the final landscape and irrigation 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 removal of excess paving within the front yard area shall not reduce the existing driveway width to less than 17 ft. as required to accommodate two uncovered parking spaces for the dwelling.*

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves the Final Landscape for the Single Family Design Review entitlements granted for 521 Cambridge Street as proposed.

\* \* \* \* \*

Passed and adopted at a regular meeting of the Planning Commission of the City of Belmont held on June 20, 2006 by the following vote:

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

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