



## MEETING OF JUNE 20, 2006

### AGENDA ITEM NO. 6A

Application I.D.: 2006-0008

Application Type: Single Family Design Review

Location: 1519 Ridge Road

Applicant: Abha Nehru

Owner: Andy & Rosa Singh

APN: 044-131-010

Zoning: R-1B – Single Family Residential

General Plan Designation: RL – Low Density Residential

Environmental Determination: Categorically Exempt, Section 15303, Class 3(a)

### PROJECT DESCRIPTION

The applicant has requested Single Family Design Review approval to construct a new 3,405 square foot single-family residence that is below the zoning district permitted 3,500 square feet for this site.

### RECOMMENDATION

Staff recommends that the Planning Commission **approve** the Single Family Design Review subject to the conditions of approval contained in the attached draft resolution<sup>1</sup>.

### ZONING/GENERAL PLAN DESIGNATION

The proposed single-family residence would be a permitted use in the designated R-1B (Single Family Residential) zoning district, and is conforming to the General Plan Designation RL - Low Density Residential.

### PRIOR ACTIONS

The vacant subject property encompasses Lots 6 and 7 of Block 19 of the Belmont Country Club Properties subdivision No. 6, which was recorded in 1925.

---

<sup>1</sup> Please note: This recommendation is made in advance of public testimony or Commission discussion of the project. At the public hearing, these two factors, in conjunction with the staff analysis, will be considered by the Commission in rendering a decision on the project.

PLANNING COMMISSION STAFF REPORT  
RE: 1519 Ridge Road, PA # 2006-0008  
June 20, 2006  
Page 2

**500-FOOT RADIUS MAP**

A single-family residence was built for the site in 1948 and was removed (2005) prior to the purchase by the current property owner. There have been no other planning actions for this property.

## **SITE CONDITIONS**

The subject property is located in a single-family neighborhood developed with one and two-story single-family homes with a mixture of stucco and wood exterior finishes. The existing lot is defined as a corner lot with street frontages on Ridge Road and Williams Street (Discussion of the corresponding yard areas follows on Pg. 6 – *Project Data*). The 11,959 square foot lot is situated on the southeast down slope section of Ridge Road with an average slope of 14%. The lot has a gradual down slope from the front (northwest) of the property to the rear (southeast). The rear yard includes a 7' sewer easement that runs parallel (northeast to southwest) within the rear property line.

The site is undeveloped and covered in native grasses and shrubs, and four mature trees (surveyed by the City Arborist) that are on or encroach onto the site. The treatment of the trees is discussed in the Project Analysis section (see below) of this report. A geotechnical report was also prepared for the site and is discussed further in the report.

## **PROJECT ANALYSIS**

The applicant proposes to construct a new multi-level contemporary style 3,405 square foot single-family residence consisting of the following:

### Floor Plan Layout – Garage Level

The 441 square foot garage floor level consists of a two-car garage with an interior dimension of 20 ft. by 20 ft. that complies with the parking ordinance. This garage level also includes a doorway that opens to an interior stairwell and landing that provides access to the main floor level. The 21 foot wide driveway in front of the garage is adequate to park two additional cars.

### Main Floor Level

The proposed 1,303 square foot main floor level consists of the following:

- Entry/hall
- Dining, living, and family rooms
- Kitchen and breakfast nook area
- Half bathroom
- Storage room
- Coat/closet
- Stairway to the second level
- Stairway (adjacent to the living room) to the guest room above the garage

This level is accessed by an on-grade pedestrian walkway and steps at the front of the house that lead onto a covered entry porch area. The family room and dining room open onto a covered patio area located on the southeast portion of the rear yard (See project plans).

Second Floor

The 1,357 square foot second floor layout consists of:

- Three bedrooms
- Two bathrooms
- Library
- Laundry room
- Hallway
- Stairs and landing

This level will include patio doors off the hallway that accesses a covered deck area above the main level of the home (See project plans).

Second Floor Guest Room

The 304 square foot second floor guest room (above the garage) layout consists of:

- One bedroom (including a closet, a bathroom and storage room)
- Stairs and landing

This guest room will include patio doors that access a covered deck area above the garage (See project plans).

<b>Dwelling Floor Area Summary</b>	
<b>Proposed Floors</b>	<b>Type of rooms</b>
Garage Level – 441 Sq. Ft.	Two-car garage
First Level – 1,303 Sq. Ft.	Entry/hallway living room, dining room, family room, kitchen, breakfast nook area, one bathroom, storage room, closet, stairs and landing.
Second Level – 1,351 Sq. Ft.	Two bedrooms, two bathrooms, library, laundry room, hallway, stairs and landing.
Second Level Guest Room – 310 Sq. Ft.	One bedroom (including a closet, a bathroom and storage room), stairs and landing
Total = 3,405 Sq. Ft.	

Exterior Materials/Colors

The exterior materials include:

**Roof:** Clay tile roofing – medium to dark brown color.

**Exterior Walls:** Smooth stucco, painted a light yellow color [Full Sun by Benjamin Moore].

**Trim:** Wood trim around the windows and entry door, painted a dark brown color [Smoke Brown by Benjamin Moore].

**Exterior Doors:** The main entry and garage door, painted a dark brown color to match the trim color.

**Railings:** The deck above the garage (off the guest room) and the rear porch area will consist of black wrought iron railing.

See Attachment VIII for samples of exterior colors and materials.

### Landscaping and Arborist Recommendations

The applicant proposes a landscape planting plan and exterior landscape features for the site that includes:

- Ten varieties of trees for a total of 12 trees (6 of which are 24" box).
- Approximately 48 varieties of shrubs, perennials, grasses and annuals for a total of approximately three hundred and sixty-three (363) shrubs, perennials, grasses and annuals.
- Raised vegetable garden area (located at the rear portion of the property).
- A tile walkway leading to the front entry from the sidewalk/right-of-way
- Gravel pathways within the front (northwest), side (northeast) and rear (southeast) portions of the property.
- Landscape Rocks
- Landscaping steps (pre-cast pavers on grade) incorporated into the gravel pathway along the northeast portion of the property.
- An eight-foot decorative trellis (located on the northeast side of the house)
- Planter boxes (located adjacent to the rear yard covered patio area)
- Installation of pavers (dry laid) located in the southeast side yard area
- Two water features/fountain (within the front (northwest), and side (southeast) yard areas)
- Two-foot high retaining walls that enclose a raised lawn area (adjacent to the rear covered porch).
- Six-foot high wooden gates and fences surrounding the sides and rear of the site.

The site is presently covered with native grasses including a variety of trees (protected and non-protected) and groundcover. The applicant submitted a tree report prepared by Mayne Tree Expert Company dated December 27, 2005. The City Arborist reviewed this report, conducted a site visit and provided a report dated January 25, 2006, and revised May 7, 2006. Copies are included as Attachment VI to this staff report. The site/roof plan (page A-1) includes the tree protection measures recommended in the arborist report, which are also included in the attached conditions of project approval (Attachment III).

As discussed earlier, the site contains four mature trees (surveyed by the City Arborist) that are on or encroach onto the site. The applicant proposes to retain the four mature trees to complement the new landscape/plantings for the site. All existing groundcover, shrubbery, and trees (non-protected)

on the site will be removed to allow for the construction of the proposed house and new landscaping.

Groundwork and Geotechnical Recommendations

The driveway, garage, subgrade and landscape excavation for the proposed dwelling requires approximately 261 cubic yards of cut/fill. Murray Engineers Inc. performed a geotechnical investigation on September 8, 2005. The report concluded that the proposed residential development is feasible from a geotechnical standpoint and makes specific recommendations regarding site preparation and structural design of the house and other site improvements.

The City Geologist, Cotton, Shires & Associates (CSA), reviewed the applicant’s geotechnical report on February 6, 2006 and also concluded that a residential structure is geotechnically feasible for the site with utilization of appropriate geotechnical design criteria. The City Geologist’s recommendations for plan review and construction inspections are included in the conditions of project approval (Attachment III).

**PROJECT DATA**

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>	<b>Required or Max. Allowed</b>
<b>Lot Size</b>	11,958 sq. ft.	No Change	No Change
<b>Slope</b>	14%	No Change	No Change
<b>FAR</b>	None	0.285	0.293 (corresponds to 3,500 sq. ft. max.)
<b>Square Footage</b>	None	3,405 sq. ft.	3,500 sq. ft.
<b>Parking</b>	None	Two-car garage (20’ x 20’) Two uncovered	Two-car garage (20’ x 20’) Two uncovered
<b>Setbacks:</b>			
<b>Front (northwest) Ridge Road</b>	None	24 ft.	15-30 ft.*
<b>Side (right – southwest)</b>	None	15 ft.	9 ft.
<b>Side (left – northeast) Williams Road</b>	None	25 ft. (Garage Face) 25 ft. 11 in. (Main dwelling)	15 ft.
<b>Rear (southeast)</b>	None	26 ft. 9 in.	15 ft.
<b>Driveway length</b>	None	25 ft.	18 ft.
<b>Height</b>	None	Approx. 27 ft. 9 in.	28 ft.

\***Front Yard Setback per 9.7.4(a):** Five lots on the same side of the street were evaluated and determined to have an average front yard setback of 23.4 feet. The proposed single-family dwelling maintains a 24-foot front yard setback, thus meeting this requirement.

**GENERAL PLAN CONFORMANCE**

The proposed new single-family residence does not change the intended land use of the site. The proposed residence is in conformance with the low-density residential general plan designation.

## ZONING CONFORMANCE

Section 4.2.5 (b) of the BZO provides as follows:

*“On the side lot line having frontage on a street of a corner lot in any R-1E Districts, the minimum width shall be 25 feet and in any R-1A, R-1B and R-1C Districts the minimum width shall be 15 feet and for a principal building other than a one family dwelling, the minimum width of such side yard shall be not less than one-half the height of the building, but in no case less than 15 feet”.*

BZO section 4.2.5 (b) requires that a minimum setback of fifteen feet shall be required for properties having street frontage on a corner lot. The applicant is proposing a twenty-five foot side yard setback (garage face) and a 25-foot 11-inch setback (main dwelling) on the northeast side of the property, thus the proposed dwelling is consistent with the BZO side yard setback regulations.

Section 9.7.1 (f) of the BZO provides as follows:

*“Permitted in any yard: Fences, walls or lattice-work screens having a height of not more than six feet above any portion of the adjoining ground level...”*

The site plans indicates that a retaining wall (adjacent to the proposed driveway) will be located in the side yard area. A portion of the retaining wall encroaches into the side yard setback area but staff has confirmed that the wall will have a maximum height of 4-feet 5-inches. The site plans also indicate that fences surrounding the sides and rear of the site will be located in side and rear yard areas. The fences encroaches into the side and rear yard setback areas but staff has confirmed that the fence will have a maximum height of six feet.

Municipal Code, Ch 9, Article IV, Sec. 9-47. Retaining wall design as follows:

*All retaining walls visible from the public right-of-way which are greater than three (3) feet in height shall be of such a design as to conform with the natural setting and surroundings by meeting the following standards:*

- (a) Retaining walls shall be of a medium to dark earthtone color.*
- (b) Retaining walls shall be articulated in either a vertical or horizontal plane, e.g. advancing and receding vertical faces of walls or articulated top of wall.*
- (c) The materials of the walls shall not be wire cut concrete block or similar materials.*
- (d) Materials to be used shall provide a rough texture such as natural stone, brick veneer, fluted or split face stone, crib block, wood, or similar materials*

The site and plans indicates that there will be a 3-foot 4-inch retaining wall located on northeast portion of the site (adjacent to the proposed driveway) and will be visible from the public right-of-

way. The proposed retaining wall will include a rough textured finish and will consist of a dark earth tone color.

The proposed new single-family residence meets all other setback, height, parking, floor area ratio, and permitted use regulations of the R-1B zoning district.

### **NEIGHBORHOOD OUTREACH**

The applicant performed neighborhood outreach as detailed in the Neighborhood Outreach Strategy attached to this report (Attachment IV). The applicant reported mailing a notice to all neighbors within 300 ft. radius of the project site inviting them to visit the site and view the proposed project plans on Saturday February 25, 2006. The applicant has reported no objections to the project. Staff has not received any responses to the public notice as of the writing of this report. The applicant appears to have achieved the outreach strategy tasks.

### **ENVIRONMENTAL CLEARANCE (CEQA)**

The proposed new single-family home is categorically exempt from the provisions of the California Environmental Quality Act by provision of Section 15303, Class 3(a):

*“Class 3 consists of construction and location of limited numbers of new, small facilities or structures...Examples of this exemption include but are not limited to:*

*(a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.”*

The existing residence meets the above requirements for CEQA exemption.

### **SINGLE FAMILY DESIGN REVIEW EVALUATION**

The Belmont Zoning Ordinance establishes the following findings for the review of single-family residential projects (Section 13A.5(A-H)). Each finding is listed below with staff's analysis of whether this project meets each finding in the affirmative.

A. *The buildings and structures shown on the site plan are located to be consistent with the character of existing development on the site and in the neighborhood, as defined; minimize disruptions of existing public views; protect the profile of prominent ridgelines.*

The lot is situated on the southeast down slope section (non-ridgeline) of Ridge Road. The lot slopes downward towards the rear of the property and the house would be built into and stepped down the slope such that the sides and rear of the house are one to two stories above the finished grade. The majority of the proposed dwelling will be situated on the lower portions of the lot (lower than the street level) and the existing view corridors across the property (northwest to southeast) are of nearby residential areas and dense vegetation.

Staff has assessed the existing development in the neighborhood to determine the context for the proposed dwelling. The architectural style of the homes in the immediate neighborhood can be characterized as somewhat contemporary, with a simple craftsman style being the most prominent. The applicant proposes to construct a home that is contemporary in design with some distinctive

architectural style elements (Spanish style home with arch entryways and mission style roofing), which somewhat differs from the development in the immediate neighborhood. However, the project does include a number of design elements (stucco exterior design with wood framed windows and hip roof lines) that are consistent with the established character of other homes in the neighborhood as required to affirm this finding. Alternatives also exist (revising the paint color scheme to include medium to dark earth tones) to further the relationship with the existing development in the neighborhood. Thus, neighborhood compatibility is questionable.

Staff has also assessed public views along Ridge Road (to the northwest towards Williams Street) of the site and believes these views would potentially be affected (lower land areas, portion of the San Francisco Bay and East Bay hills). However, the project appears to be designed in an attempt to “minimize” the loss of public views (via creation of the view corridors) as required to affirm this finding. Alternatives also exist (lowering the ceiling (plate) height and roof pitch/height of the second story to further minimize the potential loss of public views. Finally, the site and the neighboring properties (existing homes along the southeast portion of Williams Street) do include existing mature trees/landscaping, which also partially screens the public view. The design/layout of the proposed home is also located/oriented on the lot to further minimize the potential loss of public views. Thus, public view loss in relation to the project is also questionable.

These factors taken together warrant staff to identify this “neighborhood character” and “public view” issue as a “close call” in the conclusion of this report. Although staff has some concerns relating to the character and public view loss in association with the project, staff believes these issues are not significant enough to warrant a continuation or denial of the project and that overall this finding can be made in the affirmative.

- B. The overall site and building plans achieve an acceptable balance among the following factors:*
- (1) building bulk*
  - (2) grading, including*
    - (a) disturbed surface area and*
    - (b) total cubic yards, cut and fill*
  - (3) hardscape, and*
  - (4) tree removal*

### Building bulk

The project would not exceed the permitted floor area for the site. The large lot size, 11,958 square feet, and average slope of 14% are sufficient to support the maximum permitted size house, which is 3,500 square feet for this location. The proposed house is 3,405 sq. ft. and includes a garage and two additional levels of livable floor area. The orientation of the house has been designed such that the garage would be located on the lower portion of the lot and will have accessed off of Williams Street. The bulk of the house will be mainly oriented toward Ridge Road. The proposed building design includes the following elements to minimize the building’s bulk:

- Varying hipped rooflines, which clearly define each level of the home and further break up the building mass as perceived from neighboring properties.
- Window detailing, including bay and casement windows

- A 2" horizontal band that runs along the exterior wall and windows which help reduce building mass by breaking the various building planes
- Decks/patios incorporated in the design theme
- A recessed/covered front entrance
- Arch entryways incorporated into the design theme
- New trees, shrub and groundcover plantings that will serve to soften the overall mass of the site development

Although the applicant has proposed a building design that includes elements to minimize the building's bulk, staff believes that alternatives exist (incorporating additional landscaping to include hanging planters along/below the second story deck and wood trellis with climbing vines) that could further minimize the overall "bulk" of the proposed front façade/elevation.

### Grading

The proposed site plan indicates approximately 261 cubic yards of cut/fill to accommodate the two-story residence. A Geotechnical Investigation, prepared by Murray Engineers Inc., and reviewed by the City Geologist Cotton and Shires, concludes that the house can be built on the site as proposed. The reports do not contain any recommendations for reducing the site grading. The driveway retaining wall will maintain a 3-foot 4-inch height from the entry/approach to the front of the garage facade; this wall would be visible from off-site. The proposed grading is the minimum amount that would allow a house to be located on the site in compliance with Belmont Zoning Ordinance and Municipal Code requirements.

### Hardscape

The driveway, front entry walkway, and small retaining walls represent the only hardscape outside of the building footprint. The driveway is the minimum necessary to comply with the maximum allowed driveway grade and meets the provision of two required uncovered parking spaces. The house is currently located at the minimum allowed front yard set back. A significant portion of the of the lot will remain open with two foot high retaining walls that enclose a open/raised lawn area and a 3-foot 4-inch retaining wall located on northeast portion of the site (adjacent to the proposed driveway). The proposed plan is successful in providing new landscaping that serves to soften the hardscape.

### Tree Removal

The site contains four mature trees that were surveyed by the City Arborist (all trees in "fair" health, respectively). The applicant proposes retain all existing mature trees that were surveyed for the site. All other existing groundcover, shrubbery, and trees (non-protected) on the site will be removed to allow for the construction of the proposed house and new landscaping.

In conclusion, while staff believes that the four required factors (building bulk, grading, hardscape and tree removal) appear to have been appropriately balanced for the project, staff identifies the "building bulk" issue as a "close call" in the conclusion of this report. Although staff has also some concerns relating to the building bulk in association with the project, staff believes this issue is not

significant enough to warrant a continuation or denial of the project and that overall this finding can be made in the affirmative.

C. *All accessways shown on the site plan and on the topographic map are arranged to provide safe vehicular and pedestrian access to all buildings and structures.*

The orientation of the house has been designed such that the driveway and garage would be located on the lower portion of the lot with a driveway approach off Williams Street. The 25-foot long driveway (1.6% maximum slope) provides ample vehicular parking and back-up space. The retaining wall along the driveway is designed to ensure visibility of street traffic, measuring approximately 3-feet 4-inches at the property line to the garage front. The proposed entry walkway (on grade) is safe for pedestrian usage and adequate for the proposed single-family residential use. Staff believes the proposed accessways are adequately designed for safe pedestrian and vehicular access. This finding can be made in the affirmative.

D. *All proposed grading and site preparation have been adequately reviewed to protect against site stability and ground movement hazards, erosion and flooding potential, and habitat and stream degradation.*

The site requires approximately 261 cubic yards of cut/fill of excavation for the driveway, garage, house and site improvements. A geotechnical investigation for the project has been reviewed and approved to the satisfaction of the City Geologist to ensure soil stability and provide design and construction recommendations.

Staff believes that site conditions have been adequately reviewed to protect against site instability and ground movement hazards, erosion and drainage, and tree protection. The site is suitable for the proposed construction if completed in compliance with the geotechnical recommendations included in the conditions of project approval. Staff believes this finding can be made in the affirmative.

E. *All accessory and support features, including driveway and parking surfaces, underfloor areas, retaining walls, utility services and other accessory structures are integrated into the overall project design.*

The proposed project includes no significant accessory structures. The small crawl space area under the garage and main living area has been limited and covered along the sides with smooth stucco siding to match the exterior finish of the house. The driveway and the front entry walkway can be provided on-grade, with little grading and limited visibility. Other support features such as retaining walls, water features/fountains and a trellis are integrated well into the overall project design. Staff believes this finding can be made in the affirmative.

F. *The landscape plan incorporates:*

- (1) *Native plants appropriate to the site's environmental setting and microclimate, and*
- (2) *Appropriate landscape screening of accessory and support structures, and*
- (3) *Replacement trees in sufficient quantity to comply with the standards of Section 25 (Trees) of the Belmont City Code*

The site is undeveloped and covered in native grasses and shrubs, and four mature trees that are on or encroach onto the site. The applicant proposes to retain all existing mature trees (Maple, Coast Live Oak, Victorian Box, and Apple tree) that were surveyed for the site. All other existing groundcover, shrubbery, and trees (non-protected) on the site will be removed to allow for the construction of the proposed house and new landscaping. The site/roof plan (page A-1) includes the tree protection measures recommended in the arborist report, which are also included in the attached conditions of project approval (Attachment III).

The applicant proposes a landscape plan for the site that includes ten varieties of trees for a total of 12 trees (6 of which are 24" box), approximately 48 varieties of shrubs and perennials, grasses and annuals; a total of approximately three hundred and sixty-three (363) shrubs, perennials, grasses and annuals are proposed. Staff is also recommending additional plantings (hanging planters along/below the second story deck and climbing vines) to be installed to further minimize the overall "bulk" of the proposed front elevation. With these modifications, staff believes the landscape plan is acceptable for the site and this finding can be made in the affirmative.

*G. Adequate measures have been developed for construction-related impacts, such as haul routes, material storage, erosion control, tree protection, waste recycling and disposal, and other potential hazards.*

Review of staging areas, recycling and disposal procedures and adequacy of erosion control measures would be reviewed by the Building Division as part of the structural plan check. The City Geologist has reviewed and approved the geotechnical recommendations for site construction and erosion control, and these recommendations are included in the conditions of project approval.

The City Arborist has reviewed construction impacts to protected trees and recommended specific tree protection measures that also have been included as conditions of project approval. All construction would be completed in compliance with the Uniform Building Code and NPDES standards as administered by the City of Belmont. Staff believes this finding can be made in the affirmative.

*H. Structural encroachments into the public right-of-way associated with the project comply with the standards of Section 22, Article 1 (Encroachments) of the Belmont City Code.*

The proposal does not include any permanent structural encroachments into the public right-of-way. Staff believes finding can be made in the affirmative.

## **CONCLUSION AND RECOMMENDATION**

The proposal requires Single Family Design Review which staff believes warrants approval. However, in light of City Council's direction regarding "close call" considerations, staff has illustrated concerns with regards to 1) the character of the proposed dwelling in relationship to other development in the neighborhood, 2) disruption of the existing public views and 3) minimizing the building bulk for the front façade/elevation (See Discussion in Findings A & B and as summarized below):

### *1. Neighborhood Character – Finding A*

- The project appears to include a number of design elements (stucco exterior design with wood framed windows and hip roof lines) that are consistent with the established character of other homes.
- Alternatives also exist (revising the paint color scheme to include medium to dark earth tones) to further the relationship with the existing development in the neighborhood.

2. *Public View Loss – Finding A*

- The project appears to be designed to “minimize” the loss of public views (via creation of three view corridors).
- Alternatives also exist (lowering the ceiling (plate) height and roof pitch/height of the second story) to further minimize the potential loss of public views.
- The site and the neighboring properties (existing homes along the southeast portion of Williams Street) do include existing mature trees/landscaping, which also partially screen public views.
- The design/layout of the proposed home is also located/oriented on the lot to further minimize the potential loss of public views.

3. *Building Bulk – Finding B*

- The applicant has proposed a building design that includes several elements to minimize the building’s bulk of the proposed dwelling.
- Alternatives also exist (incorporating additional landscaping to include hanging planters along/below the second story deck and wood trellis with climbing vines) that could further minimize the overall “bulk” of the proposed front façade/elevation.

Overall, although staff has concerns relating to “neighborhood character”, “public views loss” and “building bulk” in association with the project, based on the analysis and required findings, staff recommends approval of the Single Family Design Review.

**ACTION ALTERNATIVES**

1. Continue the application for redesign.
2. Deny the Single Family Design Review. The Commission will identify specific facts to support a denial, and a resolution would be returned to the Commission for final action.

## ATTACHMENTS

- I. 500 foot radius map of project site (incorporated as Page 2 of report)
- II. Resolution approving the Single Family Design Review
- III. Conditions of Approval
- IV. Neighborhood Outreach Materials
- V. Murray Engineers Inc Geotechnical Investigation, September 8, 2005; Geotechnical Review by Cotton Shires, February 6, 2006 (Commission Only)
- VI. Mayne Tree Expert Company Arborist Report, dated December 27, 2005; City Arborist Reports January 25, 2006, and revised May 7, 2006 (Commission only)
- VII. Applicant's plans, materials board, and photos (Commission only)

Respectfully submitted,

---

Rob D. Gill  
Zoning Technician

---

Carlos de Melo  
Community Development Director

CC: Applicant/Owners

## PLEASE NOTE:

**Attachments II through VII are not included as part of this document. Please contact the Community Development department at (650) 595-7418 if you would like more information.**

RESOLUTION NO. 2006-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELMONT  
APPROVING A SINGLE FAMILY DESIGN REVIEW  
AT 1519 RIDGE ROAD (APPL. NO. 2006-0008)

WHEREAS, Abha Nehru, project applicant, requested on behalf of Andy and Rosa Singh, property owners, requests Single Family Design Review approval to construct a 3,405 square foot single family dwelling on the subject vacant lot located at 1519 Ridge Road; and,

WHEREAS, a public hearing was duly noticed, held, and closed on June 20, 2006; and,

WHEREAS, the Planning Commission of the City of Belmont finds the project to be categorically exempt pursuant to the California Environmental Quality Act, Section 15301; and,

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

WHEREAS, the Planning Commission finds the required Single Family Design Review Findings of Section 13A.5, are made in the affirmative as follows:

- A. *The buildings and structures shown on the site plan are located to be consistent with the character of existing development on the site and in the neighborhood, as defined; minimize disruptions of existing public views; protect the profile of prominent ridgelines.*

The lot is situated on the southeast down slope section (non-ridgeline) of Ridge Road. The lot slopes downward towards the rear of the property and the house would be built into and stepped down the slope such that the sides and rear of the house are one to two stories above the finished grade. The majority of the proposed dwelling will be situated on the upper portion of the lot (lower than the street level) and the existing view corridors across the property (northwest to southeast) are of nearby residential areas and dense vegetation.

The existing development in the neighborhood has been assessed to determine the context for the proposed dwelling. The architectural style of the homes in the immediate neighborhood can be characterized as somewhat contemporary, with simple a craftsman style being the most prominent. The applicant proposes to construct a home that is contemporary in design with some distinctive architectural style elements (Spanish style home with arch entryways and mission style roofing), which somewhat differs from the development in the immediate neighborhood. However, the project does include a number of design elements (stucco exterior design with wood framed windows and hip roof lines) that are consistent with the established character of other homes in the neighborhood as required to affirm this finding. Alternatives also exist (revising the paint color scheme to include medium to dark earth tones) to further the relationship with the existing development in the neighborhood. Thus, neighborhood compatibility is questionable.

Public views have been assessed along Ridge Road (to the northwest towards Williams Street) of the site where such views may potentially be affected (lower land areas, portion of the San Francisco Bay and East Bay hills). However, the project appears to be designed in an attempt to “minimize” the loss of public views (via creation of the view corridors) as required to affirm this finding. Alternatives also exist (lowering the ceiling (plate) height and roof pitch/height of the second story to further minimize the potential loss of public views. Finally, the site and the neighboring properties (existing homes along the southeast portion of Williams Street) do include existing mature trees/landscaping, which also partially screens the public view. The design/layout of the proposed home is also located/oriented on the lot to further minimize the potential loss of public views. Thus, public view loss in relation to the project is also questionable.

Although there are concerns relating to the neighborhood character and public view loss in association with the project, the Planning Commission believes that these issues are not significant enough to warrant a continuation or denial of the project. This finding is affirmed.

*B. The overall site and building plans achieve an acceptable balance among the following factors:*

- (1) building bulk*
- (2) grading, including
  - . disturbed surface area and*
  - . total cubic yards, cut and fill**
- (5) hardscape, and*
- (6) tree removal*

### Building bulk

The project would not exceed the permitted floor area for the site. The large lot size, 11,958 square feet, and average slope of 14% are sufficient to support the maximum permitted size house, which is 3,500 square feet for this location. The proposed house is 3,405 sq. ft. and includes a garage and two additional levels of livable floor area. The orientation of the house has been designed such that the garage would be located on the lower portion of the lot and will have accessed off of Williams Street. The bulk of the house will be mainly oriented toward Ridge Road. The proposed building design includes the following elements to minimize the building's bulk:

- Varying hipped rooflines, which clearly define each level of the home and further break up the building mass as perceived from neighboring properties.
- Window detailing, including bay and casement windows
- A 2" horizontal band that runs along the exterior wall and windows which help reduce building mass by breaking the various building planes
- Decks/patios incorporated in the design theme
- A recessed/covered front entrance
- Arch entryways incorporated into the design theme
- New trees, shrub and groundcover plantings that will serve to soften the overall mass of the site development

Although the applicant has proposed a building design that includes elements to minimize the building's bulk, alternatives also exist (incorporating additional landscaping to include hanging planters along/below the second story deck and wood trellis with climbing vines) that could further minimize the overall "bulk" of the proposed front façade/elevation.

### Grading

The proposed site plan indicates approximately 261 cubic yards of cut/fill to accommodate the two-story residence. A Geotechnical Investigation, prepared by Murray Engineers Inc., and reviewed by the City Geologist Cotton and Shires, concludes that the house can be built on the site as proposed. The reports do not contain any recommendations for reducing the site grading. The driveway retaining wall will maintain a 3-foot 4-inch height from the entry/approach to the front of the garage facade; this wall would be visible from off-site. The proposed grading is the minimum amount that would allow a house to be located on the site in compliance with Belmont Zoning Ordinance and Municipal Code requirements.

### Hardscape

The driveway, front entry walkway, and small retaining walls represent the only hardscape outside of the building footprint. The driveway is the minimum necessary to comply with the maximum allowed driveway grade and meets the provision of two required uncovered parking spaces. The house is currently located at the minimum allowed front yard set back. A significant portion of the of the lot will remain open with two foot high retaining walls that enclose a open/raised lawn area and a 3-foot 4-inch retaining wall located on northeast portion of the site (adjacent to the proposed driveway). The proposed plan is successful in providing new landscaping that serves to soften the hardscape.

### Tree Removal

The site contains four mature trees that were surveyed by the City Arborist (all trees in “fair” health, respectively). The applicant proposes retain all existing mature trees that were surveyed for the site. All other existing groundcover, shrubbery, and trees (non-protected) on the site will be removed to allow for the construction of the proposed house and new landscaping.

In conclusion, the four required factors (building bulk, grading, hardscape and tree removal) appear to have been appropriately balanced for the project. Although there is some concern relating to the building bulk in association with the project, the Planning Commission believes this issue is not significant enough to warrant a continuation or denial of the project. This finding is affirmed.

C. *All accessways shown on the site plan and on the topographic map are arranged to provide safe vehicular and pedestrian access to all buildings and structures.*

The orientation of the house has been designed such that the driveway and garage would be located on the lower portion of the lot with a driveway approach off Williams Street. The 25-foot long driveway (1.6% maximum slope) provides ample vehicular parking and back-up space. The retaining wall along the driveway is designed to ensure visibility of street traffic, measuring approximately 3-feet 4-inches at the property line to the garage front. The proposed entry walkway (on grade) is safe for pedestrian usage and adequate for the proposed single-family residential use. The Planning Commission believes the proposed accessways are adequately designed for safe pedestrian and vehicular access. This finding is affirmed.

D. *All proposed grading and site preparation have been adequately reviewed to protect against site stability and ground movement hazards, erosion and flooding potential, and habitat and stream degradation.*

The site requires approximately 261 cubic yards of cut/fill of excavation for the driveway, garage, house and site improvements. A geotechnical investigation for the project has been reviewed and approved to the satisfaction of the City Geologist to ensure soil stability and provide design and construction recommendations. The Planning Commission believes that site conditions have been adequately reviewed to protect against site instability and ground movement hazards, erosion and drainage, and tree protection. The site is suitable for the proposed construction if completed in compliance with the geotechnical recommendations included in the conditions of project approval. This finding is affirmed.

E. *All accessory and support features, including driveway and parking surfaces, underfloor areas, retaining walls, utility services and other accessory structures are integrated into the overall project design.*

The proposed project includes no accessory structures. The small crawl space area under the garage and main living area has been limited and covered along the sides with smooth stucco siding to match the exterior finish of the house. The driveway and the front entry walkway can be provided on-grade, with

little grading and limited visibility. Other support features such as retaining walls, water features/fountains and trellis are integrated well into the overall project design. This finding is affirmed.

*F. The landscape plan incorporates:*

- (1) Native plants appropriate to the site's environmental setting and microclimate, and*
- (2) Appropriate landscape screening of accessory and support structures, and*
- (3) Replacement trees in sufficient quantity to comply with the standards of Section 25 (Trees) of the Belmont Municipal Code.*

The site is undeveloped and covered in native grasses and shrubs, and four mature trees that are on or encroach onto the site. The applicant proposes to retain all existing mature trees (Maple, Coast Live Oak, Victorian Box, and Apple tree) that were surveyed for the site. All other existing groundcover, shrubbery, and trees (non-protected) on the site will be removed to allow for the construction of the proposed house and new landscaping. The site/roof plan (page A-1) includes the tree protection measures recommended in the arborist report, which are also included in the attached conditions of project approval (Attachment III).

The applicant proposes a landscape plan for the site that includes ten varieties of trees for a total of 12 trees (6 of which are 24" box), approximately 48 varieties of shrubs and perennials, grasses and annuals; a total of approximately three hundred and sixty-three (363) shrubs, perennials, grasses and annuals are proposed. Staff is also recommending additional plantings (hanging planters along/below the second story deck and climbing vines) to be installed to further minimize the overall "bulk" of the proposed front elevation. With these modifications, the Planning Commission believes the landscape plan is acceptable for the site. This finding is affirmed.

*G. Adequate measures have been developed for construction-related impacts, such as haul routes, material storage, erosion control, tree protection, waste recycling and disposal, and other potential hazards.*

Review of staging areas, recycling and disposal procedures and adequacy of erosion control measures would be reviewed by the Building Division as part of the structural plan check. The City Geologist has reviewed and approved the geotechnical recommendations for site construction and erosion control, and these recommendations are included in the conditions of project approval.

The City Arborist has reviewed construction impacts to protected trees and recommended specific tree protection measures that also have been included as conditions of project approval. All construction would be completed in compliance with the Uniform Building Code and NPDES standards as administered by the City of Belmont. This finding is affirmed.

*H. Structural encroachments into the public right-of-way associated with the project comply with the standards of Section 22, Article 1 (Encroachments) of the Belmont City Code.*

The proposal does not include any permanent structural encroachments into the public right-of-way. This finding is affirmed.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves the Single Family Design Review to construct a 3,405 square foot residence 3,405 square foot single family dwelling on the subject vacant lot located at 1519 Ridge Road, subject to the attached conditions in Exhibit "A".

\* \* \* \* \*

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

EXHIBIT "A"

CONDITIONS OF PROJECT APPROVAL  
SINGLE-FAMILY DESIGN REVIEW  
1519 RIDGE ROAD (APPL. NO. 2006-0008)

**I. COMPLY WITH THE FOLLOWING CONDITIONS OF THE COMMUNITY DEVELOPMENT DEPARTMENT:**

- A. The following conditions shall be shown on plans submitted for a building permit and/or site development permit or otherwise met prior to issuance of the first building permit (i.e., foundation permit) and shall be completed and/or installed prior to occupancy and remain in place at all times that the use occupies the premises except as otherwise specified in the conditions:

Planning Division

1. Plans submitted for building permit and all construction shall conform to the plans on file in the Planning Division for Appl. No. 2006-0008 prepared by Abha Nehru, Architect date stamped 05/20/06. The Director of Community Development may approve minor modifications to the plans.
  
15. All construction and related activities which require a City building permit shall be allowed only during the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday, and 10:00 a.m. to 5:00 p.m. on Saturdays. No construction activity or related activities shall be allowed outside of the aforementioned hours or on Sundays and the following holidays: New Year's Day, President's Day, Memorial Day, 4<sup>th</sup> of July, Labor Day, Thanksgiving Day and Christmas Day. All gasoline powered construction equipment shall be equipped with an operating muffler or baffling system as originally provided by the manufacturer, and no modification to these systems is permitted.

Prior to issuance of building permits, the property owner shall file with the Director of Community Development, on forms provided by the City, an acknowledgment that he/ she has read, understands and agrees to these conditions of approval.

4. In accordance with the Belmont Zoning Ordinance, the permit(s) granted by this approval shall expire one (1) year from the date of approval, with said approval date indicated on the accompanying Planning Commission resolution. Any request for extension of the expiration date shall be made in accordance with the applicable provisions of the Belmont Zoning Ordinance.
  
1. In the event that this approval is challenged by a third party, the property owner and all assignees will be responsible for defending against this challenge, and agrees to accept responsibility for defense at the request of the City. The property owner and all assignees agree to defend, indemnify and hold harmless the City of Belmont and all officials, staff, consultants and agents from any costs, claims or liabilities arising from the approval, including without limitation, any award of attorneys fees that might result from the third party challenge.

2. During construction activities which require frequent vehicle movements onto and off of the site, such as grading and site work, the applicant shall be required to provide flag persons on each side of the site on Ridge Road and Williams Street to direct traffic to ensure that these vehicle movements can be done safely.
3. The project is subject to Public Works Department and City Geologist review and approval with the following conditions:
  - a. Geotechnical Plan Review – The applicant’s geotechnical consultant shall review and approve all geotechnical aspects of the project building and grading plans (i.e., site preparation and grading, site drainage improvements and design parameters for foundations, retaining walls and driveway) to ensure that the geotechnical reports’ recommendations have been properly incorporated. The results of the plan review shall be summarized by the geotechnical consultant in a letter and submitted to the City Engineer for review and approval prior to issuance of building permits.
  - b. Geotechnical Field Inspection – The property owners’ geotechnical consultant shall inspect, test (as needed), and approve all geotechnical aspects of the project construction. The inspections should include, but not necessarily be limited to: site preparation and grading, site surface and subsurface drainage improvements, and excavations for foundations and retaining walls prior to the replacement of steel and concrete. The results of these inspections and the as-built conditions of the project shall be described by the geotechnical consultant in a letter and submitted to the City Engineer for review prior to final (granting of occupancy) project approval.
4. TREE PROTECTION FENCING/IRRIGATION

Prior to issuing a permit for grubbing, demolition, tree removal, grading, or construction, the following shall occur:

- a. Fencing must be erected around all oaks to be retained through Oak #26. The City Arborist shall review and approve tree protection fencing locations prior to the fencing installation and the commencement of any construction activity on the site. Fencing material used for all protective fences as per above must be steel chain-link, at least six-feet in height, mounted on two-inch diameter galvanized iron posts 8-feet in length, driven a minimum of 24-inches into the ground. Posts must be mounted no farther than six-feet apart.
- a. This fence must be erected prior to any heavy machinery traffic or construction material arrival on site. Fencing material used for all protective fences as per above must be steel chain-link, at least six-feet in height, mounted on two-inch diameter galvanized iron posts 8-feet in length, driven a minimum of 24-inches into the ground. Posts must be mounted no farther than six-feet apart. This fence
- b. Compliance inspections will occur (1) at the time of fence erection and buffer and irrigation installation, (2) during construction, and (3) after construction is complete. All fencing must remain in place until all construction is completed and the fencing and other protection has been received a final signoff letter from the

city arborist. Permit approval will not occur until after the first inspection has been performed and the protection measures approved by the city arborist.

- c. The protective fencing must not be temporarily moved during construction, unless as noted in this section. No materials, excavated soil, liquids, or substances are to be placed or dumped, even temporarily, inside the TPZs/RPZs.
- d. The TPZ fencing shall have one sign affixed at eye level for every 10-linear feet of fencing, minimum 8X11 size each, plastic laminated or otherwise waterproofed, stating:

TREE PROTECTION FENCE  
DO NOT ALTER OR REMOVE  
CALL CITY ARBORIST 48-HRS ADVANCE

- e. **SILT FENCING:** Install TENAX or equivalent 36-inch high silt fencing with built in wooden stakes to the outsides or uphill sides of all TPZ fencing perimeters as noted on the tree map. Install as per package directions, digging in the entire lower edge of the silt fence so that it is secure. This product is available from home improvement stores for about \$30 per 100-linear foot roll. Affix to the chain link using UV-resistant zipties and/or wires approximately every 3-linear feet.

9. REDESIGNS & DESIGN ISSUES

- a. Eliminate all irrigation line trenching (if any proposed) within 15-linear feet of the trunk edge of trees #1, 4, and #6. (Done as of the date of writing.)
- b. Reroute the proposed storm drain line (and other trenched-in drain lines such as downspout drains) such that the center-of-trench is located at least 17-feet from maple #1, and 10-feet from apple #6. (Done as of the date of writing.)
- c. Push all grading daylightings out such that TPZ fencing can be erected at locations noted above in recommendation #1 (15-ft from maple #1, 12-ft from oak #4, 8-ft from apple #6). (Done as of the date of writing.)
- d. Utilize over-grade drip emitter line or poly tubing with bubblers within the driplines of all site trees to remain (dripline diameters as currently noted on tree map scan) instead of subgrade PVC piping. (Done as of the date of writing.)
- e. Fees shall be payable to the City Tree Establishment and Planting Fund & to the City Arborist Before Project Commencement: If tree #3 is to be removed, the applicant shall pay a removal fee of \$750. The applicant shall pay a tree inspection fee of \$1,300 (\$1,000 arborist fee plus 30% City-mandated administration fee) made out to “The City of Belmont” at the initial tree protection inspection meeting on site to cover inspections and signoff letters by the city arborist throughout the life of the project.

10. PRUNING:

Conditions of Approval – PA2006-0008

1519 Ridge Road

June 20, 2006

- a. All site trees to remain that receive pruning shall be pruned using crown cleaning and/or end-weight reduction techniques as applicable. These are described in the ANSI-A300 “standards for tree care operations”.
  - b. All pruning shall be performed only by, or under direct supervision of an ISA-Certified Arborist.
  - c. Total of live wood and foliage removed shall not exceed 15% in a given year.
  - d. Maple #1 shall be pruned to eliminate dead and diseased wood from the lowest portion of the canopy, and remove one live limb currently extending over Williams Street.
  - e. Note: the city arborist may require the owner to present a receipt for pruning work at any time to verify that work was performed by, or under direct supervision of an ISA Certified Arborist.
11. MITIGATION PLANTINGS: The planning commission may require mitigation planting installation of up to three (3) 24” box size approved native or non-native tree specimens as replacement for loss protected tree #5.
12. WOOD CHIPS: Acquire a free load of wood chips (not bark chips or leaf chips) from a tree care company and lay a 5-inch thick layer over the area from the trunks of trees #1, 4, 5, and #6 out to the TPZ fencelines. Pull chips out approximately 12-24 inches away from the trunks so that moisture will not build up on the trunk. Wood removed from tree #5 above can be chipped and redistributed on the site inside the chain link TPZs to augment tree care company wood chip loads.
13. IRRIGATION: Install a rubber soaker hose over the TPZ wood chips, snaking around the inside the TPZ chain link fencing around trees #1, 4, 5, and #6. Affix the hoses to a garden hose and active hose bib. Turn on the system at full pressure for 6-8 hours, once every two weeks, beginning at the excavation/grading period until the first significant rains of winter. This irrigation shall be monitored by the contract city arborist and adjusted according to soil moisture readings obtained by using a Lincoln Soil Moisture Probe. Alternatively, applicant can utilize a water truck to supply 100-200 gallons of water per tree on a single day, once or twice a month, to trees #1, 4, 5, and #6 or as directed by the City Arborist during regular monthly construction monitoring days (rate of irrigation to be determined during site development using a Lincoln soil moisture probe).
- a. All site trees to remain that receive pruning shall be pruned using crown cleaning and/or end-weight reduction techniques as applicable. These are described in the ANSI-A300 “standards for tree care operations”
14. LANDSCAPE PLAN:

Conditions of Approval – PA2006-0008

1519 Ridge Road

June 20, 2006

- a. Note that bubbler or drip emitter irrigation must be installed and activated around required mitigation tree plantings during the two-year “establishment period”. Do NOT place bubblers or emitters inside an upright PVC tube. Bubblers and/or emitters must be placed over the rootball of each mitigation tree.
  - b. Any new mitigation plantings and associated irrigation systems will be subject to inspection by the contract city arborist at or before the final project signoff inspection.
  - c. PVC irrigation piping shall be installed at distances greater than 15-linear feet from the trunks of existing site trees.
  - d. All pop-up sprinkler head spray must be directed AWAY from trees such that water never contacts the trunk of any new or existing tree.
  - e. Over-grade drip emitter and/or poly tubing and bubblers shall be utilized for all permanent irrigation of proposed plantings within the existing driplines of site trees as shown on the tree map scan.
  - f. Plantings shall be installed using the pit method and NOT the trenching method.
15. UTILITY TRENCHING: All trenching for any reason such as underground installation of TV, phone, gas, electric, etc. lines shall be prohibited within the chain link fenced TPZs as shown on the tree map scan below.
16. ROOT SEVERING:
- a. If woody roots measuring >1-inch in diameter are encountered during any site activity, the roots shall be immediately (same day) severed using an A/C sawzall, professional pruning saw, lopper, chain saw, or electrician’s cable cutter. Call the city arborist immediately at (650) 697-0990 to arrange a root inspection and digital photograph documentation.
  - b. Roots shall be cut at right angles to the root growth direction, cutting cleanly and carefully all the way back to the soil face without shattering the root tissue behind the soil face.
  - c. Roots shall be backfilled within 48-hours using parent soil, and thoroughly irrigated.
  - d. If backfilling is delayed past 48-hours, then contractors shall wrap exposed roots in three layers of soaking wet, muddy burlap.
  - e. If backfilling is delayed past 48-hours, then contractors shall wrap exposed roots in three layers of soaking wet, muddy burlap.
17. Prior to the issuance of a building permit, the applicant shall provided/submit an irrigation plan in conjunction/compliance with the Conditions of Project Approval (June 20, 2006,

COA *I.A.16 (a-f)*). Such irrigation plan shall be subject to review and approval by the City Arborist and the Community Development Department.

18. The applicant shall submit an elevation/landscaping plan which provides for enhanced planting for the front/façade elevation of the proposed dwelling prior to building permit issuance. Such elevation/landscaping plan shall include incorporating additional landscaping to include hanging planters along/below the second story deck and wood trellis with climbing vines that could further minimize the overall “bulk” of the proposed front façade/elevation. Such front elevation/landscaping plan shall be subject to review and approval by the Community Development Department.

### Building Division

1. Prior to any construction, the applicant or a designated representative shall obtain all of the required building permits for the project. The applicant will be required to provide a construction and demolition-recycling plan as a condition of the building permit. The Building Department will inspect for compliance with this plan. The conditions of approval for this permit also require the applicant to perform all work in conformance with the NPDES requirements.
- II. COMPLY WITH THE FOLLOWING CONDITIONS OF THE PUBLIC WORKS DEPARTMENT:
- A. The following conditions shall be shown on plans submitted for a building permit and/or site development permit or otherwise met prior to issuance of the first building permit (i.e., foundation permit) and shall be completed and/or installed prior to occupancy and remain in place at all times that the use occupies the premises except as otherwise specified in the conditions.
    1. Street widening, improvements, and dedications shall be in accordance with City Standards and specifications as required by the Department of Public Works.
    2. Streets, sidewalks and curbs in need of repair within and bordering the project shall be repaired and/or removed and replaced in accordance with the Department of Public Works approved standards. Photographs or video of before condition are recommended.
    3. New sidewalk, curb and gutter shall be installed in accordance with the Department of Public Works approved standards.
    4. The unused driveway shall be removed and replaced with sidewalk, curb and gutter in accordance with Department of Public Works approved standards.
    5. A residential driveway approach shall be installed in accordance with Department of Public Works approved standards.
    6. Roof leaders and site drainage shall be directed to the City stormwater drainage system. A dissipator box or other energy reduction method shall be used.

Conditions of Approval – PA2006-0008

1519 Ridge Road

June 20, 2006

7. The owner/applicant shall submit a sanitary sewage plan. Flows from the proposed development shall be estimated and their impact on the existing City collection system analyzed. Mitigation measures may be required to upgrade the City system.
8. Roof downspout systems shall be designed to drain into designated, effective infiltration areas or structures (refer to the Bay Area Stormwater Management Agencies Association (BASMAA) Start at the Source Design Guidance Manual for Stormwater Quality Protection [available from BASMAA @ 510-622-2465]).
- B. The following conditions shall be met prior to the issuance of the first building permit (i.e., foundation permit) and/or site development permits except as otherwise specified in the conditions.

Property owner/applicant shall apply for and obtain a grading permit from the Department of Public Works. The grading permit fee is based on the total amount of earth moved including cut and fill.

The property owner/applicant shall apply for and obtain a grading permit from the Department of Public Works. The grading permit fee is based on the total amount of earth moved including cut and fill.

Applicant shall install the sanitary sewer connection in accordance with Department of Public Works approved standards and pay the applicable sewer connection fee

4. The owner/applicant shall submit a grading plan prepared by a California-registered Civil Engineer in accordance with City Grading Ordinance, Chapter 9, Section 3 of the City Code, with a grading permit application, for approval by the Department of Public Works and Building Division prior to any grading or clearing being performed on-site.
  - ) The applicant should note that if the proposed grading meets one or more of the criteria outlined in Section 9-23 of the City Code, a Planning Commission review will be required. Caution: If the total grading quantity changes after Planning Commission approval, a new grading approval may be required. The applicant may choose to complete the grading plan and calculations early in the planning process to limit delays in scheduling this review. (See Section 9-28 of City Code for review process). The plan shall incorporate the following restrictions:
    - ) All soils stockpiled on the site during construction shall be covered or otherwise protected from wind and water erosion.
    - ) During construction, erosion and sedimentation control plans shall be implemented in order to retain sediments on-site.
    - ) Site grading and finished construction shall be designed and executed in such a manner as to avoid diverting runoff onto other properties.
    - ) Restrictions and recommendation of the Geologic and Soils report as approved by the City's Geologist.
5. The owner/applicant shall submit a dust control plan for approval by the Department of Public Works. To reduce dust levels, exposed earth surfaces shall be watered as necessary. The application of water shall be monitored to prevent runoff into the storm drain system. Spillage resulting from hauling operations along or across any public or private property

- shall be removed immediately. Dust nuisances originating from the contractor's operations, either inside or outside of the right-of-way shall be controlled.
6. The proposed development may add or replace the impervious surface area of the property. The applicant shall provide calculations showing the total impervious area of the completed project with the building permit application. Calculations shall be submitted to the Department of Public Works for review and approval.
  7. A written report prepared by a Geotechnical Engineer shall be submitted in accordance with Section 9-36 of the City Code.
  8. Applicant shall install the sanitary sewer connection in accordance with Department of Public Works approved standards and pay the applicable sewer connection fee.
  9. If PG&E is requiring the developer to put in the gas and/or electrical connection, then the developer must submit plans for the encroachment to the Department to Public Works
  10. The applicant shall submit an erosion and sedimentation control plan describing Best Management Practices (BMPs) to be used to prevent soil, dirt, and debris from entering the storm drain system. The plan shall include the following items:
    - ) A site plan showing the property lines, existing and proposed topography, and slopes; areas to be disturbed, locations of cut/fill and soil storage/disposal area; areas with existing vegetation to be protected; existing and proposed drainage patterns and structures; watercourses or sensitive areas on-site or immediately downstream of project; and designated construction access routes, staging areas and washout areas.
    - ) Erosion and sediment controls to be used during construction, selected as appropriate from the California Regional Water Quality Control Board, San Francisco Bay Region Erosion and Sedimentation Control Field Manual (available from: Friends of the San Francisco Estuary, P.O. Box 791, Oakland, CA 94604-0791.
    - ) Methods and procedures to stabilize denuded areas and install and maintain temporary erosion and sediment control continuously until permanent erosion controls have been established.
    - ) Provision for preventing erosion and trapping sediment on-site, such as sediment basins or traps, earthen dikes or berms, fiber rolls, silt fence, check dams, storm drain inlet protection, soil blankets or mats, covers for soil stock piles and/or other measures.
    - ) Provisions for installing vegetative cover in disturbed areas, including areas to be seeded, planted, and/or mulched, and types of vegetation proposed.
    - ) Provision for diverting on-site runoff around exposed areas and diverting off-site runoff around the project site (e.g., swales and dikes).
    - ) Notes, specifications, and/or attachments describing the construction, operation and maintenance of erosion and sediment control measures, including inspection frequency; methods and schedule for grading, excavation, filling clearing of vegetation and storage and disposal of excavated or cleared material; types of vegetative cover and mulch, including methods and schedules for planting and fertilization; and provisions for temporary and permanent irrigation.

Conditions of Approval – PA2006-0008

1519 Ridge Road

June 20, 2006

11. All plans shall conform to the requirements of the City NPDES stormwater discharge permit and the San Mateo Stormwater Pollution Prevention Plan (STOPPP). The project plans shall include permanent storm water quality protection measures. The project plans shall identify Best Management Practices (BMPs) appropriate to the uses to be conducted on-site to effectively prohibit the discharge of pollutants with storm water run-off. A Maintenance and Operation Agreement shall be prepared by applicant incorporating the conditions of this section.
12. All landscaping shall be maintained and shall be designed with efficient irrigation systems to reduce runoff, promote surface filtration, and minimize the use of fertilizers, herbicides and pesticides.
- C. The following conditions shall be met prior to occupancy except as otherwise specified in the conditions.
  1. The property owner/applicant shall apply for and obtain an administrative permanent encroachment agreement from the Department of Public Works, for placement of non-standard materials (i.e., brick pavers) within the public right-of-way.

After the City permits are approved but before beginning construction, the owner/applicant shall hold a preconstruction conference with Building and Public Works Department staff and other interested parties. The developer shall arrange for the attendance of the construction manager, contractor, and all subcontractors who are responsible for grading and erosion and sedimentation protection controls. Failure to comply with any permit condition may result in a “Stop Work” order or other penalty.

2. After the City permits are approved but before beginning construction, the owner/applicant shall hold a preconstruction conference with Building and Public Works Department staff and other interested parties. The developer shall arrange for the attendance of the construction manager, contractor, and all subcontractors who are responsible for grading and erosion and sedimentation protection controls.
3. Grading shall be performed in accordance with the City Grading Ordinance, Chapter 9 of the City Code. Soil or other construction materials shall not be stockpiled in the public right-of-way unless an encroachment permit is obtained from the Department of Public Works. Grading shall neither be initiated nor continued between November 15 and April 15. Grading shall be done between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday unless otherwise specifically authorized by the Director of Public Works. The Stormwater Pollution Prevention Program Best Management Practices (BMPs) for construction shall be implemented to protect water quality.

The owner/applicant shall ensure that all construction personnel follow standard BMPs for stormwater quality protection during construction of project. These includes, but are not limited to, the following:

- a. Store, handle and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- a. Control and prevent the discharge of all potential pollutants, including solid wastes, paints, concrete, petroleum products, chemicals, washwater or sediment, and non-stormwater discharges to storm drains and watercourses.

Conditions of Approval – PA2006-0008

1519 Ridge Road

June 20, 2006

- b. Use sediment controls, filtration, or settling to remove sediment from dewatering effluent.
- c. Do not clean, fuel, or maintain vehicles on-site, except in a designated area in which runoff is contained and treated.
- d. Delineate clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses with field markers or fencing.
- e. Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching or other measures as appropriate.
- f. Perform clearing and earth moving activities only during dry weather (April 15 through November 14).
- g. Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- h. Limit construction access routes and stabilize designated access points.
- i. Do not track dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.

If construction is not complete by the start of the wet season (November 15 through April 15), prior to November 15 the developer shall implement a winterization program to minimize the potential for erosion and sedimentation. As appropriate to the site and status of construction, winterization requirements shall include inspecting/maintaining/cleaning all soil erosion and sedimentation controls prior to, during, and immediately after each storm event; stabilizing disturbed soils through temporary or permanent seeding, mulching, matting, tarping or other physical means; rocking unpaved vehicle access to limit dispersion of mud onto public right-of-way; covering/tarping stored construction materials, fuels, and other chemicals. Plans to include proposed measures to prevent erosion and polluted runoff from all site conditions. As site conditions warrant, the Department of Public Works may direct the developer to implement additional winterization requirements.

**III. COMPLY WITH THE FOLLOWING CONDITIONS OF THE SOUTH COUNTY FIRE DEPARTMENT:**

1. An approved automatic fire sprinkler system meeting the requirements of the South County Fire Protection Authority current ordinance shall be provided.
2. Address numbers shall be illuminated and visible on all new buildings. Rear addressing is/may also be required. Size of lettering and illumination shall meet South County Fire Standards.

**IV. COMPLY WITH THE FOLLOWING CONDITIONS OF THE POLICE DEPARTMENT:**

1. All activities shall be subject to the requirements of the Belmont Noise Ordinance.
2. No debris boxes or building materials shall be stored on the street.
3. Flag persons shall be positioned at both ends of blocked traffic lanes.
4. 24-hour written notice to the Police Department is required before any lane closure.

Conditions of Approval – PA2006-0008  
1519 Ridge Road  
June 20, 2006

Certification of Approved Final Conditions:	
_____	_____
Rob Gill, Zoning Technician	Date