

**CITY OF BELMONT
MEMORANDUM**



TO: Planning Commission
FROM: Jennifer Walker, Associate Planner
VIA: Carlos de Melo, Community Development Director
SUBJECT: July 5, 2006 Planning Commission Meeting – Agenda Item 5B
1505 Solana Drive - Review of the Final Landscape Plan, Appl. No. 2005-0057

Summary

Attached please find the final Landscape Plan for the single family residential property located at 1505 Solana Drive. The Commission granted Single-Family Design Review approval for a 1,384 square-foot addition at the December 20, 2005 meeting subject to the following conditions:

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.*

- I. A. 9. *The proposed retaining wall on the uphill side of the driveway shall have a stucco finish to match the house with a cap treatment for the top of the wall in concrete, stone, or brick. Alternative finishes for the wall, such as natural stone, keystone, or a cribblock design, may be used subject to the review and approval of the Community Development Director.*

Background

At the December 20, 2005 meeting, the Planning Commission approved the subject Single Family Design Review request to construct a 1,384 square-foot addition onto an existing residence at 1505 Solana Drive. 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 landscape plan on June 23, 2006 (see Attachment II) that addresses the Conditions of Approval as summarized below. The applicant has also provided photos of the rear yard to document the condition and location of all existing landscaping that the applicant proposes to retain.

Landscape/Site Plan

The landscape plan provided by the applicant identifies all proposed landscaping by name, size, and quantity. The proposed landscaping plan includes the following:

- Six varieties of shrubs (31 total new plantings) are proposed in the front yard, surrounding the existing lawn and adjacent to the new redwood fence. A new 24-inch box Monterey Cypress tree is proposed in the existing lawn area, as was specifically requested by the Commission.
- The plan indicates that the existing lawn is to be re-established after completion of the building addition in order to repair any damage incurred during the construction phase.
- The plan continues to indicate removal of the existing pedestrian walkway and construction of a new wheel chair ramp at the east side of the property, as was approved by the Commission.
- A new redwood fence and gate are proposed to secure the east side yard and provide wheelchair access. The plan indicates that the existing redwood fence on the west side of the property will remain.
- The existing concrete pavers in the east side yard will be reset after construction is completed. The existing concrete in the west side yard shall remain. The plan indicates that the existing storage shed at the west side of the property will be removed prior to occupancy, which is consistent with the Planning Commission approval.
- The existing concrete patio and raised wooden deck at rear of home are both identified to remain.
- Plan includes a note stating that all “Existing landscaping to remain in backyard, recently landscaped with full irrigation.” The landscaping plan does not specifically identify existing rear yard landscaping. However, the applicant has submitted photographs of the rear yard to document the location and condition of all existing rear yard landscaping. Staff has provided a condition of plan approval requiring the applicant to identify all existing rear yard landscaping, consistent with the photographs, in plan format as part of the building permit submittal.

Irrigation Plan

The applicant has not provided a full detailed irrigation plan, but has indicated on the landscape plan that all new landscaping shall have a proper irrigation system to be designed by the landscaper doing the installation. Drip irrigation will be used for the shrubs while a sprinkler system will be used for the lawn areas. As noted above, the landscape plan indicates that the rear yard was recently landscaped with a full irrigation system. Staff recommends a condition of approval requiring that an irrigation plan be submitted for review and approval by the Community Development Department prior to building permit issuance.

Retaining Walls

Condition I.A.9 requires that the proposed retaining wall on the uphill (east) side of the driveway have a stucco finish to match the house with a cap treatment for the top of the wall in concrete, stone, or brick. The landscape plan indicates that the retaining wall will have a rough stucco finish to match the house and will have the required decorative stone cap. The applicant has satisfied the required condition of approval.

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. *Prior to the issuance of a building permit, the applicant shall provide an irrigation plan subject to review and approval by the Community Development Department.*
3. *Prior to the issuance of a building permit, the applicant shall submit a landscape plan identifying the name, size and location of all existing rear yard landscaping for review and approval by the Community Development Department.*

Attachments

- I. Resolution Approving Landscape Plan/Irrigation
- II. Landscape Plan (dated stamped June 23, 2006)
- III. Site Photographs

PLEASE NOTE:

Attachments II and III are 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 LANDSCAPE PLAN FOR 1505 SOLANA DRIVE (APPL. NO. 2005-0057)

WHEREAS, JB Nilsen Construction, applicant, and Matt and Eileen Cramer, property owners, request approval of a Final Landscape Plan in conjunction with the Single Family Design Review project to construct a 1,384 square-foot addition to an existing single-family residence for the property located at 1505 Solana Drive, as required by Condition I.A.8 of Planning Commission Resolution 2005-54; and,

WHEREAS a public meeting was held on July 5, 2006; and,

WHEREAS, the Planning Commission hereby adopts the staff memorandum dated July 5, 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 Conditions 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.*
- *Prior to the issuance of a building permit, the applicant shall provide an irrigation plan subject to review and approval by the Community Development Department.*
- *Prior to the issuance of a building permit, the applicant shall submit a landscape plan identifying the name, size and location of all existing rear yard landscaping for review and approval by the Community Development Department.*

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves the Final Landscape Plan for the Single Family Design Review entitlements granted for 1505 Solana Drive as proposed.

* * * * *

Passed and adopted at a regular meeting of the Planning Commission of the City of Belmont held on July 5, 2006 by the following vote:

AYES,
COMMISSIONERS: _____

NOES,
COMMISSIONERS: _____

ABSENT,
COMMISSIONERS: _____

ABSTAIN,
COMMISSIONERS: _____

RECUSED,
COMMISSIONERS: _____

Carlos de Melo
Planning Commission Secretary