

**CITY OF BELMONT  
MEMORANDUM**



**TO:** Planning Commission

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

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

**SUBJECT:** September 5, 2006 Planning Commission Meeting – Agenda Item 5A  
2207 Coronet Boulevard – Review of Final Landscape Plan & Retaining Wall Plan

---

**Summary**

Attached please find the final Landscape Plan and Retaining Wall Plan for the proposed addition to the existing single family dwelling at 2207 Coronet Boulevard. The Commission granted Single-Family Design Review approval for the project at the March 21, 2006 meeting subject to the following condition:

Conditions of Project Approval, Planning Division

*I.A.10. The applicant shall submit the following site modification plans for the residential addition project:*

- a. A final landscape plan which includes number, species, and location (front yard/terraced area) of plantings.*
- b. A detailed profile of the enhanced or new retaining wall(s) (i.e. including the height of the wall and construction/materials that would be used) adjacent to the proposed reconfigured driveway/parking space.*

*Such landscape/retaining wall plans shall be subject to review and approval by the Planning Commission.*

**Landscape Plan**

The revised landscape plan (prepared by Mark English Architects) has been modified to provide details of all existing and proposed plant types, quantities, and locations within the front yard area. The landscape plan for the site includes five evergreen tree plantings (15 gallon size) to be located within the upper terraced area adjacent to the proposed parking pad. The landscape plan continues to identify the approved steps (on grade) within both side yard areas.

The applicant has also provided irrigation notes in conjunction with the final landscape plan. The applicant proposes to install a drip system (tie-in with the existing irrigation system) to accommodate new plantings. Overall, staff concurs with the revised landscape plan modifications.

## **Retaining Wall Plan**

The applicant has provided a final retaining wall plan which reflects the driveway modifications approved by the Planning Commission, which included provision of one additional uncovered parking space. The applicant proposes to replace the existing upper terrace retaining wall (adjacent to the proposed parking pad) with a retaining wall that would be approximately three feet in height and constructed from wood-based materials. The new retaining wall will accommodate the concentration load for a vehicle. Overall, staff concurs with final retaining wall plan modifications.

## **Recommendation**

Staff recommends the Commission approve the Landscape Plan and Retaining Wall 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.*
2. *Prior to the issuance of a building permit, the applicant shall submit a final landscape plan which reflects installation of deer resistant plantings within the lower terraced area. Such landscaping plan shall be subject to review and approval by the Community Development Department.*

## **Attachments**

- I. Resolution Approving Landscape Plan
- II. Revised Landscape Plans

***PLEASE NOTE:*** Attachment II is not included as part of this document. Please contact the Community Development Department at (650) 595-7417 if you would like information on viewing this attachment.

RESOLUTION NO. 2006-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELMONT APPROVING A FINAL LANDSCAPE/RETAINING WALL PLAN FOR 2207 CORONET BOULEVARD (APPL. NO. 2005-0074)

WHEREAS, the applicant, Mark English Architects, requests Final Landscape Plan and Retaining Wall Plan approval in conjunction with the Single Family Design Review project to construct a 761 square foot addition for the existing single family residence at 2207 Coronet Boulevard, as required by Condition I.A.10 of Planning Commission Resolution 2005-13; and,

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

WHEREAS, the Planning Commission hereby adopts the staff memorandum dated September 5, 2006 and the facts contained therein as its own findings of facts; and,

WHEREAS, the Planning Commission finds that approval of the final landscape plan and retaining wall plan is subject to the additional Condition of Approval as follows:

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.*
2. *Prior to the issuance of a building permit, the applicant shall submit a final landscape plan which reflects installation of deer resistant plantings within the lower terraced area. Such landscaping plan shall be subject to review and approval by the Community Development Department.*

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves the Final Landscape Plan and Retaining Wall Plan for the Single Family Design Review entitlements granted for 2207 Coronet Boulevard as proposed (and conditioned by this approval).

\* \* \* \* \*

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

AYES,  
COMMISSIONERS: \_\_\_\_\_

NOES,  
COMMISSIONERS: \_\_\_\_\_

ABSENT,  
COMMISSIONERS: \_\_\_\_\_

ABSTAIN,  
COMMISSIONERS: \_\_\_\_\_

RECUSED,  
COMMISSIONERS: \_\_\_\_\_

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