

**CITY OF BELMONT
MEMORANDUM**



TO: Planning Commission

FROM: Jennifer Walker, Associate Planner

VIA: Carlos de Melo, Community Development Director

SUBJECT: September 19, 2006 Planning Commission Meeting – Agenda Item 5B
1633 Ralston Avenue - Review of the Final Landscape/Irrigation Plan
Appl. No. 2005-0062

Summary

Attached please find the final Landscape/Irrigation Plan for the proposed construction of a 2,090 square-foot ground floor addition for the single family dwelling at 1633 Ralston Avenue. The Planning Commission granted Single-Family Design Review approval for the project at the June 7, 2006 meeting subject to the following condition:

Conditions of Project Approval, Planning Division

I.A.9. Prior to the issuance of building permits for the project, the applicant shall submit a final landscape and irrigation plan which includes number, species, and location of plantings for review and approval by the Planning Commission. The plan shall consider stepping the wall back along the front and along the east side of the driveway and include plantings in front of and behind the wall. The plan shall include the installation of heritage trees (Oak, Bay, Buckeye, Madrone, Coast Redwood or other acceptable species).

Landscape Plan

The landscape plan submitted for final Planning Commission review is consistent with the site plan approved by the Planning Commission on June 7, 2006. The following landscaping information has been provided:

Front Yard

- The height of the stucco wall proposed at the front property line has been reduced in an effort to increase visibility for vehicles exiting onto Ralston Avenue. The brick columns will be 4'6" tall and the stucco wall portion will have a maximum height of 3'6". The wall and pillars will be increased by one-foot along the side property lines to increase privacy.
- Outside of the stucco wall (within the public right-of-way) the applicant proposes to install 19 shrub planting to soften the appearance of this wall from Ralston Avenue. The species and size of these shrubs are indicated on the plan. This area will be landscaped with an automatic drip line, as

indicated on the irrigation plan.

- A majority of the existing Idaho Fescue lawn will be retained.
- Ten different varieties of shrubs and ground cover (approximately 60+ new plantings) are proposed around the lawn area, along with decorative boulders, and a 12-16” raised rock wall.
- A flagstone-on-sand walkway is proposed at the front of the home, providing pedestrian access from the front yard to the side and rear yard areas. Groundcover (Blue Star Creeper) will be planted between the stones to soften the appearance of this hardscape element. A small portion of the flagstone walkway will be set in concrete to provide safe access to the front entrance of the home.
- Three 24-inch box Forest Pansy Redbud trees are proposed in the northwest corner of the front yard, adjacent to the home.
- Six English Boxwood shrubs have been located within a planter adjacent to the front walkway to soften the entry and provide additional privacy for the covered front porch.
- One 15-gallon Crimson Queen Japanese Maple tree is proposed to be located at the front of the home between the driveway and the front entry.
- Two landscape planters are proposed at the south side of the driveway, along the side property line. Two trees are proposed, one additional 24-inch box Arbutus and one 24-inch box Japanese Snowbell. Fifteen additional shrub plantings are proposed within these landscaped areas. The species and size of these plantings are indicated on the plans.

Side Yards

- The existing Redwood fencing will remain along the northern and southern side property lines.
- A concrete walkway is located in the southern side yard area. The applicant proposes to create a planting area covered with groundcover (see plan for species) that would contain four potted Skyrocket Juniper trees (15-gallon).
- The northern side yard will be covered with gravel. A flagstone-on-sand pathway will provide a pedestrian connection between the front and rear yards.
- A row of seven “Swane’s Golden” Cypress trees (15-gallon) are proposed along the northern property line to increase privacy between the subject residence and the adjacent property to the north.

Rear Yard

- The plan indicates that the two existing Willow trees (approximately 18-inch DBH) located adjacent to the northern property line will remain.
- The existing 4-inch Bay tree located in the northwest corner of the rear yard will remain.
- The plan indicates that the existing rear yard lawn and irrigation will remain.
- Seven existing tall shrub plantings located along the rear yard fence will remain.
- A new raised planter bed is proposed in the southwest corner of the usable rear yard. This planter will be landscaped with six Sweet Bay trees that will provide privacy between the subject residence and the adjacent property to the south.
- The existing concrete patio at the rear of the residence will not be altered.

Overall, staff concurs with the proposed final landscape plan.

Irrigation Plan

The applicant has provided a detailed irrigation plan on sheet 2 of the attached plans. Additionally the applicant had provided staff with a manufacturer brochure describing the proposed 'Smart Line' irrigation system.

The irrigation system has been separated into six separate zones that target different areas within the subject property. The applicant has provided a detailed list of all irrigation equipment separated by zone on sheet 2 of the attached plans. A series of large and medium range sprayers are used for a majority of the front yard area. A drip line is proposed to irrigate landscaping located within the public right of way, on the outside of the proposed 3 ½-foot tall stucco wall. Bubblers are proposed to irrigate landscaping within the side yard areas, for a small section of shrubs at the front of the home, and within the isolated landscape planters on the southern side of the driveway.

Overall staff concurs with the proposed final irrigation plan.

Recommendation

Staff recommends the Planning Commission approve the final Landscape/Irrigation Plan as proposed.

Attachments

- I. Resolution Approving Landscape/Irrigation Plan
- II. Revised Landscape/Irrigation Plan (dated stamped September 12, 2006)

PLEASE NOTE: Attachment II is not included as part of this document. Please contact the Community Development Department at (650) 595-7453 for information on viewing this attachment.

RESOLUTION NO. 2006-_____

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELMONT
APPROVING A FINAL LANDSCAPE/IRRIGATION PLAN FOR 1633 RALSTON AVENUE
(APPL. NO. 2005-0062)

WHEREAS, Robert and Sophie Luna, property owners, request approval of a Final Landscape/Irrigation Plan in conjunction with the Single Family Design Review project to construct an 2,090 square-foot addition to an existing single-family residence for the property located at 1633 Ralston Avenue, as required by Condition I.A.9 of Planning Commission Resolution 2006-26; and,

WHEREAS a public meeting was held on September 19, 2006; and,

WHEREAS, the Planning Commission hereby adopts the staff memorandum dated September 19, 2006 and the facts contained therein as its own findings of facts;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves the Final Landscape/Irrigation Plan for the Single Family Design Review entitlements granted for 1633 Ralston Avenue, as proposed.

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Passed and adopted at a regular meeting of the Planning Commission of the City of Belmont held on September 19, 2006 by the following vote:

AYES,
COMMISSIONERS: _____
NOES,
COMMISSIONERS: _____
ABSENT,
COMMISSIONERS: _____
ABSTAIN,
COMMISSIONERS: _____
RECUSED,
COMMISSIONERS: _____

Carlos de Melo
Planning Commission Secretary