

**CITY OF BELMONT
MEMORANDUM**



TO: Planning Commission
FROM: Rob D. Gill, Assistant Planner
VIA: Carlos de Melo, Community Development Director
SUBJECT: February 7, 2008 Planning Commission Meeting – Agenda Item 5B
1519 Ridge Road – Review of Final Landscape Plan

Summary

Attached please find the Final Landscape Plan for the proposed single family dwelling at 1519 Ridge Road. The Commission granted Single-Family Design Review approval for the project at the March 6, 2007 meeting subject to the following conditions:

Conditions of Project Approval, Planning Division

I.A.17. Prior to the issuance of building permits for the project, the applicant shall submit a revised landscape plan to address Public Works side walk installation requirements (i.e. side walk along Williams Street frontage). Such landscape plan shall be subject to review and approval by the Public Works and the Community Development Departments, and the Planning Commission. The revised landscape plan shall also include the following site modifications for the project:

- *Continue to include the 24" box size Coast live oak at the property frontage corner of the site.*
- *Continue to include the arbor/columns and open trellis at the front entry/walkway.*
- *Relocate the trash enclosure behind the garage (within the southwest side entry area). Such trash enclosure shall include a landscape screen or landscaping to shield the structure from public view.*
- *Eliminate the proposed landscaping planters located on the northeast (side) of the property, and continue to maintain landscape plantings for this area.*
- *Clarify any other landscape plan inconsistencies with the plant list.*

I.A.18 Prior to the issuance of building permits for the project, the applicant shall submit an elevation plan of the proposed trash enclosure. The elevation plan shall indicate the wall heights (maximum six feet) and the exterior finish (to be constructed in a wood based design). Such trash enclosure shall be required to be of open design (i.e. at least on one side). The applicant shall also submit an elevation plan of the proposed arbor/columns and open trellis. The elevation plan shall indicate the height of the structure and the exterior finish. Such structures shall be subject to review and approval by the Planning Commission.

Landscape Plan

Sidewalk

The applicant has provided a final landscape plan that addresses/satisfies the Public Works Department sidewalk installation requirements (i.e. side walk along the Williams Street frontage). The applicant proposes to install a pathway (constructed from stabilized decomposed granite) that will be partially constructed outside the right-of-way onto the subject property. The pathway will be designed to help preserve the existing large maple tree along the Williams Street frontage. Prior to the issuance of a building permit, the applicant shall prepare and submit, for review and approval by the Community Development Director and City Attorney, a deed restriction which shall contain the following provision:

- *The property owner(s) shall install and maintain a pedestrian pathway in order to preserve the existing Maple tree located along the west side of Williams Street. Such pathway shall meet the requirements and standards of the City's Public Works Department. If the Maple tree cannot be retained or declines during or after construction, then the current property owner(s) shall be required to remove the pathway and install a paved sidewalk in accordance with the Department of Public Works approved standards.*

An updated plant list (sheet L3) has also been included as a part of the plan submittal.

Landscape Plan Modifications

The applicant has provided a landscape plan that continues to include a 24" box size Coast live oak at the property frontage corner of the site, and the arbor/trellis at the front entry/walkway. The landscape plan also has been modified to show the trash enclosure relocated behind the garage (within the southwest side entry area). The trash enclosure will also be partially screened with landscaping. The proposed landscaping planters along the northeast side property have been removed from the plan and replaced with landscape plantings for this area.

Trash Enclosure & Arbor/Trellis

The applicant has provided elevation plans of the proposed trash enclosure and arbor/trellis (sheet L3). The trash enclosure will be 3" 2" in height and constructed in a wood-based design. The structure will

be accessed by two door panels and a lid. The proposed entry arbor/trellis will have a combined height of 9-feet. The exterior walls of the arbor will be finished in stucco and painted an earth tone color to match the proposed color scheme of the proposed dwelling. The arbor will also include two contemporary style lighting fixtures and an address number (viewed from Ridge Road). The proposed trellis will be constructed from a wood-based material and located above the arbor.

Conditions of Approval have been included requiring the following:

- *Final building permit plans to be submitted to the City shall clearly show the proposed arbor out of the right-of-way and located on the subject property.*
- *The proposed arbor lighting fixtures shall be arranged such that the light source is directed away from adjacent properties and vehicle traffic.*

Recommendation

Overall, staff concurs with the revised landscape plan modifications. Staff believes that the pedestrian pathway, trash enclosure and arbor/trellis will be well integrated into the overall landscape plan.

Attachments

- I. Resolution Approving the Final Landscape Plan
- II. Revised Landscape Plan
- III. Planning Commission Meeting Minutes from 3/6/07 (Commission Only)

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 more information on viewing these attachments.

RESOLUTION NO. 2008-__

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELMONT
APPROVING A FINAL LANDSCAPE

1519 RIDGE ROAD (APPL. NO. 2006-0008)

WHEREAS, Andy and Rosa Singh, project applicant/owner, request approval of a Final Landscape Plan in conjunction with the Single Family Design Review to construct a 3,408 square foot single-family residence for the property located at 1519 Ridge Road, as required by Conditions I.A.17-18 of Planning Commission Resolution 2007-07; and,

WHEREAS a public meeting was held on February 7, 2008; and,

WHEREAS, the Planning Commission hereby adopts the staff memorandum dated February 7, 2008, and the facts contained therein as its own findings of facts; and,

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

- *The property owner(s) shall install and maintain a pedestrian pathway in order to preserve the existing Maple tree located along the west side of Williams Street. Such pathway shall meet the requirements and standards of the City's Public Works Department. If the Maple tree cannot be retained or declines during or after construction, then the current property owner(s) shall be required to remove the pathway and install a paved sidewalk in accordance with the Department of Public Works approved standards.*
- *Final building permit plans to be submitted to the City shall clearly show the proposed arbor out of the right-of-way and located on the subject property.*
- *The proposed arbor lighting fixtures shall be arranged such that the light source is directed away from adjacent properties and vehicle traffic.*

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves the Final Landscape and Elevation Plan for the Single Family Design Review entitlements granted for 1519 Ridge Road as proposed.

* * * * *

Passed and adopted at a regular meeting of the Planning Commission of the City of Belmont held on February 7, 2008 by the following vote:

AYES,
COMMISSIONERS: _____

NOES,
COMMISSIONERS: _____

ABSENT,
COMMISSIONERS: _____

ABSTAIN,
COMMISSIONERS: _____

RECUSED,
COMMISSIONERS: _____