

**CITY OF BELMONT
MEMORANDUM**



TO: Planning Commission

FROM: Jennifer Walker, Associate Planner

VIA: Carlos de Melo, Community Development Director

SUBJECT: February 8, 2008 Planning Commission Meeting – Agenda Item 5C
525 Kingston Street - Review of the Final Landscape Plan, Appl. No. 2005-0051

Summary

Attached please find the Final Landscape Plan for the single family residential property located at 525 Kingston Street. The Commission granted Single-Family Design Review approval for a 572 square-foot detached garage at the February 6, 2007 meeting subject to the following condition:

Conditions of Project Approval, Planning Division

- I. A. 9.* Prior to issuance of building permits for the proposed garage structure, the applicant shall submit a revised final landscape, hardscape, and grading plan for Planning Commission review and approval. The plan must include/document the following information:
- a. Height of all retaining walls.
 - b. Use of a material other than asphalt for the driveway.
 - c. New landscaping within the area of the previously proposed shed structure.

Background

As noted above, a condition of approval required a revised landscape plan to be submitted for Commission review that includes the aforementioned modifications. The Planning Commission reviewed a revised landscape plan at the October 16, 2007 meeting. The Commission continued the project to allow the applicant to make modifications to the site landscaping and to allow the applicant to have an irrigation plan prepared. The staff memorandum and minutes from the 10/16/07 meeting are included as Attachment III.

All other conditions of approval for the project have been satisfied. The applicant has submitted plans for building permit plan check.

Landscape, Hardscape, and Grading Modifications

Since the October 16, 2007 meeting, the applicant had made the following modifications to the landscape plan:

- Two additional coast live oak trees have been added to the landscape plan; one located in the circular planter on the left side of the driveway, and one located on the right side of the driveway at the front of the property.
- A portion of the lawn groundcover has been removed and replaced with tan bark and a children's play structure.
- Additional trees have been added along the rear property line, including Redwood, Coast Live Oak, and Portuguese Laurel species.
- Additional foundation plantings are proposed at the base of the residence facade, including a variety of perennial shrubs and vines.
- A full irrigation plan for the property has been prepared.

The following is a brief summary of the landscape/hardscape plan:

- The proposed block retaining walls (Keystone) range in height from 12" to 3' 10", and are used to create stepped landscape planters throughout the property. There are no walls exceeding six feet in height within any setback area, consistent with Zoning Ordinance regulations. Any retaining walls that are visible from the public right-of-way and that exceed three feet in height shall comply with Section 9-47 of the Municipal Code which states, "*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.*"
- As requested by the Planning Commission, the asphalt driveway has been removed; the plan indicates that the approximately 15 foot front portion of the driveway would consist of interlocking decorative pavers while the remainder would be concrete.
- The previously proposed "Potting Shed" accessory building was removed from the project proposal. The applicant is now proposing tan bark groundcover and a children's play structure where the shed was previously proposed.
- At their 12/19/06 meeting, the Planning Commission indicated a desire to see a reduction in the amount of hardscape proposed for the property. The original proposed landscape plan included decomposed granite walkways throughout the front, side, and rear yard areas. The revised plan indicates that the pathways have been removed from the rear yard area and replaced with additional plantings and groundcover.
- In response to Planning Commission discussion at the 12/19/06 meeting, the decomposed granite

walkways that were originally proposed within the front yard area and between the home and the detached garage have been modified such that they will now consist of decorative interlocking pavers. This will ensure safe pedestrian access to the property and a safe connection between the garage and house structures.

- The existing date palm tree and the existing pine tree, both located within the front yard area, will be retained.
- The plant list provided by the applicant includes both common and scientific names, but does not indicate plant sizes. Staff recommends a Condition of Approval requiring that the plant sizes be specified prior to building permit issuance and that a combination of both 1-gallon and 5-gallon size shrubs be used in the front yard area. The proposed plant list provides a variety of perennial and evergreen species and is appropriate for the site.

Irrigation Plan:

An irrigation system has been designed for the property to provide adequate irrigation for all new landscaping in the front, side, and rear yard areas. The attached irrigation plan shows the location of drain boxes as well as all of the proposed irrigation lines. A portion of the rear yard area behind the residence structure will continue to be served by existing irrigation lines.

Overall, staff concurs with the landscape plan modifications and with the proposed irrigation plan and notes that the applicant has fully complied with the related condition of approval.

Recommendation

Staff recommends the Commission approve the Landscape/Irrigation Plan, subject to the attached Resolution and Conditions of Approval.

Attachments

- I. Resolution Approving Landscape Plan/Irrigation
- II. Revised Landscape, Hardscape and Grading Plan (dated stamped September 26, 2007)
- III. Planning Commission Staff Memorandum and Meeting Minutes 10/16/07

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 PLAN

525 KINGSTON STREET (APPL.NO. 2005-0051)

WHEREAS, Sean Kent, property owner, requests approval of a Final Landscape, hardscape, and Grading Plan in conjunction with the Single Family Design Review project to construct a 572 square-foot detached garage for the property located at 525 Kingston Street, as required by Condition I.A.9 of Planning Commission Resolution 2007-03; and,

WHEREAS public meetings were held on February 21, 2006, December 19, 2006, January 16, 2007, and February 6, 2007; 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 plan is subject to the additional Conditions of Approval as follows:

- Prior to issuance of a building permit, the applicant shall submit a revised plant species list that indicates the size of all proposed new landscaping. A combination of both 1-gallon and 5-gallon shrubs shall be incorporated into the front yard area.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves the Final Landscape Plan for the Single Family Design Review entitlements granted for 525 Kingston Street as proposed.

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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: _____

Carlos de Melo
Planning Commission Secretary