

**CITY OF BELMONT  
MEMORANDUM**



**TO:** Planning Commission

**FROM:** Rob D. Gill, Associate Planner

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

**SUBJECT:** June 17, 2014 Planning Commission Meeting – Agenda Item - 4B  
1946 Oak Knoll Drive – Final Landscape & Hardscape Plan

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**Summary**

Please find the attached Landscape & Hardscape Plan to construct a 1,062 square foot addition at 1946 Oak Knoll Drive. The Commission granted Single-Family Design Review approval for the project at the April 29, 2014 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/hardscape plan for review and approval by the Planning Commission. Such plan shall reflect a reduction of existing paving/hardscape for the site and the relocation of the proposed two tree plantings.*

**Landscape/Hardscape Plan**

The revised landscape plan has been modified to include the relocation of the proposed tree plantings. The applicant proposes to plant three Coast Live oak trees (15-gallon size) within the rear yard area, and one within the front yard away from the canopy of the neighbor's tree.

The revised landscape plan includes a total of four new tree plantings; the previous plan included two. The required in- lieu fees (removal of two regulated trees) for the project will be adjusted to reflect this change.

The project will include removal of existing hardscape elements (portion of the existing driveway) and installation of drought tolerant shrub plantings. The applicant proposes to remove 400 sq. ft. of existing paving, reducing the hardscape coverage to 33.8% (previous proposal hardscape coverage was at 41%).

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### **Recommendation**

Overall, staff concurs with the revised landscape/hardscape plan modifications. Staff recommends the Commission approve these plans as proposed.

### **Attachments**

- I. Resolution Approving the Final Landscape & Hardscape Plan
- II. Revised Plans

RESOLUTION NO. 2014-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELMONT APPROVING  
A FINAL LANDSCAPE & HARDSCAPE PLAN AT  
1697 OAK KNOLL DRIVE (APPL. NO. 2013-0056)

WHEREAS, LHA Associates, applicant, on behalf of Andy & Anne Ting, owners, request a final landscape/hardscape plan in conjunction with a Single Family Design Review project for a 1,062 square foot addition at 1946 Oak Knoll Drive, as required by Condition I.A.9 of Planning Commission Resolution 2014-19; and;

WHEREAS public meetings were held on April 29, 2014 and June 17, 2014; and,

WHEREAS, the Planning Commission finds that approval of the final Landscape/Hardscape Plan is subject to the additional Condition of Approval as follows:

- *The applicant shall pay in- lieu fees of \$994 (Payment can be made at the Permit Center where building staff will route all fees to the Parks Department's Tree Planting and Establishment Fund).*

WHEREAS, the Planning Commission hereby adopts the staff memorandum dated June 17, 2014, and the facts contained therein as its own findings of facts; and,

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves the Final Landscape/Hardscape Plan for the Single Family Design Review entitlements granted for 1946 Oak Knoll Drive as proposed.

\* \* \* \* \*

Passed and adopted at a regular meeting of the Planning Commission of the City of Belmont held on June 17, 2014 by the following vote:

AYES,  
 COMMISSIONERS: \_\_\_\_\_  
 NOES,  
 COMMISSIONERS: \_\_\_\_\_  
 ABSENT,  
 COMMISSIONERS: \_\_\_\_\_  
 ABSTAIN,  
 COMMISSIONERS: \_\_\_\_\_  
 RECUSED,  
 COMMISSIONERS: \_\_\_\_\_

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Carlos de Melo  
 Planning Commission Secretary