



MEETING OF FEBRUARY 15, 2011

AGENDA ITEM 5A

Application I.D.: 2010-0049

Application Type: Single Family Design Review

Location: 840 Laurel Avenue

Applicants/Owners: Diana Dizik

APN: 045-152-070

Zoning: R-3 (Multi-Family Residential)

General Plan Designation: RM – Medium Density Residential

Environmental Determination: Categorically Exempt, Section 15301, Class 1(e)(2)(a&b)

PROJECT DESCRIPTION

The applicant requests Single Family Design Review approval to construct a 589 square foot addition to the existing 1,303 square foot single-family residence for a total of 1,892 square feet.

RECOMMENDATION

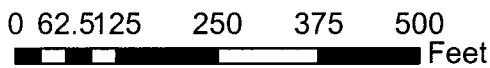
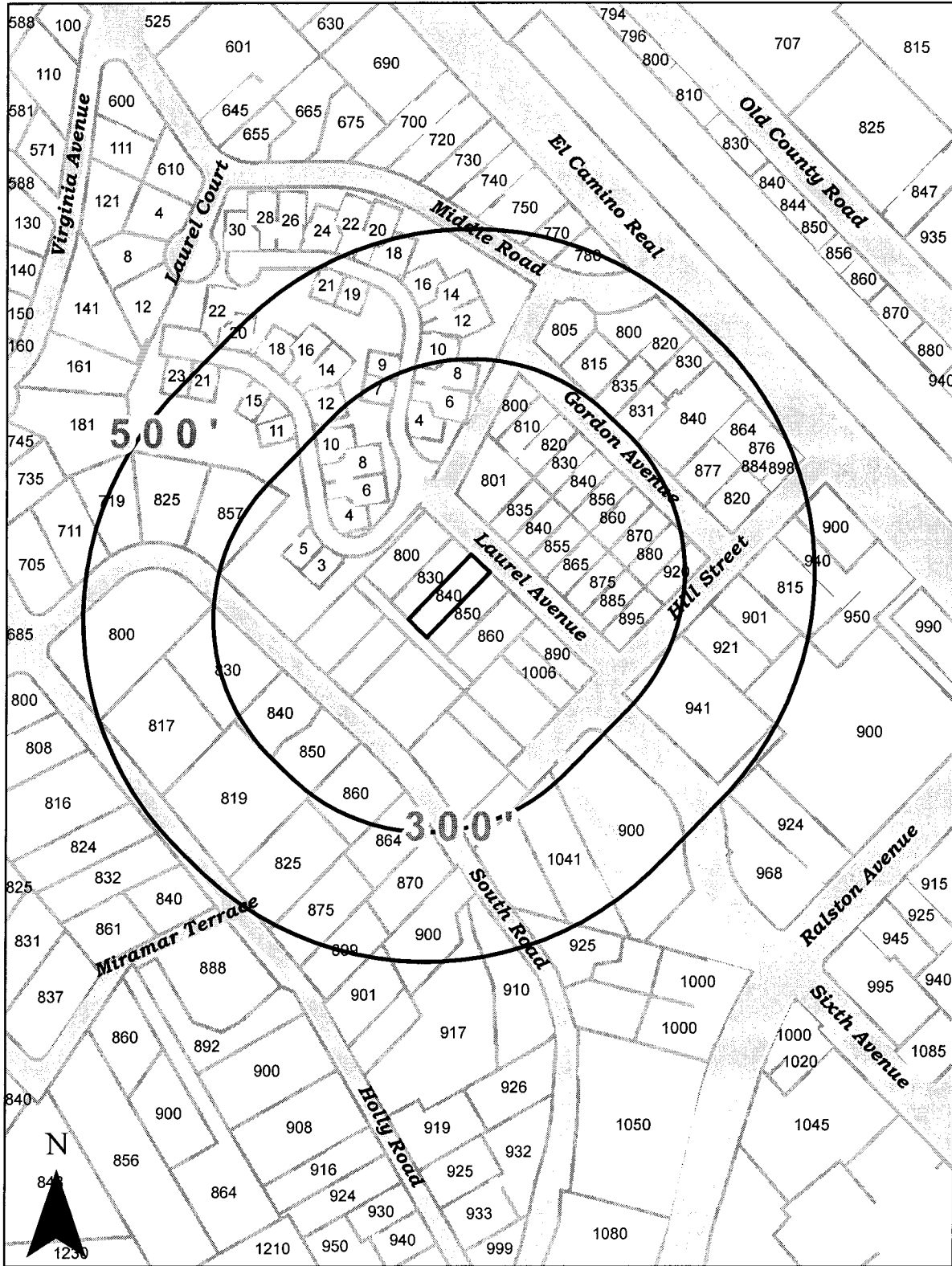
Staff recommends that the Planning Commission **approve** the Single Family Design Review subject to the conditions of approval contained in the attached draft resolution¹.

GENERAL PLAN & ZONING CODE DESIGNATION

The General Plan designates the subject site as RM, Medium Density Residential that permits up to 20 dwelling units per acre. The subject site is developed with a single-unit structure on less than one acre and is in compliance with the General Plan designation. The subject site is zoned R-3, Multi-Family Residential, which permits single and two unit dwellings, and conditionally allows for multi-unit dwellings (see *Zoning Conformance* on page 5 & 6).

¹ Please note: This recommendation is made in advance of public testimony or Commission discussion of the project. At the public hearing, these two factors, in conjunction with the staff analysis, will be considered by the Commission in rendering a decision on the project.

300/500-foot radius map



PRIOR ACTIONS

The site encompasses portions of Lot 18 and 19 of the Belwood subdivision, which was recorded in 1936; the house was built in 1939. There have been no other planning actions for this property.

SITE CONDITIONS

The subject property is located in a neighborhood developed primarily with one and two-story structures (single and multi-unit) with wood and stucco exterior finishes. The 5,600 square foot interior lot is rectangular shaped with a moderate up slope (approximately 11%). The site is currently landscaped with ground cover, and a variety of bushes and trees. The site includes a shed located within the rear yard (approved with a building permit in 2005) and a legal non-conforming driveway that measures approximately 12 feet in width and 27 feet in length (see *Zoning Conformance* of this driveway on Page 6).

PROJECT ANALYSIS

Existing Dwelling Floor Area/Layout

The existing 1,303 square foot split level dwelling consists of a kitchen, pantry, living and dining areas, two bedrooms, bathroom, laundry room and a one-car garage (see *Zoning Conformance* discussion of this garage on Page 6).

Proposed Dwelling Modifications & Addition

The proposed remodel and addition consists of:

First Level

- Remodeling the existing bedrooms and bath
- Modifying the existing rear yard deck

Second Level

- Creating a new entry/porch
- Enclosing the existing covered porch and eliminating a portion on the entry area to accommodate a living room
- Eliminating a portion of the entry area to accommodate a closet and stairs
- Converting the living area to a dining area
- Converting the dining area to a bathroom
- Remodeling the kitchen
- Eliminating the existing pantry to accommodate a breakfast nook
- Expanding the kitchen/breakfast nook area

New Third Level

The proposed new 441 square foot third level would consist of a master suite and bathroom with a closet. This level will include access to a deck/patio area.

Dwelling Floor Area Summary	
Proposed Square Footage	Proposed Modifications/Additions
<u>Garage Level</u> Existing – 347 sq. ft. Total – 347 sq. ft	<ul style="list-style-type: none"> ○ No Change
<u>First Level</u> Existing – 359 sq. ft. Total – 359 sq. ft	<ul style="list-style-type: none"> ○ Remodeling the existing bedrooms and bath
<u>Second Level</u> Existing – 579 Proposed – 148 sq. ft. Total – 745 sq. ft	<ul style="list-style-type: none"> ○ Creating a new entry/porch ○ Existing porch area and a portion of the entry converted to a living room ○ Eliminating a portion of the entry area to accommodate a closet and stairs ○ Existing living area converted to a dining area ○ Remodeling the kitchen ○ Existing pantry converted to a breakfast nook ○ Expanding the kitchen/breakfast nook area
<u>Third Level</u> Proposed – 441 sq. ft. Total – 441 sq. ft	<ul style="list-style-type: none"> ○ Master suite and bathroom with a closet
Accessory Structure (240 sq. ft.)	<ul style="list-style-type: none"> ○ No Change
Proposed Floor Area – 589 sq. ft. Existing Floor Area – 1,543 sq. ft. Total = 2,132 sq. ft.	

Exterior Materials/Colors

The applicant is proposing to modify the existing materials and color scheme for the remodeled residence. The exterior walls will include a combination of clear cedar siding and crimp metal siding finished in a dark gray (blue-gray slate) color. The proposal would incorporate clear anodized aluminum windows and doors; new roofing material will consist of a tar and gravel application.

The building colors and materials are illustrated on the attached sample sheets and project plans (See Attachment V).

Landscaping and Groundwork

The subject property has existing mature landscaping consisting of groundcover/lawn areas and a variety of bushes and trees on site. The majority of existing landscaping (rear yard and trees within

the front yard) would remain and no trees would be pruned or removed to allow for construction of the project. The applicant proposes new shrub plantings (New Zealand flax – one gallon size) and ground cover within the front yard. Other exterior site improvements would include replacing the existing cement driveway and brick walkway with pavers. The project proposal will also include replacing the existing retaining walls (adjacent to the driveway and walkway) and creating a raised planting area.

A Condition of Approval has also been included requiring following:

- *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 planning final. The applicant shall also prior to building permit issuance, provide photographs of the property to document existing landscape conditions.*

No significant clearing and grading is anticipated for the site groundwork (front yard landscaping improvements) as the additions would have minimal impact on the ground area. No additional hardscape is proposed for the site. The project will include a reduction in hardscape as the driveway and front steps will be replaced with a permeable material.

PROJECT DATA

Criteria	Existing	Proposed	Required or Max. Allowed
Lot Size	5,600 sq. ft.	No Change	No Change
Slope	Approx. 11%	No Change	No Change
FAR	0.233	0.381	0.529 (corresponds to 2,962 sq. ft. max.)
Square Footage	1,303 sq. ft.	2,132 sq. ft.	N/A
Parking	One-car garage* (Approx. 11' x 18') One uncovered	No Change	Two-car garage Two uncovered
Setbacks:			
Front	27 ft.	No Change Approx. 36.5 ft. for third story	Approx. 27 ft. 2 in.**
Side (North)	3 ft. 6 in.	No Change	6 ft.
Side (South)	8 ft.	6 ft. for third story	6 ft.
Rear	67 ft. 7 in. for existing dwelling	Approx. 65 ft. 7 in. for third story addition	15 ft.
Driveway length	27 ft.	No Change	18 ft.
Height	Approx. 19 ft. 10 in.	28 ft.	28 ft.

* See Zoning Conformance on page 6 regarding parking.

****Front Yard Setback per 9.7.4(a):** Five lots along Laurel Avenue were evaluated and determined to have an average front yard setback of approximately 27' 2". The proposed additions do not further encroach upon the existing 27' front yard setback.

GENERAL PLAN CONFORMANCE

The proposed addition for the single-family residence does not change the land use of the site. The residence is in conformance with the medium-density residential general plan designation.

ZONING CONFORMANCE

The following sections of the BZO address elements of the existing site/dwelling and proposed addition:

1. As mentioned earlier, the subject site is zoned R-3, Multi-Family Residential. To insure that the subject single-unit dwelling would be consistent with the character of existing development on the site, and other single-unit dwellings within the neighborhood, staff applied R-1 Zoning "Single-Family" standards (i.e. setbacks, height, FAR, and parking) for the project. Any construction of a multi-unit structure in the R-3 zoning district would require a Conditional Use Permit and shall comply with all applicable zoning requirements.
2. Currently the site includes a one-car garage and one uncovered parking space. BZO Section 8.1.4 requires that parking conditions for a single unit residence which do not meet the minimum requirement be brought into compliance if certain thresholds of development are exceeded. The proposed additional floor area does not require a parking upgrade for the site because it would not exceed any of the following development thresholds:
 - An addition of more than 600 square feet – *the addition will add 589 square feet to the existing dwelling*
 - Increase the number of bedrooms from three or fewer to four or more – *three total bedrooms (net bedroom increase of one) would result from the proposed remodel/addition*
 - Increase the number of dwelling bedrooms by more than one bedroom (three bedrooms existing) – *one bedroom is proposed*
 - Project resulting in the dwelling becoming 3,000 square feet or larger – *the resulting dwelling size would be 1,892 square feet*

A Condition of Approval has also been included requiring following:

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:

- *A maximum of three bedrooms (as defined by Belmont Zoning Ordinance Section 2.16 - Bedrooms) shall be maintained for the existing dwelling. Any alteration or remodel to the existing dwelling that would result in a fourth bedroom (by definition) shall require a parking upgrade (currently two covered/two uncovered parking spaces) for the dwelling, consistent with Belmont Zoning Ordinance Section 8.4.1(a).*

The deed restriction, once approved by the Community Development Director and City Attorney, shall be properly executed and recorded with the County Recorder and a copy provided to the Community Development Director.

3. Current Zoning Ordinance regulations require that no single family dwelling shall exceed 28-feet in height². The proposed addition (28-feet in height) complies with this section of the BZO.

A Condition of Approval has also been included requiring following:

Building plans shall be submitted that reflect that no part of the residence shall exceed the 28-foot height limit as measured from the finished grade to the topmost point of the residence immediately above. A California licensed surveyor or civil engineer shall provide a wet-stamped certification that the home conforms with the 28-foot height limit prior to the roof diaphragm inspection.

The proposed additions meet all other setback, height, FAR, and permitted use regulations of the R-1 district zoning standards.

NEIGHBORHOOD OUTREACH

The applicant performed neighborhood outreach as detailed in the Neighborhood Outreach Strategy attached to this report. The applicant reported mailing notices to all property owners within 300 feet of the site informing residents of the project. The applicant reported holding an open house on November 9 2010, in which no comments of opposition were received. The applicant also reported going door-to-door speaking with several neighbors about the project proposal. The applicant has reported no objections to the project. Staff has not received any public comments regarding this project as of the writing of this report. The applicant appears to have achieved the outreach strategy tasks.

ENVIRONMENTAL CLEARANCE (CEQA)

The proposed addition to the single-family home is categorically exempt from the provisions of the California Environmental Quality Act by provision of Section 15301, Class 1 (e) (2)(a&b):

“Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if:

(A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and

(B) The area in which the project is located is not environmentally sensitive.

² 4.2.5 HEIGHT (e)

No dwelling or other primary structure shall have a height in excess of twenty-eight (28) feet.

The existing residence meets the requirements for CEQA exemption (as described on the bottom of page 7).

SINGLE FAMILY DESIGN REVIEW EVALUATION

The Belmont Zoning Ordinance establishes the following findings for the review of single-family residential projects (Section 13A.5(A-H)). Each finding is listed below with staff's analysis of whether this project meets each finding in the affirmative.

- A. *The buildings and structures shown on the site plan are located to be consistent with the character of existing development on the site and in the neighborhood, as defined; minimize disruptions of existing public views; protect the profile of prominent ridgelines.*

The existing split story residence is situated on a nonridge, moderately up sloping lot. The design, materials and color palette of the proposed addition and remodel are generally consistent with the established character (wood and stucco exterior designs) of other one and two story structures within the neighborhood. Although the proposed addition would increase the roof height of the dwelling from approximately 19' 10" to 28', staff believes the project will not disrupt any public views as assessed from Laurel Avenue and the surrounding areas. Staff believes this finding can be made in the affirmative.

- B. *The overall site and building plans achieve an acceptable balance among the following factors:*
- (1) *building bulk*
 - (2) *grading, including*
 - (a) *disturbed surface area and*
 - (b) *total cubic yards, cut and fill*
 - (3) *hardscape, and*
 - (4) *tree removal*

Building bulk

The proposed project would add second (148 sf.) and third story (441 sf.) additions to the existing split level residence. The façade of the proposed third story will be setback approximately 36.5 ft. from the front property line. The third story addition along the south (side) and west (rear) elevations will include a cantilevered design to further break up the bulk and mass of the dwelling. The proposal includes refinishing the addition with a combination of clear cedar siding and crimp metal siding finished in a dark gray (blue-gray slate) color. The proposal would incorporate clear anodized aluminum windows; new roofing materials will consist of tar and gravel. Staff believes the proposed architectural design of the addition and remodeled dwelling moderates the building bulk and is appropriate for this structure and the neighborhood.

Grading/Hardscape

No significant clearing and grading is anticipated for the site groundwork (front yard landscaping improvements) as the additions would have minimal impact on the ground area. No additional

hardscape is proposed for the site. The project will include a reduction in hardscape as the driveway and front walkway will be replaced with a permeable material.

Tree Removal

No trees are anticipated to be removed to allow for construction of the project.

All four factors (building bulk, grading, hardscape, and tree removal) appear to be appropriately addressed in the building design and site/groundwork to achieve a complementary balance for the project. Staff believes this finding can be made in the affirmative.

C. All accessways shown on the site plan and on the topographic map are arranged to provide safe vehicular and pedestrian access to all buildings and structures.

The driveway has level and clear access at the street. This driveway has sufficient back-up space within the property. The proposed walkway from the right-of-way to the front entry steps is level and safe for pedestrian usage. Staff believes this finding can be made in the affirmative.

D. All proposed grading and site preparation have been adequately reviewed to protect against site stability and ground movement hazards, erosion and flooding potential, and habitat and stream degradation.

No significant clearing or grading is proposed or anticipated for the site. There are no known geological or flooding hazards in the immediate neighborhood of the subject property, and there are no streams on or near the property. Staff believes this finding can be made in the affirmative.

E. All accessory and support features, including driveway and parking surfaces, underfloor areas, retaining walls, utility services and other accessory structures are integrated into the overall project design.

The proposed project includes no significant accessory structures. Other support features such as the front walkway and driveway are integrated well into the overall project design. Staff believes this finding can be made in the affirmative.

F. The landscape plan incorporates:

- (1) Native plants appropriate to the site's environmental setting and microclimate, and*
- (2) Appropriate landscape screening of accessory and support structures, and*
- (3) Replacement trees in sufficient quantity to comply with the standards of Section 25 (Trees) of the Belmont City Code*

The site is currently landscaped with lawn areas, and a variety of shrubs and trees on site. The majority of existing landscaping (rear yard and trees within the front yard) would remain and no trees would be pruned or removed to allow for construction of the project. The applicant proposes new shrub plantings (New Zealand flax – one gallon size) and ground cover within the front yard. Staff believes this finding can be made in the affirmative.

G. *Adequate measures have been developed for construction-related impacts, such as haul routes, material storage, erosion control, tree protection, waste recycling and disposal, and other potential hazards.*

Review of staging areas, recycling and disposal procedures and adequacy of erosion control measures would be reviewed by the Building Division as part of the structural plan check. All construction would be completed in compliance with the California Building Code and NPDES standards as administered by the City of Belmont. Staff believes this finding can be made in the affirmative.

H. *Structural encroachments into the public right-of-way associated with the project comply with the standards of Section 22, Article 1 (Encroachments) of the Belmont City Code.*

The proposal includes no encroachments into the public right-of-way. Staff believes this finding can be made in the affirmative.

CONCLUSION AND RECOMMENDATION

Based on the analysis and required findings, staff recommends approval of the Single-Family Design Review application with the Conditions of Approval in Attachment III.

ACTION ALTERNATIVES

1. Continue the application for redesign.
2. Deny the Single Family Design Review. The Commission will identify specific facts to support a denial, and a resolution would be returned to the Commission for final action.

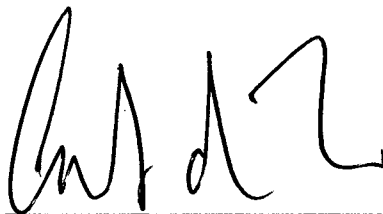
ATTACHMENTS

- I. 300/500 foot radius map of project site (incorporated as Page 2 of report)
- II. Resolution approving the Single Family Design Review
- III. Conditions of Approval
- IV. Neighborhood Outreach Materials
- V. Applicant's plans, materials board, and photos (Commission only)

Respectfully submitted,



Rob D. Gill
Assistant Planner



Carlos de Melo
Community Development Director

CC: Applicant & Owners

RESOLUTION NO. 2011-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELMONT
APPROVING A SINGLE FAMILY DESIGN REVIEW
AT 840 LAUREL AVENUE (APPL. NO.2010-0049)

WHEREAS, Diana Dizik, applicant/owner, requests Single Family Design Review approval to construct a 589 square foot addition to the existing 1,303 square foot residence for a total of 1,892 square feet; and,

WHEREAS, public hearings was duly noticed, held, and closed on February 15, 2011 and,

WHEREAS, the Planning Commission of the City of Belmont finds the project to be categorically exempt pursuant to the California Environmental Quality Act, Section 15301; and,

WHEREAS, the Planning Commission hereby adopts the staff report dated February 15, 2011 and the facts contained therein as its own findings of facts; and,

WHEREAS, the Planning Commission finds the required Single Family Design Review Findings of Section 13A.5, are made in the affirmative as follows:

A. The buildings and structures shown on the site plan are located to be consistent with the character of existing development on the site and in the neighborhood, as defined; minimize disruptions of existing public views; protect the profile of prominent ridgelines.

The existing split story residence is situated on a nonridge, moderately up sloping lot. The design, materials and color palette of the proposed addition and remodel are generally consistent with the established character (wood and stucco exterior designs) of other one and two story structures within the neighborhood. Although the proposed addition would increase the roof height of the dwelling from approximately 19' 10" to 28', staff believes the project will not disrupt any public views as assessed from Laurel Avenue and the surrounding areas. This finding is affirmed.

B. The overall site and building plans achieve an acceptable balance among the following factors:

- (1) building bulk*
- (2) grading, including*
 - a. disturbed surface area and*
 - b. total cubic yards, cut and fill*
- (3) hardscape, and*
- (4) tree removal*

Building bulk

The proposed project would add second (148 sf.) and third story (441 sf.) additions to the existing split level residence. The façade of the proposed third story will be setback

approximately 36.5 ft. from the front property line. The third story addition along the south (side) and west (rear) elevations will include a cantilevered design to further break up the bulk and mass of the dwelling. The proposal includes refinishing the addition with a combination of clear cedar siding and crimp metal siding finished in a dark gray (blue-gray slate) color. The proposal would incorporate clear anodized aluminum windows; new roofing materials will consist of tar and gravel. Staff believes the proposed architectural design of the addition and remodeled dwelling moderates the building bulk and is appropriate for this structure and the neighborhood.

Grading/Hardscape

No significant clearing and grading is anticipated for the site groundwork (front yard landscaping improvements) as the additions would have minimal impact on the ground area. No additional hardscape is proposed for the site. The project will include a reduction in hardscape as the driveway and front walkway will be replaced with a permeable material.

Tree Removal

No trees are anticipated to be removed to allow for construction of the project.

All four factors (building bulk, grading, hardscape, and tree removal) appear to be appropriately addressed in the building design and site/groundwork to achieve a complementary balance for the project. This finding is affirmed.

C. All accessways shown on the site plan and on the topographic map are arranged to provide safe vehicular and pedestrian access to all buildings and structures.

The driveway has level and clear access at the street. This driveway has sufficient back-up space within the property. The proposed walkway from the right-of-way to the front entry steps is level and safe for pedestrian usage. This finding is affirmed.

D. All proposed grading and site preparation have been adequately reviewed to protect against site stability and ground movement hazards, erosion and flooding potential, and habitat and stream degradation.

No significant clearing or grading is proposed or anticipated for the site. There are no known geological or flooding hazards in the immediate neighborhood of the subject property, and there are no streams on or near the property. This finding is affirmed.

E. All accessory and support features, including driveway and parking surfaces, underfloor areas, retaining walls, utility services and other accessory structures are integrated into the overall project design.

The proposed project includes no significant accessory structures. Other support features such as the front walkway and driveway are integrated well into the overall project design. This finding is affirmed.

F. The landscape plan incorporates:

- (1) Native plants appropriate to the site's environmental setting and microclimate, and*
- (2) Appropriate landscape screening of accessory and support structures, and*
- (3) Replacement trees in sufficient quantity to comply with the standards of Section 25 (Trees) of the Belmont Municipal Code.*

The site is currently landscaped with lawn areas, and a variety of shrubs and trees on site. The majority of existing landscaping (rear yard and trees within the front yard) would remain and no trees would be pruned or removed to allow for construction of the project. The applicant proposes new shrub plantings (New Zealand flax -- one gallon size) and ground cover within the front yard. This finding is affirmed.

G. Adequate measures have been developed for construction-related impacts, such as haul routes, material storage, erosion control, tree protection, waste recycling and disposal, and other potential hazards.

Review of staging areas, recycling and disposal procedures and adequacy of erosion control measures would be reviewed by the Building Division as part of the structural plan check. All construction would be completed in compliance with the Uniform Building Code and NPDES standards as administered by the City of Belmont. This finding is affirmed.

H. Structural encroachments into the public right-of-way associated with the project comply with the standards of Section 22, Article 1 (Encroachments) of the Belmont City Code.

The proposal includes no encroachments into the public right-of-way. This finding is affirmed.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves the Single Family Design Review to construct a 589 square foot addition to the existing 1,303 square foot residence for a total of 1,892, square feet at 840 Laurel Avenue, subject to the attached conditions in Exhibit "A".

* * * * *

Passed and adopted at a regular meeting of the Planning Commission of the City of Belmont held on February 15, 2011 by the following vote:

AYES,
COMMISSIONERS: _____

NOES,
COMMISSIONERS: _____

ABSENT,
COMMISSIONERS: _____

ABSTAIN,
COMMISSIONERS: _____

RECUSED,
COMMISSIONERS: _____

Carlos de Melo
Planning Commission Secretary

EXHIBIT "A"

CONDITIONS OF PROJECT APPROVAL SINGLE FAMILY DESIGN REVIEW 840 LAUREL AVENUE (APPL. NO.2010-0049)

- I. COMPLY WITH THE FOLLOWING CONDITIONS OF THE COMMUNITY DEVELOPMENT DEPARTMENT:
 - A. The following conditions shall be shown on plans submitted for a building permit and/or site development permit or otherwise met prior to issuance of the first building permit (i.e., foundation permit) and shall be completed and/or installed prior to occupancy and remain in place at all times that the use occupies the premises except as otherwise specified in the conditions:

Planning Division

1. Plans submitted for the building permit and all construction shall conform to the plans on file in the Planning Division for Appl. No. 2009-0049, date stamped 12/14/10. The Director of Community Development may approve minor modifications to the plans.
2. All construction and related activities which require a City building permit shall be allowed only during the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday, and 10:00 a.m. to 5:00 p.m. on Saturdays. No construction activity or related activities shall be allowed outside of the aforementioned hours or on Sundays and the following holidays: New Year's Day, President's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day and Christmas Day. All gasoline powered construction equipment shall be equipped with an operating muffler or baffling system as originally provided by the manufacturer, and no modification to these systems is permitted.
3. Prior to issuance of building permits, the property owners shall file with the Director of Community Development, on forms provided by the City, an acknowledgment that they have read, understand and agree to these conditions of approval.
4. In accordance with the Belmont Zoning Ordinance, the permit(s) granted by this approval shall expire one (1) year from the date of approval, with said approval date indicated on the accompanying Planning Commission resolution. Any request for extension of the expiration date shall be made in accordance with the applicable provisions of the Belmont Zoning Ordinance.
5. In the event that this approval is challenged by a third party, the property owners and all assignees will be responsible for defending against this challenge, and agree to accept responsibility for defense at the request of the City. The property owners and all assignees agree to defend, indemnify and hold harmless the City of Belmont and all officials, staff, consultants and agents from any costs, claims or liabilities arising from the approval, including without limitation, any award of attorneys fees that might result from the third party challenge.

6. 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 planning final. Prior to building permit issuance, the applicant shall provide photographs of the property to document existing landscape conditions.
7. 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:
 - *A maximum of three bedrooms (as defined by Belmont Zoning Ordinance Section 2.16 - Bedrooms) shall be maintained for the existing dwelling. Any alteration or remodel to the existing dwelling that would result in a fourth bedroom (by definition) shall require a parking upgrade (currently two covered/two uncovered parking spaces) for the dwelling, consistent with Belmont Zoning Ordinance Section 8.4.1(a).*

The deed restriction, once approved by the Community Development Director and City Attorney, shall be properly executed and recorded with the County Recorder and a copy provided to the Community Development Director.

8. Building plans shall be submitted that reflect that no part of the residence shall exceed the 28-foot height limit as measured from the finished grade to the topmost point of the residence immediately above. A California licensed surveyor or civil engineer shall provide a wet-stamped certification that the home conforms with the 28-foot height limit prior to the roof diaphragm inspection.

Building Division

1. Prior to any construction, the applicant or a designated representative shall obtain all of the required building permits for the project. The applicant will be required to provide a construction and demolition-recycling plan as a condition of the building permit. The Building Department will inspect for compliance with this plan. The conditions of approval for this permit also require the applicant to perform all work in conformance with the NPDES requirements.
2. This project is subject to the School Facilities Fee. Proof of payment must be presented to the City of Belmont before the permit will be issued. Contact the Sequoia Union School District directly for further information (Sequoia Union School District, Maintenance & Operation, 480 James, Ave., Redwood City, CA 94062. 650.369.1411 ext. 2290 or 2203 www.seq.org).
3. Pursuant to Regulation 6, Rule 3 per the Bay Area Air Quality Management District, effective January 1, 2009, no person or builder shall commence construction of a new building or structure permitted to contain or containing a wood-burning device or install a new wood-burning device resulting from a remodel unless the device meets the

requirements of Section 6-3-303. Any gas fueled heating device or electric-powered heating device is allowed under this standard.

4. The City of Belmont Municipal Code requires a soils and engineering geology report for all new or substantially altered foundations. Provide such a report and a letter from the geotechnical engineer confirming that the foundation plan has been reviewed and that it has been determined that the recommendations in the soils report are properly incorporated into the plans. BMC 7-12, IBC 106.1 & 1804.3
 5. The contractor/property owner shall be reasonable to post hours of operation and phone numbers for noise complaints.
 6. The contractor/property owner shall provide space on the subject property for recycling containers.
 7. The contractor shall provide a list of construction and demolition recycling service providers.
 8. The applicant/owner shall require all contractors and subcontractors to make a good faith effort to contact a construction and demolition provider.
 9. The project manager shall notify contractors and subcontractors of the City's expectation of maximizing diversion of solid waste.
 10. The applicant/owner shall be responsible in investigating opportunities for salvaging materials for reuse.
 11. The applicant shall specify on the plan that the 2006 IBC, 2006 UPC, 2006 UMC and 2005 NEC as amended by the State of California and all applicable City of Belmont ordinances will be employed during this project.
- II. COMPLY WITH THE FOLLOWING CONDITIONS OF THE PUBLIC WORKS DEPARTMENT:
- A. The following conditions shall be shown on plans submitted for a building permit and/or site development permit or otherwise met prior to issuance of the first building permit (i.e., foundation permit) and shall be completed and/or installed prior to occupancy and remain in place at all times that the use occupies the premises except as otherwise specified in the conditions.
 1. Streets, sidewalks and curbs in need of repair within and bordering the project shall be repaired and/or removed and replaced in accordance with the Department of Public Works approved standards. Photographs or video of before condition are recommended.

2. Roof leaders and site drainage shall be directed to the City stormwater drainage system. A dissipator box or other energy reduction method shall be used.
 3. Roof downspout systems shall be designed to drain into designated, effective infiltration areas or structures (refer to the Bay Area Stormwater Management Agencies Association (BASMAA) Start at the Source Design Guidance Manual for Stormwater Quality Protection [available from BASMAA @ 510-622-2465]).
- B. The following conditions shall be met prior to the issuance of the first building permit (i.e., foundation permit) and/or site development permits except as otherwise specified in the conditions.
1. The property owner/applicant shall apply for and obtain temporary encroachment permits from the Department of Public Works for work in the City public right-of-way, easements or property in which the City holds an interest, including driveway, sidewalk, sewer connections, sewer clean-outs, curb drains, storm drain connections, placement of a debris box.
 2. The owner/applicant shall perform a video inspection of the sewer lateral from the house/building to the sewer main, submit the inspection to the Department of Public Works for review and make any necessary repairs to the lateral.
 3. Applicant shall install the sanitary sewer connection in accordance with Department of Public Works approved standards and pay the applicable sewer connection fee.
 4. All landscaping shall be maintained and shall be designed with efficient irrigation systems to reduce runoff, promote surface filtration, and minimize the use of fertilizers, herbicides and pesticides
 5. All plans shall conform to the requirements of the City NPDES stormwater discharge permit and the San Mateo Stormwater Pollution Prevention Plan (STOPPP). The project plans shall include permanent storm water quality protection measures. The project plans shall identify Best Management Practices (BMPs) appropriate to the uses to be conducted on-site to effectively prohibit the discharge of pollutants with storm water run-off. A Maintenance and Operation Agreement shall be prepared by applicant incorporating the conditions of this section.
- C. The following conditions shall be met prior to occupancy except as otherwise specified in the conditions.
1. The owner/applicant shall ensure that applicable Best Management Practices (BMPs) from the San Mateo Stormwater Pollution Prevention Program (STOPPP) are followed to prevent discharge of soil or any construction material into the gutter, stormdrain system or creek.
 2. The owner/applicant shall ensure that all construction personnel follow standard BMPs for stormwater quality protection during construction of project. These includes, but are not limited to, the following:
 - a) Store, handle and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.

- b) Control and prevent the discharge of all potential pollutants, including solid wastes, paints, concrete, petroleum products, chemicals, washwater or sediment, and non-stormwater discharges to storm drains and watercourses.
- c) Use sediment controls, filtration, or settling to remove sediment from dewatering effluent.
- d) Do not clean, fuel, or maintain vehicles on-site, except in a designated area in which runoff is contained and treated.
- e) Delineate clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses with field markers or fencing.
- f) Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching or other measures as appropriate.
- g) Perform clearing and earth moving activities only during dry weather (April 15 through November 14).
- h) Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- i) Limit construction access routes and stabilize designated access points.
- j) Do not track dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.

3. Failure to comply with any permit condition may result in a “Stop Work” order or other penalty.

III. COMPLY WITH THE FOLLOWING CONDITIONS OF THE BELMONT / SAN CARLOS FIRE DEPARTMENT:

- 1. Address numbers shall be illuminated and visible on all new and existing buildings. Rear addressing is/may also be required. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102mm) high with a minimum stroke width of 0.5 inch (12.7mm).

IV. COMPLY WITH THE FOLLOWING CONDITIONS OF THE POLICE DEPARTMENT:

- 1. All activities shall be subject to the requirements of the Belmont Noise Ordinance
- 2. No debris boxes or building materials shall be stored on the street.
- 3. Flag persons shall be positioned at both ends of blocked traffic lanes.
- 4. 24-hour written notice to the Police Department is required before any lane closure.

Certification of Approved Final Conditions:

Rob D. Gill, Assistant Planner

Date

xobuilders

3880 market street
san francisco ca, 94131
tel: 415.939.8542

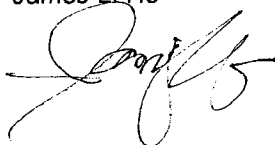
Dizik Residence
840 Laurel Ave.
Belmont CA 94002

Neighborhood Outreach Strategy

11.12.2010

Post card was sent out for Neighborhood Outreach meeting on the 2nd week of November 2010.
No response was made so I decided to go door to door on Laurel Ave. (11.19.2010 at 10:00am.)
Attached is a list of neighbors I have contacted, some with and without response.

Thank you,
James L. Ho



xobuilders

3880 market street
san francisco ca, 94131
tel: 415.939.8542

Dizik Residence
840 Laurel Ave.
Belmont CA 94002

Neighborhood Outreach Strategy
Notification list (contacted in person)

11.19.2010

800 LAUREL AVE. (no response)
BELMONT CA 94002
OWNER:
CHRISTOPHERSON, HE & TD
138 STARLITE
SOUTH SAN FRANCISCO CA, 94080

890 LAUREL AVE. (no response)
WONG, PATRICIA M
BELMONT CA 94002

801 LAUREL AVE. (no response)
BELMONT CA 94002
OWNER:
PASINI, TONY G
543 CHESTNUT AVE.
SAN BRUNO CA 94066

830 LAUREL AVE. (responded)
BELMONT CA 94002
OWNER:
BRAY, JAY E.
2048 BIRCH AVE
OWNER:
1966 LAVER COURT

860 LAUREL AVE. (responded)
BELMONT CA 94002
OWNER:
MANGINI, NANCY LEE
1702 CORDILLERAS ROAD
REDWOOD CITY CA 940062

835 LAUREL AVE. (responded)
BELMONT CA 94002
OWNER:
GARIBALDI, JOHN J
LOS ALTOS CA 94024

850 LAUREL AVE: (responded)
BELMONT CA 94002
PETERS, STEVE R & LAURA G

845 LAUREL AVE. (responded)
GAGNIER, GRACE S
BELMONT CA 94002

855 LAUREL AVE. **(no response)**
PAVEY ERIC T
BELMONT CA 94002

865 LAUREL AVE. **(responded)**
NOORBAKSH, KHORSOW
BELMONT CA 94002

875 LAUREL AVE. **(no response)**
GOMEZ, VICTORIA
BELMONT CA 94002

885 LAUREL AVE. **(no response)**
PADIA, MANUEL J & ELIZABETH D
P.O.BOX 1054
BELMONT CA 94002