CITY OF BELMONT
CITY COUNCIL AND BELMONT FIRE PROTECTION DISTRICT BOARD OF DIRECTORS

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CITY COUNCIL REGULAR MEETING AGENDA
Tuesday, September 27, 2022
7:00 PM
City Council Chambers
City Hall, One Twin Pines Lane, Belmont, California

TELECONFERENCE PARTICIPANTS
Some Members may Participate Virtually
Being held under Gov. Code 54953(e)

The meeting will be broadcast live to Belmont residents on Comcast Cable Channel 27, streamed live via the City's website at www.Belmont.gov. The public may also attend the meeting in the City Council Chambers and address the council from the chambers. Social distancing must be practiced, and seating will be limited.

PUBLIC COMMENT:

To maximize time for live public comment, we encourage members of the public to provide comments by joining the City Council meeting via Zoom : For web, visit https://belmont-gov.zoom.us/ select "Join" and enter Meeting ID: 95745673035. Use the Raise Hand feature to request to speak. You may rename your profile if you wish to remain anonymous.

For dial- in comments, call *67 1-(669) 900-6833 (your phone number will appear on the live broadcast if *67 is not dialed prior to the phone number), enter Meeting ID: 95745673035, and press *9 to request to speak. All public comments are subject to a 3-minute time limit unless otherwise determined by the Mayor.

If you wish to submit written public comment, you may send an email to cclerk@belmont.gov before the council considers the item. Please indicate the agenda item topic or agenda item number you wish to comment on in your email's subject line. Any public comment regarding agenda items that are received from the publication of the agenda through the meeting date will be made part of the meeting record, but will not be read during the Council meeting.

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **REPORT FROM CLOSED SESSION**
4. **SPECIAL PRESENTATIONS**

A. National Hispanic Month

B. Presentation from Belmont Historian

C. National Emergency Preparedness Month

D. National Night Out Recap

E. Belmont Age Friendly Task Force Accomplishments

F. Belmont Summer Camp Program Recap

5. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

This portion of the meeting is reserved for persons wishing to address the Body on any City matter not on the agenda. The period for public comment at this point in the agenda is limited to 15 minutes, with a maximum of 3 minutes per speaker. Speakers who requested but did not receive an opportunity to speak during this comment period will be given an opportunity to address the Body later in the meeting. State law prohibits the Body from acting on non-agenda items.

6. COUNCILMEMBER ANNOUNCEMENTS

7. CONSENT BUSINESS

Consent business items are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion on these items unless a member or staff request specific items to be removed for separate action. The City Attorney will read the title of ordinances to be adopted.

A. Approve Meeting Minutes

Recommendation: Approve minutes as presented

Attachment(s):

Minutes of Special and Regular Meeting March 8, 2022
Minutes of Special and Regular Meeting April 26, 2022
Minutes of Special and Regular Meeting May 10, 2022
Minutes of Special Meeting September 19, 2022

B. Monthly Financial Reports - July 2022

Recommendation: Motion to receive Monthly Financial Reports

Attachment(s):

Monthly Financial Reports - July.pdf

C. 3213 Longfellow Drive Permanent Encroachment Agreement (APN: 043-221-070)

Recommendation: Adopt a resolution approving a Permanent Encroachment Agreement to allow construction of a necessary fence and retaining wall within the public right-of-way fronting 3213 Longfellow Drive (APN: 043-221-070)

Attachment(s):

Staff Report
Resolution
Exhibit A (1).pdf

D. 1301 6th Avenue Permanent Encroachment Agreement

Recommendation:

Adopt a resolution approving a Permanent Encroachment Agreement to allow construction of a pergola and fencing for outdoor seating within the public right of way at 1301 6th Avenue (Farm House Restaurant)

Attachment(s):
- Staff Report
- Resolution
- Exhibit A - Vicinity Map.pdf
- Exhibit B - Site Plan.pdf

E. Davey Glen Americans With Disabilities Act (ADA) Upgrades Design Task Order Amendment

Recommendation:

Adopt a resolution (1) authorizing the City Manager to execute a Task Order with Pavement Engineering, Inc. to provide design services for the Davey Glen ADA Upgrade Project for an amount not to exceed $89,085, (2) transferring $89,085 budget funding from Project #3107 to fund the design phase, and (3) appropriating $350,000 from Measure I Fund to fund the construction phase of the Davey Glen ADA Upgrade Project

Attachment(s):
- Staff Report
- Resolution
- DaveyGlen ADA Proposal

F. Ordinance amending the Conceptual Development Plan for 401 island parkway (APN 040-360-270) (Second Reading of Ordinance)

Recommendation: Adopt an ordinance amending the Conceptual Development Plan (CDP) for 401 Island Parkway to allow research and development laboratory, life sciences, and related light industrial uses subject to several limitations, subject to conditions of approval (Second Reading of Ordinance)

Attachment(s):
- CDP Amendment - RZ Ord - 2nd Reading

G. Revised Master Pay Schedule

Recommendation: Adopt a resolution approving the City's revised Master Employee Pay Schedule in accordance with California Public Employees Retirement System (CalPERS) regulations

Attachment(s):
- Staff Report
- Resolution
- Master Pay Schedule September 2022

8. PUBLIC HEARINGS

A. Appeal of Planning Commission Approval of Application No. 2021-0037 for a Single Family Design Review (SFDR) and Tree Removal Permit at 1513 Folger Drive (CEQA Exemption: Section 15301)

Recommendation: Adopt a resolution either (1) approving Application No. 2021-0037 for the Single Family Design Review (SFDR) and Tree Removal Permit for 1513 Folger Drive

(staff's recommendation) or (2) denying the application.

Attachment(s):

B - Appeal Application
C - Applicant's Site Context and Design Revisions
D - Adopted Resolution
E - Project Plans
F - Neighborhood Outreach Summary
A - Resolution
Staff Report

9. GENERAL BUSINESS

General Business items are considered separately, typically in the order listed. The chair will call for public comment on each item when the body considers the item.

A. Appointment to a Vacant Parks and Recreation Commission Non-Voting Seat

Recommendation: Adopt resolutions appointing one member to a vacant Parks and Recreation Commission non-voting seat and determine appointment period

Attachment(s):

Staff Report
Resolution

B. Affordable Housing Funds Loan Request for 800-803 Belmont Avenue

Recommendation: Adopt a resolution authorizing the City Manager to negotiate and enter into a loan funding agreement with ROEM Development Corporation to provide up to $2.5 million of Belmont affordable housing funds for construction of a 125-unit affordable housing project at 800-803 Belmont Avenue.

Attachment(s):

ROEM Affordable Housing Funding Request - Staff Report.pdf
ROEM Affordable Housing Funding Request - Developer Letter.pdf
ROEM Affordable Housing Funding Request - Resolution.pdf

10. BRIEF VERBAL REPORTS FROM MEMBERS AND STAFF

A. Verbal report from Councilmembers on Intergovernmental (IGR) and Subcommittee Assignments

B. Verbal report from City Manager

11. MATTERS OF INTEREST/CLARIFICATION

Items in this category are for discussion and direction to staff only. However, Council/Board may take final action on an item if there is no need for additional staff analysis.

12. ADJOURNMENT

If you need assistance to participate in this meeting, please contact the City Clerk at (650) 595-7413. The speech and hearing-impaired may call (650) 637-2999 for TDD services. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.
Meeting information can also be accessed via the internet at: www.belmont.gov. All staff reports will be posted to the web in advance of the meeting, and any writings or documents provided to a majority of the City Council/District Board or Commission regarding any item on this agenda will be made available for public inspection in the City Clerk's Office, One Twin Pines Lane, during normal business hours and at the Council Chambers at City Hall, Second Floor, during the meeting.

Meeting Minutes of Special ad Regular Meeting of Belmont City Council and Belmont Fire Protection Board of Directors, Tuesday, March 8, 2022

City Hall, One Twin Pines Lane, Belmont, California
City Council Chambers

CALL TO ORDER 5:30 PM

ATTENDED BY
Councilmembers Lieberman, Stone, Hurt, McCune, Mates (all virtual via Zoom)

ITEMS OF BUSINESS

PUBLIC HEARING
District Elections Map, At-Large Mayor, and Sequence of Elections
City Attorney Rennie provided a background of the districting process as related to the City of Belmont. He explained that the City received a letter on July 30, 2021 from attorney Kevin Shankman representing the Southwest Voter Education Registration Project and its members alleging that the City's method of electing at-large councilmembers violates the California Voting Rights Act (CVRA). He noted that under the CVRA a plaintiff establishes that the at-large election method results in racially polarized voting and impairs the ability of a protected class to elect or affect the election of their preferred candidate. He noted that the cases are difficult to defend, and no city has been successful in litigating the cases and are required to pay exorbitant attorney fees.

He briefly summarized the timeline of moving from at-large to district elections. He noted that the districting process needs to be complete by April 12, 2022 as obligated by Mr. Shenkman's suit. He explained that the San Mateo Registrar of Voters requires receipt of the adopted maps by April 18th.

Mr. Rennie explained that the Council held numerous public meetings and has before them draft maps to select a final map which will establish council election districts. He further explained that the council should determine the term of the elected mayor and whether the first mayoral election is in November 2022 or 2024, and which district seats will be up for election in November 2022 and 2024.

Mr. Chaffee, City Demographer, Redistricting Partners, provided an overview of the districting principles for Council consideration while determining Belmont's districts. He stated that community participation resulted in over fifty map submissions with common community interests. He presented the draft maps and explained that the final map requires a seven-day public inspection before the final vote. He noted that the final map may not be amended and due to the timeline, a final map should be agreed on at tonight's meeting.

Council Discussion ensued regarding selection of the final map.

Councilmember McCune stated his support for a map that retains the eastern Belmont neighborhoods together and the northern portion of El Camino Real (ECR) be included in the portion of the map designated as "C".

Councilmember Stone voiced support for the eastern and western portions of ECR to remain in the same district, he noted that the areas face similar traffic, construction and development concerns that make them a Community of Interest (COI). He noted that census and precinct blocks may not be divided.

Councilmember Hurt stated support for east and west ECR to remain in the same district and concurs with Councilmember Stone. She stated caution in dividing smaller streets into different district.

Councilmember Lieberman stated that he did not have a strong preference for any one map and is open to further discussion and public input.

Councilmember Mates stated support for keeping the open space and central portions of the city together as well as the Carlmont commercial and Barrett and NDNU areas within the same boundaries.

Mayor Mates invited comments from the public.

A number of members of the public provided comments on the draft maps.

Mayor Mates closed the public hearing for the special meeting session portion of the discussion.

City Attorney Rennie clarified rank choice voting stating that it is not a system of voting that a general law city may utilize.

ADJOURNMENT 7:03 PM

CALL TO ORDER 7:04 PM

ROLL CALL
COUNCILMEMBERS PRESENT: Lieberman, Stone, Hurt, McCune, Mates

PLEDGE OF ALLEGIANCE
Led by Mayor Mates

REPORT FROM CLOSED SESSION
No Closed Session is on this agenda.

SPECIAL PRESENTATIONS
Introduction to Information Technology (IT) Strategic Plan
Information Technology Director Jones presented an overview of the 3-to-5-year IT strategic plan development and proposed implementation phases. He noted that projects are driven by immediate business needs, hardware lifecycle and industry standards and best practices. He noted completed initiatives from the 2015 plan and provided an overview of up coming projects.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA
Terri Cook, Belmont Park Boosters, announced the upcoming concert series she noted that volunteers are needed.

Karen Shane, Belmont resident, commented on cyber security.

COUNCILMEMBER ANNOUNCEMENTS

Councilmember Liberman commented on cyber security.

Councilmember Hurt and Stone invited the public to the Black History event at the Domini Haskins Museum

Councilmember Stone commented on the *Bloody Sunday* event he attended. He announced the upcoming Rotary Lobster Feed in April.

Mayor Mates announced the ongoing Parks and Recreation Youth Commission recruitment, she announced the State of the City Address tomorrow, and announced the Belmont PD's antibullying campaign.

CONSENT BUSINESS

Resolution 2022-015 (1) finding that as a result of the COVID-19 statewide emergency, meeting in person would present imminent risks to the health or safety of attendees of council and citizen advisory body meetings, and that state and local officials continue to recommend measures to promote social distancing, and (2) directing the Council's Citizen Advisory Bodies to make consistent findings

Motion to received **January 2022 Financial Report**

Motion to receive report on the **Ralston Avenue Corridor Improvement Project Segment 3**

Resolution 2022-016 authorizing the city manager to execute a Service Agreement with restoration design group to Implement the Twin Pines Park Belmont Creek Restoration Project

Resolution 2022-017 authorizing the city manager to execute a Service Agreement with craft water engineering to Implement the Twin Pines Park Storm Water Detention Basin Project

In response to Councilmember Stones' question City Manager Oskoui stated that in person meetings will resume in April.

In response to Councilmember Stone Public Works Director Brown stated that eastbound class 2 bike lanes end near South Road due to the narrowing of the road and cyclists are directed thru Twin Pines Park.

In response to Councilmember Lieberman Public Works Director Brown explained that 20 percent of the $3 million dollars to implement the Twin Pines Park Storm Water Detention Basin Project will be funded by Belmont and remaining from outside grants including San Mateo County and City of San Carlos.

ACTION: On a motion made by Councilmember Stone and seconded by Councilmember Hurt the Consent Business items were unanimously approved by a roll call vote. (5-0)

PUBLIC HEARINGS

NOTE: The regular meeting recessed at 7:30 p.m. to resume the Special Meeting public hearing on District Elections Map, At-Large Mayor and Sequence of Elections.

City Attorney Rennie provided a background of the districting process as related to the City of Belmont. He briefly summarized the timeline and staff recommendations for completing the process. He noted that the Council is asked to:

- Select a map establishing council districts after presentation for a seven day public review
- Decide on the term of the at-large Mayor and whether the first mayoral election is in November 2022 or 2024 and provide public comment period
- Decide which district seats will be up for election in November 2022 and 2024
- Introduce an ordinance establishing a by-district system of electing four members of the City Council and an at-large Mayor

In response to Councilmember Lieberman Mr. Rennie stated that incumbency cannot be a consideration in drawing districts. He noted that the districting process also cannot shorten the current length of an office holder.

Mayor mates reopened the public hearing a number of individuals came forward to speak on the proposed draft maps and selection of mayor.

Council discussion ensued regarding the four districts and at-large Mayor. Council concurred that the current council is configuring the position and districts to best benefit Belmont.

Council engaged in a discussion to create a final draft map.

City Attorney Rennie stated that in order to meet the time obligation for adoption of a final map Council can define options for publishing and chose a final map at the consecutive meeting, he further explained that no changes can be made to the drafts before adoption. He also explained that sequencing of districts for election and mayor at large will need to be decided at the consecutive meeting and prior to April 12th.

Council concurred to publish draft maps numbered 1 and 2 with four alpha districts.

Council discussion ensued regarding the term of the at large mayor.

Council concurred on a 2-year mayoral term. City Attorney stated that the remaining determinizations are selection of the final map, sequence of district elections and at large mayor.

ACTION: On a motion made by Mayor Mates and seconded by Councilmember Stone an ordinance changing the method of electing residents to the city council from at-large to by-district with an elected mayor was introduced by a roll call vote. (5-0)

GENERAL BUSINESS

Housing Preference Policy for Affordable Housing Units

Community Development Director de Melo stated that the City continues to invest Affordable Housing Funds in the development of new affordable housing units, he noted that during the Firehouse Square entitlement process the City Council expressed an interest in creating a local live-work housing preference policy for City sponsored units.

He defined the Live-Work policy stating that it offers application priority to income-qualifying residents who either live or work in the housing area and must be structured to not to have any disparate or discriminatory impacts on a protected class of people.

He defined two Belmont goals that would be supported by a live-work preference policy: mitigate the impacts of displacement on lower income households and reduce vehicle miles travelled (VTM) and greenhouse gas emissions.

In response to Councilmember Hurt Community Development Director de Melo stated that the focus of the Live-Work policy is on emissions rather natural disaster displacement.

In response to Councilmember Lieberman Mr. de Melo stated that offering a housing preference to family members of Belmont residents not living or working in Belmont does not achieve the goals of the policy. City Attorney Rennie clarified that not working or living in Belmont would expand the nature of the preference in a way that has not yet been researched and may exasperate the disparate impact.

Mayor Mates opened the item for public comment. Two members of the public provided comments one being inaudible.

ACTION: On motion made by Councilmember Stone and seconded by Councilmember McCune **Resolution 2022- 017-A** adopting a housing preference policy that prioritizes households living or working in San Mateo County was unanimously approved by a roll call vote. (5-0).

Annual Transportation and Mobility Update

Public Works Associate Engineer Wada presented the annual transportation and mobility update for Parking, Traffic and Pedestrian Safety Improvements. She noted that infrastructure and mobility is one of the five Council Strategic focus areas and highlighted that education, enforcement and engineering are benchmarks in finding solutions for traffic. She briefly described the 2021 Parking Traffic and Safety Committee (PTSC) improvements and major pavement and road reconstruction projects. She provided a look ahead.

ACTION: On a motion made by Councilmember Stone and Seconded by Councilmember McCune the meeting was extended by 30 minutes to 10:30 pm.

BRIEF VERBAL REPORTS FROM MEMBERS AND STAFF

Verbal report from Councilmembers on Intergovernmental (IGR) and Subcommittee Assignments

None

Verbal report from City Manager

City Manager Oskoui announce Mayor's Sate of the City to be held the following day at noon.

MATTERS OF INTEREST/CLARIFICATION

Appointment to City Commissions

Councilmembers commented regarding the caliber of applicants and provided their thought process in their decision making.

ACTION: On a motion made by Councilmember Stone and Seconded by Councilmember Hurt the following resolutions were unanimously adopted by a roll call vote:

> **Resolution 2022-018** appointing Brian Kulich and Rocsana Enriquez to the Planning Commission term ending in 2025
> **Resolution 2022-0019** appointing Austin Lee, Karl Mittelstadt, James Simmons, to the Parks and Recreation Commission term ending in 2024

ADJOURNMENT at this time being 10:45 PM in honor of the people of Ukraine fighting the invasion of Russia.

Jozi Plut, CMC
City Clerk

DRAFT

Meeting Minutes of the Special and Regular Meeting of April 26, 2022 of the Belmont City Council and Belmont Fire protection District
City Council Chambers, City Hall, One Twin Pines Lane, Belmont, California

CALL TO ORDER: 5:45 PM
ATTENDED BY: Councilmembers Lieberman (via Zoom), Stone, Hurt, McCune, Mates

CLOSED SESSION
Mayor Mates opened public comment no member of the public came forward to speak.

1. **Conference with Conference with Labor Negotiators (Govt Code Section 54957.6)** Agency designated representatives: Afshin Oskoui, City Manager; Employee organization: Mid-Management Confidential Employees Association (MMCEA)

ADJOURNMENT at this time being 6:10 pm

STUDY SESSION
CALL TO ORDER 6:15 pm
ATTENDED BY: Councilmembers Lieberman (via Zoom), Stone, Hurt, McCune, Mates

Housing Element 2023-2030 Review of Draft Housing Opportunity Sites, Fair Housing Assessment, and Draft Programs
Diana Elrod, City Consultant provided an overview of the 1968 Fair Housing Act, noting that it was designed to prohibit discrimination concerning the sale and financing of housing. She also provided an overview of the 218 Assembly Bill 686 defined as Affirmatively Furthering Fair Housing (AFFH). She outlined the AFFH public input and reaching underrepresented groups are requirements and explained how Belmont is meeting the requirements.

Ms. Elrod stated that Belmont struggles to provide housing affordability She provided feedback from a Belmont AFFH survey noting the top housing challenges being affordability, home or apartment too small for entire family and retaliation concerns when requesting repairs. She further noted top neighborhood challenges including lack of sidewalks, walking areas and access to public transit.

Ms. Elrod outlined the AFFH goals, polices, and actions. She stated that The Housing Element must include programs and policies that support development of new housing units across all income levels.

Ms. Rose provided an overview of Reginal Housing Needs Assessment (RHNA) activity in Belmont noting that Belmont is experiencing a development activity uptick, she noted that the Belmont RHNA requirement is 468 and currently 508 units received building permits. She further noted that ADU's are considered moderate income housing and about ten are approved per year in Belmont. She noted that more housing is needed outlined potential future sites. Ms. Rose outlined the next steps noting upcoming meetings and anticipated Planning Commission Study Session.

Council concurred that Belmont is on the right track. Council concurred that further progress is needed including increasing housing choices for homebuyers and renters of all income levels is necessary.

ADJOURNMENT at this time being 7:00 pm

Jozi Plut
City Clerk

CALL TO ORDER: 7:03 PM

ROLL CALL
COUNCILMEMBERS PRESENT: Stone, Lieberman (via Zoom), Hurt, McCune, Mates

PLEDGE OF ALLEGIANCE
Led by Mayor Mates

REPORT FROM CLOSED SESSION
City Attorney Rennie stated that there are no reportable actions from the previously held closed session.

SPECIAL PRESENTATIONS
Proclamation Celebrating April 29th as Arbor Day
Mayor Mates read the proclamation.

Earth Day Art Contest Participation Acknowledgment
Mayor Mates presented certificates to participants of the children's poster art contest; Elena Woo, Emily Shagong, Lila Ree Sammy Kate Balster, Sofie Khandelwal (winner of the contest)

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA
Shelly Patel, commented in support on cannabis retail Belmont.

COUNCILMEMBER ANNOUNCEMENTS
Mayor Mates announced that she attended the School Force Celebrate the Music event and thanked all involved.

Councilmember Stone concurred with Mayor Mates and invited the public to consider volunteering for the event next year. He recognized the Parks and Recreation Egg Adventure Event and the Public Works Earth Day event.

Councilmember Hurt stated that she moderated a San Mateo County event to end homelessness and invited the public to watch the event on the San Mateo County website.

Mayor Mates announced the upcoming Slice House Pizza restaurant grand opening event.

CONSENT BUSINESS

Approve Minutes of the Special and Regular Meeting Oct 12, 2022 Minutes of the Special and Regular Meeting October 26, 2022 Minutes of the Special Meeting Nov. 2, 2022 Minutes of the Special and Regular Meeting Nov. 9, 2022

Approve Monthly Financial Reports March 2022

Ordinance 2022-1164 codifying District-Based Elections established by Ordinance No 2022-1162, establishing the sequence of Councilmember elections by-Districts, setting the term and initial election date for the elective Mayor, and reorganizing the city Code to incorporate the change in method of Council elections

Resolution 2022-029 directing the city manager to establish a new 2-year pilot program allowing dogs off-leash at Barrett Community Center with reduced hours

Resolution 2022-030 Summarily Vacating A 5-Foot Sanitary Sewer Construction and Maintenance Easement Across a Portion of Lot 29 And Lot 28, Block 121 In The Belmont Country Club Properties Subdivision No. 10 (3700 Naughton Avenue)

Resolution 2022-031 Authorizing the City Manager to Enter Into a Cost Sharing Agreement With CP VII 815 Belmont Llc (Developer) For The Replacement of the Sewer Main Along Hiller Street in the Amount of $1,671,279.

Resolution 2022-032 authorizing an amendment to the City's agreement with Bertrand, Fox, Elliot, Osman and Wenzel for legal services and the procurement of legal services at the rates set forth in the attachment to the resolution

Comments on Consent items:

Councilmember Hurt suggested expanding to other areas beside Barrett and Cipriani for off-leash use.

Parks and Recreation Director Shearer stated that an area of Twin Pines Park is begin assessed for off leash use.

Councilmember Stone stated the proposed area is not ideal due to automobile traffic.

Public Comment

Ruth Marinshaw, commented in support of Barrett of-leash use.
Jessie, commented in support of Barret of-leash use.
Email correspondence received regarding council minutes.

City Attorney read the title of **Ordinance 2022-1164** codifying District-Based Elections established by Ordinance No 2022-1162, establishing the sequence of Councilmember elections by-Districts, setting the term and initial election date for the elective Mayor, and reorganizing the city Code to incorporate the change in method of Council elections;

ACTION: On a motion made by Councilmember Stone, seconded by Council member Hurt the consent business was unanimously approved as amended by a roll call vote. (5-0)

ITEMS REMOVED FROM THE CONSENT BUSINESS FOR SEPARATE CONSIDERATION

Resolution Establishing A Volunteer Position Of City Historian And Appointing Karl Mittelstadt To Serve As The First City Historian For Belmont For A 3-Year Term

Councilmember Lieberman stated that he supports consideration naming Denny Lawhern as honorary historian.

Council concurred with the suggested honorable mention.

City Attorney Rennie stated staff will amend the resolution for Council consideration at a subsequent meeting.

Councilmembers Hurt suggested language change in the resolution from Native American to Indigenous People and requested that the item returns on a portion of the agenda for deliberation.

Email correspondence was received regarding council minutes and City Historian.

PUBLIC HEARINGS (None)

GENERAL BUSINESS

Introduction of Age-Friendly City Initiative and Establishment of Task Force

Parks and Recreation Director Shearer stated that the City is seeking designation as an Age-Friendly City, she noted that the designation demonstrates to the community and commits the City to implement improvements to quality of life of the aging population. She noted that the City is seeking participants for upcoming focus groups.

Cynthia Nakayama, Deputy Director, Center for Age Friendly Excellence (CAFE) provided an overview of San Mateo County age friendly efforts of age friendly cities and communities. She explained that the groups initiative is to create healthy, active, sustainable and engaged intergenerational communities.

In response to Councilmember McCune, Ms. Nakayama stated that there is no guarantee for additional funding to Cities as a result of adopting the Age-Friendly City Initiative.

ACTION: On a motion made by Councilmember Stone and seconded by Councilmember Hurt **Resolution 2022- 033** to accept the Center for Age-Friendly Excellence's assistance in applying for the Age-Friendly Communities certification under the AARP/World Health Organization's Network of Age-Friendly Communities and establishing an Age-Friendly Communities Task Force to assist staff in overseeing the process was approved by a role call vote. (5-0)

Return to Fully Virtual Meetings May

City Attorney Rennie stated that Council can provide direction on continuing conducting in person meeting or returning to virtual only. He noted that there are indicators in the County that the emerging COVID variant B2A may create another potential outbreak.

Council discussion ensued.

In response to Councilmember McCune, City Attorney Rennie stated that justifying teleconferencing is viable if an imminent hazard is identified to attendees or if state and local officials continue to promote physical distancing as a COVID prevention strategy.

Public Comment
Ruth Marinshaw commented in support of continuation public participation meetings in public and virtual form.

Council concurred to amend the resolution to continue meeting in a hybrid format allowing for in person and virtual opportunities for staff and public participation.

Resolution language amended in section 1: The Council has examined the circumstances of the state of emergency and finds that the state and local officials currently recommend measures to promote social distancing.

ACTION: On a motion made by Councilmember McCune and seconded by Councilmember Stone **Resolution 2022-034** Finding That as A Result of The Covid-19 Statewide Emergency, That State And Local Officials Continue To Recommend Measures To Promote Social Distancing, And Directing The Council's Citizen Advisory Bodies To Make Consistent Findings was unanimously approved as amended by a roll call vote. (5-0)

Energy Reach /EV Infrastructure Code Amendments
Community Development Director de Melo noted that the Council last considered the item in February of 2022 and provided language changes to staff to incorporate into the ordinance. He briefly defined Rach Codes noting that reach codes are local enhancements to state building code which cities adopt as part of the State's 3-year building cycle. He explained the collaboration with Peninsula Clean Energy (PCE) initiative aimed at improved economic and energy performance for new construction. He further noted that the Reach Codes address building electrification reducing use of natural and increased electric vehicle (EV) charging readiness.

He provided a review on the Energy Reach & EV Infrastructure code amendments which would require new multifamily and commercial buildings to be all- electric with some exceptions, require all exempted appliances have electrical pre-wiring to accommodate a future electric appliance, and require all new Single-Family Dwellings (SFD) be all-electric. He noted exemptions for pharmaceuticals and medical labs that must use flame; restaurant and hotel banquet kitchens that use certain type of cooking; can use fuel/gas for commercial drying; and commercial buildings where infeasible or economically unjustifiable. He identified the EV infrastructure recommendations for residential and non-residential and office and non-office bildings.

Council discussion ensued.

Mayor Mates opened the public hearing.

Public Comments in support of adoption of Reach Codes provided by
Diane Bailey, Terry Nagel

Email comments received
Jennifer Hennings

Mayor Mates closed the public hearing.

Councilmember McCune stated support for electric vehicle charging and certain types of appliances. He noted concerns with the economics of the all-electric buildings. He expressed concern with the financial analysis and assumptions provided. He expressed concern with not allowing exemptions for affordable housing. He expressed concern with safety and reliability with all electric homes in regard to the possibility of lengthy outages. He stated concern with regulation he noted that the state process is sufficient over by city regulation. He does not support Belmont becoming an early adopter of technologies that are not mainstream.

Councilmember Hurt stated support for acting aggressively toward a zero-emission future.

Councilmember Stone stated that hard actions are necessary.

Councilmember Lieberman concurred with concerns that not providing exemptions to affordable housing and the PG&E cost structure that will follow.

ACTION: On a motion made by Councilmember Hurt and seconded by Councilmember Stone Council made Express Findings That Modifications to the 2019 California Green Building Standards Code by Reference as Amended with Local Reach Energy Standards are Reasonably Necessary Due to Local Conditions by a roll call vote. (4-1)

Refinancing of Sewer Treatment Facility Revenue Bonds, Series 2009A

Finance Director Castaneda stated that the city continually monitors sewer treatment facility revenues to ensure that they are sufficient for debt serves payments and obligations to Silicon Valley Clean Water. She noted that the charge became effective in 2011 and no increases were made to the charge. She explained the repayment model and noted that in FY 2028 the City is scheduled to make more payments and explained that the refinancing of the bonds will effectually assist in the repayment. She noted that in doing so the City will save in total of 3.5 million dollars in debt service.

City Consultant Jaime Trejo, PFM, Financial Advisors, outlined the debt service funding strategy. He stated that under current assumptions, sewer treatment facility revenues are projected to be sufficient for at least the next five fiscal years. He explained that in FY 2027-28, net sewer treatment facility revenues are conservatively projected to be less than the projected annual debt service on the City's sewer treatment facility debt. City staff and its financial advisor identified opportunities in the City's debt profile to lower debt service payments by refunding outstanding 2009A debt and contribute available reserves to the defeasement on the 2009A bonds. He stated that refunding will postpone the need to raise sewer treatment facility charges keeping sewer treatment facility charges at their current levels through 2034. He noted that City staff and its financial advisor will monitor opportunities in the City's debt profile to lower debt service payments.

Recess to JPFA Meeting: 9:50 pm
Reconvene City Council meeting 9:51 pm

ACTION: on a motion made by Councilmember Stone and seconded by Councilmember Hurt **Resolution 2022- 035** Appropriating $913,100 of Available Fund Balance in The Sewer Facility Treatment Fund Toward Refinancing of an Outstanding Installment Payment Obligation Payable from Sewer Treatment Facility Revenues and Related Bonds of the Belmont Joint Powers Financing Authority and,

Resolution 2022-036 Approving a Refinancing of an Outstanding Installment Payment Obligation Payable from Sewer Treatment Facility Revenues and Related Bonds of the Belmont Joint Powers Financing Authority, Approving an Installment Purchase Agreement and Other Financing Documents, and Authorizing Related Actions were approved by roll call vote. (5-0)

Military Equipment Policy

Police Chief Stenquist provided a review Belmont Police Department - Draft Military Equipment Policy 710 he explained that on January 1, 2022 AB 481 (Military Equipment Use Law) became law intending to provide safeguards for the public around the use of military equipment within the community. He explained that the department has equipment which falls under the AB 481 definition of military equipment and stated that the Belmont Police Department does not posse or has requested any military equipment Granted by the Department of Defense. He noted that equipment shared regionally or by county was included in the Belmont policy for transparency. He outlined the law and explained that the department will report annually on all equipment it poses.

In response to Council questions Chief Stenquist stated that Council approval is required if the department will purchase such equipment. He noted that bomb defusing equipment and drones used to conduct missing person is considered military equipment under this law.

Public Comment provided by
Deborah Leschyn, commented in opposition to the military equipment policy
Nancy Rabe, commented on transparency

Council Concluded the discussion

BRIEF VERBAL REPORTS FROM MEMBERS AND STAFF

Verbal report from Councilmembers on Intergovernmental (IGR) and Subcommittee Assignments

Councilmembers reported on their assignments.
Councilmember Stone commented the Police Department immediate and structured response on the recent shooting near Carlmont Hight School

Verbal report from City Manager

City Manager Oskoui announced a working group meeting for the Alameda Corridor Project (4 Corners) He alerted the community to the various construction cities in the city. Scholarships and

grant opportunities available through Belmont Parks. He announced that Public Works/Community Development administrative assistant was honored with an Leadership Award from the American Public Works Association (APWA) for her work with Environmental Sustainability Programs.

MATTERS OF INTEREST/CLARIFICATION

None

ADJOURNMENT at this time being 10:20 pm in memory of Steven Nelson, Belmont Sports Leader and volunteer and longtime community member Diana Proser.

Jozi Plut, CMC
City Clerk

DRAFT

Meeting Minutes of Special and Regular Meetings of May 10, 2022
City Hall, One Twin Pines Lane, Belmont, California

STUDY SESSION

CALL TO ORDER 6:30 pm

ATTENDED BY: Councilmembers Stone, Hurt (virtual participants) Lieberman, McCune, Mates (in person)

STUDY SESSION

Business License Tax Modernization & Transient Occupancy Tax Update
Housing and Economic Development Manager Rose provided an update on the proposed rates and fiscal impacts of the Business License Tax (BLT) Modernization and Transient Occupancy Tax (TOT). She explained that the efforts to modernize the structure of the BLT commenced in November of 2020 and staff is seeking final Council direction ahead of an ordinance and ballot measure. She outlined key principles from business focus groups and noted the proposed tax rate categories and business types. She noted that the proposed tax structure would be equitable across all business types and would eliminate the flat rate.

Ms. Rose outlined estimated TOT tax revenues from a current 12% tax rate to 14%. She noted that the pandemic continues to play a role on recovery relating to the travel industry. She explained that an increase in TOT is forecasted to bring the City to its pre-pracademic levels. She explained that the tax is locally-controlled and all funds generated would be deposited into the City's general fund for unrestricted general revenue purposes.

Council discussion ensued. Councilmembers Lieberman, McCune and Stone stated that they hold Belmont Business Licenses and noted that after conferring with the City Attorney Rennie it was determined that they are not required to be recused from the discussion.

Council concurred to support the tax modernization updates.

Mayor Mates opened the item for public comment no member of the public came forward.

Adjournment at this time being 7:00 pm

Jozi Plut, CMC
City Clerk

CALL TO ORDER 7:00 pm

ROLL CALL
COUNCILMEMBERS PRESENT: Stone, Hurt (virtual participation), Lieberman, McCune, Mates (in person)

PLEDGE OF ALLEGIANCE
Led by Mayor Mates

REPORT FROM CLOSED SESSION
No closed session on agenda.

SPECIAL PRESENTATIONS

Asian American and Pacific Islander Heritage Month Proclamation
Mayor Mates read the proclamation and presented it to Wayne Lee, San Mateo County API Caucus.

Mr. Lee Thanked the Council for the recognition.

Jewish American Heritage Month Proclamation
Mayor Mates read the proclamation and presented it to Julia Abramson, Jewish Community Relations Council.

Ms. Abramson thanked the Council for the recognition.

National Public Works Week Proclamation
Mayor Mates read the proclamation and presented it to Belmont Public Works Director Peter Brown.

Mr. Brown thanked the Council for the recognition and recognized the Belmont Public Works Department Staff and invited the public

Teacher Appreciation Week Proclamation
Mayor Mates read the proclamation and presented it to Nesbit Elementary School Eight Grade Teacher Chandra McKeon.

Ms. McKeon thanked the Council for the recognition.

National Mental Health Awareness Month Proclamation
Mayor Mates read the proclamation.

Belmont Police Officer Clyde Hussey thanked the Council for recognizing the Belmont Police Department efforts on mental health awareness.

RECESS: 7:20n
RECONVENE 7:25 pm

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA
Giuliano Carlini commented on providing right of way to cyclists on Belmont roads. He thanked Public Works staff for responding to his requests.

Mike Schrader, commented on the closure of the Sutter Health swimming pool.

COUNCILMEMBER ANNOUNCEMENTS

Mayor Mates announced the upcoming Public Works Open House event.

CONSENT BUSINESS

Approved Minutes of 11-23-2021 Special and Regular Meetings,12-13-2021 Special Meeting, 12-14-2021 Special and Regular Meeting Minutes

Resolution 2022-037 authorizing the City Manager to execute an agreement with Duke's Root Control, Inc., for root foaming of sanitary sewer lines for an amount not to exceed $73,000

Resolution 2022-038 authorizing the City Manager to negotiation and execute a Task Order with MNS Engineers, Inc. to provide construction inspection and constructability review services for the 815 Old County Road Sanitary Sewer Main Upgrade Project for an amount not to exceed $197,314

Resolution 2022-039 approving a Permanent Encroachment Agreement to allow building encroachment above the public storm drain easement at Firehouse Square Phase 2 Townhomes Development

Resolution 2022-040 approving final subdivision map, subdivision improvement agreement and maintenance agreement for the Firehouse Square Phase 2 Townhomes Development

Resolution 2022-041 authorizing the City Manager to execute an agreement with Abe Matar ("Broker") for real estate broker services for marketing and sale of three City-owned housing properties, and approving a budget appropriation of $90,000 for commission fees and necessary repair and maintenance work

Resolution 2022-042 Authorizing The City Manager To Execute A Task Order With Pavement Engineering, Inc. To Provide Design, Potholing, Bid Support Services, Construction Support Services And As-Built Drawings For The 2023 Pavement Reconstruction Project For An Amount Not To Exceed $539,200

Email correspondence received on Consent Business items.

ACTION: On a motion made by Councilmember Stone and seconded by Councilmember McCune the consent agenda was unanimously approved by a roll call vote. (5-0)

PUBLIC HEARINGS

800-803 Belmont Avenue Residential Project

Adam Peterson City Contract Planner, MGroup, provided an overview of the project that will replace the existing Bel Mateo Motel . He noted that the project is consistent with the Belmont General Plan and Belmont Zoning Ordinance Development Standards. He noted that the 125-unit project is a 100% affordable low, very-low and extremely-low income residential dwelling. He described the entitlement requests and noted that the environmental documentation is consistent with CEQA requirements. He stated that the Belmont Planning Commission unanimously recommends certification of the EIR with statement of overriding Considerations and MMRP and approval of resolutions for the requested entitlements.

Development Manager Jim Campbell, ROEM Builders, proved a presentation on the architectural design and development of the project. He noted that the project is a specific design for Belmont. He outlined the project benefits including affordability, proximity to transportation and building and grounds sustainability.

Council Discussion ensued regarding elevation of the project and community outreach. Mr. Campbell noted that traffic and parking was a main concern.

Mayor Mates opened the public hearing.

Public Comment provided by
Tana Hutchinson, Lisa Chan, Terry Kuan all commented on traffic and parking concerns.
Mary Morrisey Parden, Belmont Chamber of Commerce commented in support of the project.
Loring De Martini, commented in support of the project.
Girlie Keninger, commented on expectations of the community.

Email Correspondence received from
Judy And Warren McCarthy

Council discussion ensued. In response to Council questions Mr. Campbell stated that the application and selection will be standard and based on income level. He explained that on site resident parking will require registration.

Councilmember McCune stated concern regarding the elevation of the project. He explained that the state mandates are unavoidable. He noted that the three-bedroom unit size is concerning.

Councilmember Lieberman stated concern on the lack of guest parking and the size of units.

Council concurred that the project furthers the City's housing goals and noted that the developer should demonstrate sensitivity to the immediate neighborhood regarding traffic and parking concerns.

In response to Council questions Mr. Peterson, City Contract Planner, MGroup, explained that the that the 26-foot width of surrounding streets will not allow for on street parking. He noted that there are requirements for on street parking at the project location and further explained that Belmont Avenue is a private street and is not a public right-of-way to allow for City improvements.

Planning and Community Development Director de Melo stated that the project will be constructed to the maximum width to extend Belmont Avenue to create two way traffic and sidewalk along the frontage of the property.

ACTION: On a motion made by Councilmember Hurt and Seconded by Councilmember Lieberman **Resolution 2022-043** Adopting a Vesting Tentative Map (VTM) for the 800-803 Belmont Avenue Residential Project; Assessor's Parcel Numbers: 044-172-190 And 044-172-200 (Appl. No. 2020-0020)

Resolution 2022-044 Making all Findings Required Under the California Environmental Quality Act (CEQA), Including a Statement of Overriding Considerations, and Adopting a Mitigation Monitoring and Reporting Program in Accordance With the California Environmental Quality Act (CEQA) for the 800-803 Belmont Avenue Residential Project (Appl. No. 2020-0020)
Resolution 2022-045 Approving A Conditional Use Permit, Design Review, Grading Plan, Tree Permit, Affordable Housing Plan, Density Bonus and Height Increase In Exchange for Specified Public Benefits Under Belmont Zoning Ordinance (BZO) Section 31.4.1(F), Subject To City Council Approval of a Vesting Tentative Map, to Allow For Construction of a 125-Unit Affordable Residential Project on Property Located at 800 – 803 Belmont Avenue; Assessor's Parcel Numbers: 044-172-190 And 044-172-200 (Appl. No. 2020-0020) were approved by a roll call vote (5-0)

RECESS: 8:42 pm
RECONVENE: 8:47 pm

At this time Councilmember Stone logged out of the meeting.

GENERAL BUSINESS
Ralston Corridor Improvement Project - Segment 3 Pavement Rehabilitation
Assistant Public Works Director and City Engineer Barrilleaux provide an update on the project stating that the sidewalks along the corridor are completed including ADA improvements, pedestrian crossing enhancements, accessibility improvements and utility adjustments. He noted that the next steps including pavement work to begin in early summer. He noted that staff identified the need for a more robust treatment for the pavement from that first approved in 2019. He noted that staff recommends the cold in placement process and provided a description of the intended work.

Council discussion ensued.

In response to Council questions Mr. Barrilleaux explained that the proposed treatment would provide a much longer life span of the pavement than the standard slurry seal option.

ACTION: On a motion made by Councilmember Lieberman and Seconded by Councilmember McCune **Resolution 2022-046** authorizing a budget appropriation of $350,000 in available Measure I funds to the Ralston Avenue Corridor Improvement Project Segment 3 #3223 (234-3-730-3223-9030), 2) authorizing the City Manager to execute Change Order Number 9 for $512,000 for the Ralston Corridor Improvements Project - Segment 3, City Contract Number 2020-589, and 3) authorizing the City Manager to execute a Task Order Amendment with MNS Engineers for additional Construction Management services not to exceed $300,000 was approved by a roll call vote (4-0 Stone Absent).

Establishing a City Historian
Parks and Recreation Director Shearer outlined the roles and responsibilities the proposed volunteer City Historian position. She noted that the appointment process could be either by Council or by application in the future. She stated that staff recommends that Denny Lawhern be posthumously appoint as the City's first historian, she noted his work preserving the Belmont

history to be carried forward and established the Belmont Historical Society. She recommended appointing Karl Mittelstadt as the City's second Historian, stating that his dedication and caring forward the Belmont Historical Society and the City's legacy is evident in his years of service to the City.

She requested that the resolution title be amended to reflect Denny Lawhern as the first Historian and appointing Karl Millstadt as the second. She identified other edits including removing reference to Karl Mittelstadt as cofounder of the Belmont Historical Society, added in error.

ACTION: On a motion made by Councilmember McCune and seconded by Councilmember Lieberman **Resolution 2022-047** establishing a volunteer position of City Historian and posthumously appointing Denny Lawhern as Belmont's first Historian and appointing Karl Mittelstadt to serve as the second City Historian for Belmont for a 3-year term was approved by a roll call vote as amended. (4-0 Stone absent)

BRIEF VERBAL REPORTS FROM MEMBERS AND STAFF
Verbal report from Councilmembers on Intergovernmental (IGR) and Subcommittee
Councilmembers reported on their IGR assignments.

Assignments Verbal report from City Manager
City Manager Oskoui announced the collaboration with the Silicon Valley Convention Bureau for Peninsula restaurant week. He announced the upcoming Bike to school day event in collaboration with Carlmont School and City of San Carlos, Movies in the Park is expanding to other parks in the City and take the survey for movie suggestions and pickle ball reservations are required for court availability.

MATTERS OF INTEREST/CLARIFICATION (none)

ADJOURNMENT at this time being 9:12 pm, In Memory of Ivano Pellegrini, General Partner of the Carlmont Shopping Center. To the Belmont Community her was a supporter of small and large business, often assisted community members to establish and thrive in business with solid advice based upon his firsthand knowledge. Ivano was a friend and mentor to many, he contributed so much to the success and economically prosperous areas of Belmont.

Jozi Plut, CMC
City Clerk

DRAFT

CITY OF BELMONT CITY COUNCIL AND BELMONT FIRE PROTECTION DISTRICT BOARD OF DIRECTORS

Minutes of Special Meeting of September 19, 2022 (Youth Commission Interview)

ITEMS OF BUSINESS

CALL TO ORDER 5:15 pm

COUNCILMEMBERS PRESENT: Lieberman, Hurt, Mates (in person)
COUNCILMEMBERS ABSENT: McCune, Stone

GENERAL BUSINESS

Parks and Recreation Youth Commission Interview

Discuss Interview Process
Councilmembers gathered and discussed the interview process.

Interview Candidate for Youth Parks and Recreation Commission
Candidate Edward Kogan was interviewed for one vacant Parks and Recreation Commission non-voting position.

Council concurred to discus an appoint at the next regular Council meeting on September 27, 2022

ADJOURNMENT at this time being 5:55 pm

Jozi Plut, CMC
City Clerk

DRAFT

CITY OF BELMONT

FISCAL YEAR 2023

MONTHLY FINANCIAL REPORT - JULY 31, 2022



HIGHLIGHTS

PERFORMANCE AT A GLANCE REPORT

• General Fund balance increased compared to prior YTD

FUND RECAP AT A GLANCE REPORT

Increasing Fund Balance to PY:

•General Fund
•Development Services
•General Plan Maintenance
•Public Art
•Afforable Housing Successor
•Measure W
•Infrastructure
•Planned Park
• Sewer Treatment
• Fleet and Equipment Management

Decreasing Fund Balance to PY:

• Street Maintenance
• RMRA Street Project
• Street Improvements
• Park Impact
• Storm Drainage

BUDGET VARIANCE REPORT

• Management Discussion & Analysis
• Tax Trends

CASH DISBURSEMENTS & PURCHASE ORDER ACTIVITY REPORT

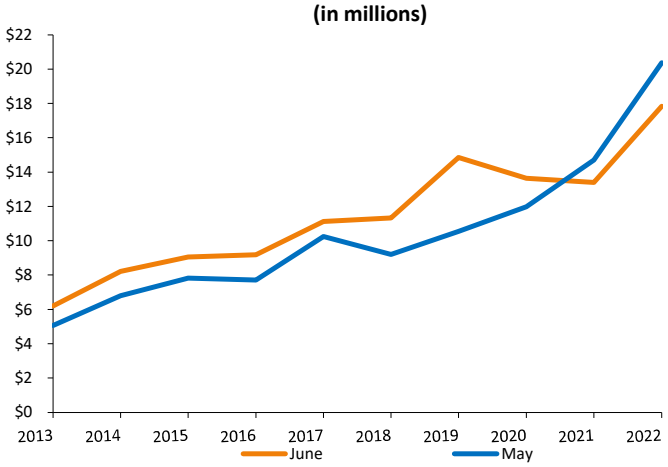
This report contains financial information which has not been reviewed or audited by an independent auditor, does not reflect the application of generally accepted accounting principles in all instances and is subject to future revision. This report has not been prepared with a view to informing an investment decision in any of the City's bonds, notes or other obligations. Any projections, plans or other forward-looking statements included in this report are subject to a variety of uncertainties that could cause any actual plans or results to differ materially from any such statement. The information herein is not intended to be used by investors or potential investors in considering the purchase or sale of the City's bonds, notes or other obligations and investors and potential investors should rely only on information filed by the City on the Municipal Securities Rulemaking Board's Electronic Municipal Market Access System for municipal securities disclosures and website, maintained on the World Wide Web at https://emma.msrb.org/

These financial reports are designed to provide a general overview of the City of Belmont's interim finances. Questions concerning any information provided in these reports should be addressed to financedept@belmont.gov or for additional information regarding the City's financial activities, including past award winning audited financial statements, transparency efforts and best practices please visit the City at www.belmont.gov.

CALIFORNIA BELMONT

City of Belmont
Performance at a Glance
Results for the Period Ended July 31, 2022
(000's)

General Fund Balance Trend
(in millions)

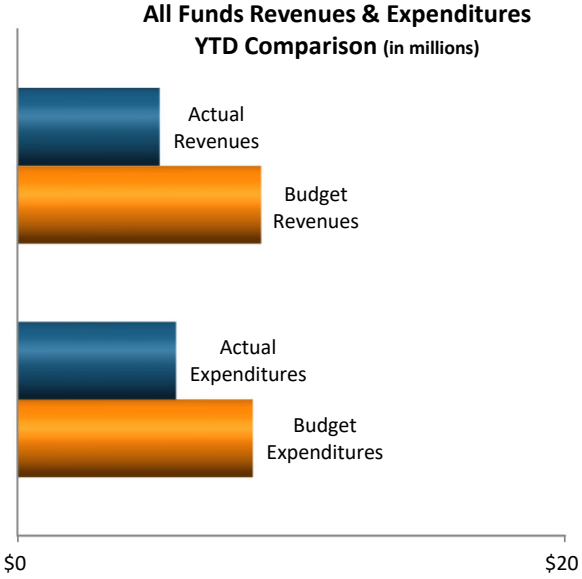


General Fund Balance Trends*

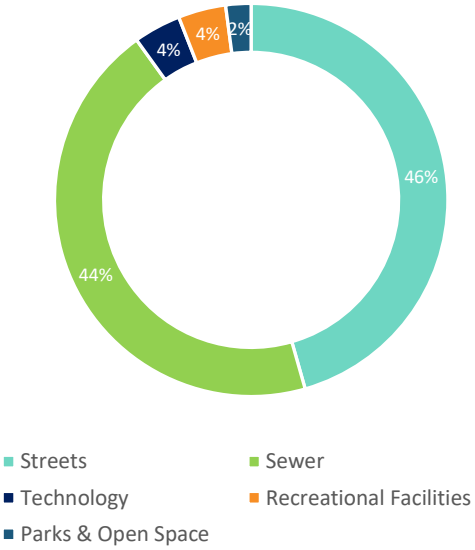
6/30/2013	$6,200	Audited
6/30/2014	$8,204	Audited
6/30/2015	$9,049	Audited
6/30/2016	$9,177	Audited
6/30/2017	$11,128	Audited
6/30/2018	$11,325	Audited
6/30/2019	$14,846	Audited
6/30/2020	$13,637	Audited
6/30/2021	$13,398	Audited
6/30/2022	$17,839	Unaudited
7/31/2022	$20,374	Unaudited

* excludes Measure I

All Funds Revenues & Expenditures
YTD Comparison (in millions)



Capital Improvement Plan



General Fund

The General Fund balance is $20.3 million, a $2.5 million increase compared to amount at the prior fiscal year end. The increase compared to the 6/30/22 balance was primarily due to the receipt of the second and last tranche of one-time $3.2 million in ARPA Federal Coronavirus State and Local Fiscal Recovery Funds.

Fund Balance - YTD Fund Deficits

As shown on the Fund Recap at a Glance (page 3), the Recreation Fund, Supplemental Law Enforcement, Street Maintenance amd Facilities Management Fund have deficits and are expected to be eliminated in a future period.

City of Belmont
Fund Recap at a Glance
Results for the Period Ended July 31, 2022
(000's)

Fund	Fund Name	Unaudited Fund Bal. 06/30/22 (1)	Revenues YTD Budget	YTD Actual (2)	Variance (Under) Over	%	PY YTD Actual	Expenditures YTD Budget	YTD Actual (3)	Variance Under (Over)	%	PY YTD Actual	Unaudited Fund Bal. 07/31/22 (1)+(2)-(3)	PY YTD Fund Bal. 07/31/21
GENERAL FUND														
101	General	*$17,839*	$2,580	$4,246	$1,666	165%	$3,170	$2,359	$1,711	$647	73%	$1,491	***$ 20,374***	*14,700*
102	Measure I	*2,939*	181	(185)	(366)	-102%	(185)	421	17	404	4%	17	***2,738***	*3,578*
SPECIAL REVENUE FUNDS														
205	Recreation	*(0)*	325	47	(278)	14%	20	321	296	24	92%	221	***(250)***	*(201)*
206	Library Maintenance & Operation	*835*	25	0	(25)	0%	0	60	20	40	33%	19	***815***	*944*
207	Athletic Field Maintenance	*375*	8	22	14	292%	5	23	2	20	9%	4	***395***	*378*
208	City Tree	*297*	1	0	(0)	47%	1	6	3	3	51%	2	***295***	*325*
209	Senior Services Donation	*90*	0	0	(0)	15%	0	0	0	0	N/A	0	***90***	*86*
210	Development Services	*1,085*	461	536	75	116%	336	473	357	116	75%	315	***1,264***	*437*
212	General Plan Maintenance	*1,305*	42	276	234	660%	16	86	8	78	9%	0	***1,573***	*754*
223	Belmont Fire Protection District	*16,217*	1,217	385	(832)	32%	(91)	1,026	22	1,004	2%	3,807	***16,580***	*11,510*
225	Police Grants and Donations	*33*	0	0	(0)	0%	0	0	0	(0)	114%	0	***33***	*35*
227	Supplemental Law Enforcement	*0*	15	0	(15)	0%	0	14	13	1	94%	17	***(13)***	*(17)*
231	Street Maintenance	*(1)*	197	11	(186)	6%	64	203	219	(16)	108%	218	***(209)***	*495*
232	RMRA Street Project	*(1)*	50	0	(50)	0%	0	64	2	62	3%	(40)	***(2)***	*394*
233	Measure W	*1,107*	46	(32)	(78)	-70%	(32)	27	0	27	0%	0	***1,075***	*217*
234	Street Improvements	*1,255*	132	131	(2)	99%	28	198	12	186	6%	10	***1,374***	*2,184*
237	Traffic Impact	*200*	68	0	(68)	0%	0	0	0	0	N/A	0	***200***	*0*
239	Public Art	*396*	26	0	(26)	0%	0	0	0	0	N/A	0	***396***	*0*
275	Affordable Housing Successor	*6,468*	358	6	(352)	2%	8	25	3	23	10%	8	***6,471***	*3,688*
277	Inclusionary Housing	*2,452*	66	0	(66)	0%	0	0	0	0	N/A	0	***2,452***	*2,385*
	Total Special Revenue	*32,115*	3,037	1,381	(1,656)	45%	354	2,525	956	1,569	38%	4,581	***32,539***	*23,614*
CAPITAL PROJECT FUNDS														
308	General Facilities	*725*	3	0	(3)	0%	0	31	0	31	1%	1	***725***	*827*
310	Infrastructure	*2,809*	101	0	(101)	0%	0	213	0	213	0%	0	***2,809***	*2,302*
312	Comcast PEG Program	*396*	0	0	(0)	0%	0	10	0	10	0%	0	***396***	*363*
341	Planned Park	*1,989*	117	406	290	348%	0	63	(5)	68	-9%	5	***2,401***	*352*
342	Park Impact	*327*	234	0	(234)	0%	0	97	0	97	0%	0	***327***	*1,397*
343	Open Space	*164*	0	0	(0)	0%	0	4	(11)	15	-289%	1	***175***	*205*
704	Special Assessment Districts	*309*	0	0	(0)	0%	0	0	0	0	N/A	0	***309***	*308*
	Total Capital Projects	*6,719*	456	406	(49)	89%	0	417	(16)	433	-4%	7	***7,141***	*5,754*
DEBT SERVICE & OTHER FUNDS														
406	Library Bond Debt Service	*270*	56	0	(56)	0%	0	57	523	(466)	917%	508	***(253)***	*(241)*
501-505	Sewer Collection System	*25,615*	1,315	308	(1,007)	23%	16	1,342	487	856	36%	1,344	***25,437***	*18,991*
507	Sewer Treatment	*25,992*	263	0	(263)	0%	(0)	356	(248)	604	-70%	1,628	***26,240***	*22,673*
525	Storm Drainage Enterprise	*2,588*	184	63	(121)	34%	3	244	127	117	52%	141	***2,523***	*3,448*
530	Solid Waste Management	*1,767*	46	0	(46)	0%	0	46	42	4	91%	28	***1,725***	*1,554*
570	Worker's Compensation	*1,537*	58	69	11	118%	71	59	614	(555)	1039%	538	***992***	*870*
571	Liability Insurance	*3,387*	59	(1,720)	(1,778)	-2937%	(1,673)	89	454	(365)	510%	380	***1,213***	*1,323*
572	Self Funded Vision	-	0	0	(0)	0%	1	0	(13)	13	-3264%	(15)	***13***	*15*
573	Fleet & Equipment Management	*7,439*	371	370	(2)	100%	423	383	439	(56)	115%	349	***7,369***	*5,905*
574	Facilities Management	*0*	183	144	(39)	79%	129	194	302	(108)	156%	243	***(158)***	*(73)*
575	Benefit Prefunding	*1,081*	123	116	(7)	94%	108	109	404	(295)	370%	106	***793***	*1,441*
775	Successor Agency Trust Fund[1]	*0*	0	0	0	N/A	0	0	0	0	N/A	796	***0***	*(4,226)*
	Total Debt & Other	69,676	2,657	(651)	(3,308)	-24%	(922)	2,881	3,131	(250)	109%	6,046	65,895	51,680
	Total All Funds	**$129,289**	**$8,911**	**$5,198**	**($3,714)**	**58%**	**$2,418**	**$8,602**	**$5,800**	**$2,803**	**67%**	**$12,142**	**$128,686**	**$99,326**

Fund Types:

General Fund - Used to account for and report all financial resources not accounted for and reported in another fund.

Special Revenue Funds - Used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditure for specific purposes other than debt service or capital projects.

Capital Projects Funds - Used to account for and report financial resources that are restricted, committed, or assigned to expenditure for capital outlays, including the acquisition or construction of capital facilities and other capital assets.

Debt Service & Other Funds - Includes funds used to account for and report financial resources that are restricted, committed, or assigned to expenditure for principal and interest; funds used to finance and account for special activities and services performed by a designated department for other departments in the City on a cost reimbursement basis; and funds to account for operations financed and operated in a manner similar to a private business enterprise with the intent that the cost of providing goods and services is primarily financed through user charges; and funds used to account for assets held by the City as an agent.

[1] The Successor Agency Trust Fund is a Fiduciary Fund and is only displayed here for informational and reporting purposes.

City of Belmont
Budget Variance Report
General Fund / All Other Funds
Results for the Period Ended July 31, 2022
(000's)

	General Fund						All Other Funds					
	Year to Date (YTD)				Annual	PY YTD	Year to Date (YTD)				Annual	PY YTD
	Budget	Actual	Variance	%	Budget	Actual	Budget	Actual	Variance	%	Budget	Actual
REVENUES												
Taxes	$1,704	($305)	($2,009)	-18% **a**	$20,449	($333)	$1,573	($217)	($1,790)	-14% **a**	$18,875	($217)
Property Taxes	565	-	(565)		6,780	-	1,206	-	(1,206)	91%	14,476	-
Sales Taxes	345	(250)	(595)	-73%	4,136	(250)	285	(217)	(502)	71%	3,423	(217)
Other Taxes	794	(55)	(849)	-7%	9,533	(83)	81	-	(81)	99%	977	-
Licenses and permits	94	49	(45)	52%	1,124	4	155	367	212	237%	1,858	214
Intergovernmental	290	3,246	2,956	1118%	3,486	3,239	353	15	(339)	4% **c**	4,240	36
Charge for services	372	268	(104)	72% **b**	4,464	209	3,323	1,741	(1,581)	52% **b**	39,874	990
Fines and forfeits	14	1	(13)	5%	165	1	-	-	-	N/A	-	-
Use of money and property	78	987	908	1262%	938	46	44	528	484	1188%	534	10
Miscellaneous	28	0	(28)	1%	337	3	16	(1,483)	(1,499)	-8997% **d**	198	(1,786)
Other financing sources	-	-	-	N/A	-	-	326	-	(326)	**e**	3,910	-
Operating transfers in	-	-	-	N/A	-	-	540	-	(540)	**f**	6,483	-
Total Revenues	**2,580**	**4,246**	**1,666**	**165%**	**30,963**	**3,170**	**6,331**	**951**	**(5,380)**	**15%**	**75,973**	**(752)**
EXPENDITURES												
General government	584	439	(146)	75%	7,013	335	655	1,904	1,248	291% **g**	7,863	1,363
Public safety	1,222	1,132	(90)	93%	14,658	1,039	1,041	35	(1,005)	3%	12,486	3,825
Streets and utilities	-	-	-	N/A	-	-	2,732	889	(1,843)	33%	32,779	1,754
Culture and recreation	185	141	(43)	76%	2,214	118	675	622	(54)	92%	8,101	507
Urban redevelopment	-	-	-	N/A	-		420	240	(180)	57%	5,043	241
Debt service	-	-	-	N/A	-	-	549	399	(150)	73%	6,589	2,962
Operating transfer out	368	-	(368)		4,420		172	-	(172)		2,063	
Total Expenditures	**2,359**	**1,711**	**(647)**	**73%**	**28,306**	**1,491**	**6,244**	**4,088**	**(2,155)**	**65%**	**74,924**	**10,651**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	**$221**	**$2,535**			**$2,657**	**$1,679**	**$87**	**($3,137)**	**($7,535)**		**$1,048**	**($11,403)**

Management Discussion and Analysis

(Items with unfavorable budget variance more than $0.1 million)

General Fund:

Revenues

a) Taxes - The budget variance is primarily due to the timing of semi-annual property tax receipts received in December and April. In addition, the majority of Sales Tax and Transisent Occupancy Taxes received in July are related to June activities, which are subject to an accounting adjustment.

b) Charges for Services - The Sewer Use Fee (Collection & Treatment) is included as part of the City's Property Tax bill to be received semi-annually, typically in April and December.

Other Funds

Revenues

c) Intergovernmental - The revenue will be received in a future reporting period and includes activities related to the prior fiscal year, which are subject to accounting adjustment.

d) Miscellaneous – This revenue is subject to an accounting adjustment during the fiscal year closing process related to claims liability.

e) Other Financing Sources - Budgeted for sale of housing capital assets which is anticipated to occur in a subsequent period.

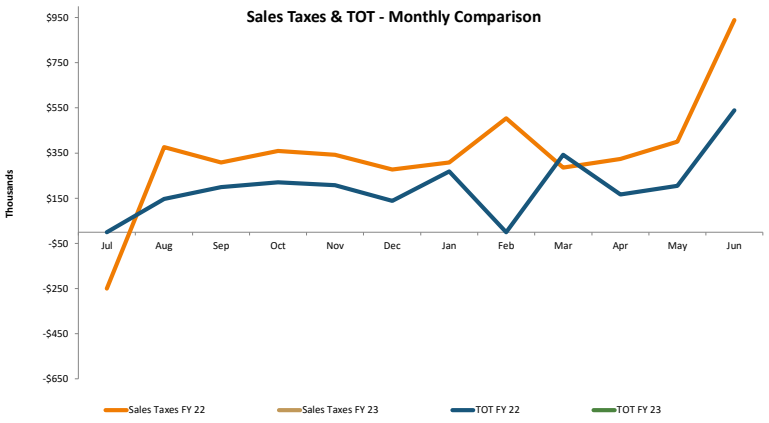
f) Operating Transfers In – The budget assumes operating transfers, which will be recorded at the end of the fiscal year based on actual results.

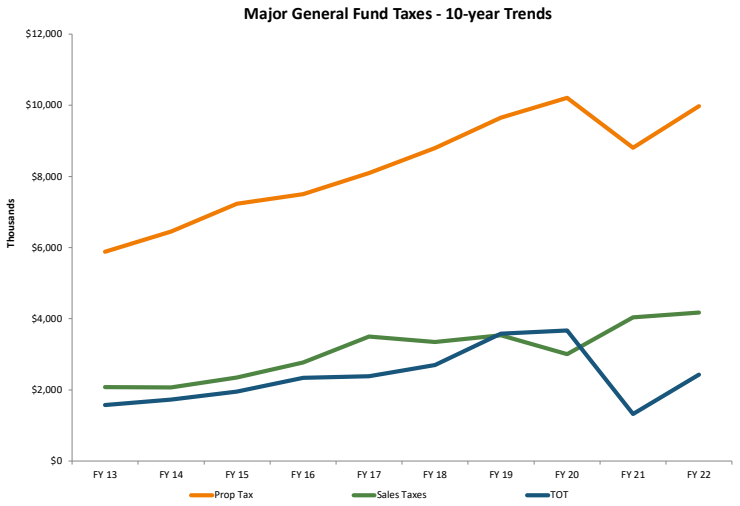
Other Funds

Expenditures

g) General Government - The annual insurance premiums and OPEB contributions were paid in July.

Trends





** July TOT revenues received were for June activities and accrued to the previous FY. July revenues will be received in August.

City of Belmont
Disbursements & Purchase Order Activity Report
Results for the Period Ended July 31, 2022



Disbursements Amounts Equal to $50,000 and Above

Vendor	Description	Date	No.	Amount
AAAA GENERATOR SERVICES	PURCHASE OF 2 PORTABLE GENERATORS	7/15/22	EFT00029152	208,711.93
ADP	PAYROLL 7/9/22 TAXES	7/7/22	DAJ000007562	156,128.34
ADP	PAYROLL 7/23/22 TAXES	7/28/22	DAJ000007566	100,365.24
ALLIANT INSURANCE SERVICES	FY23 POLLUTION LIABILITY INSURANCE PREMIUM	7/8/22	EFT00029144	232,401.59
BNY MELLON	2016 SEWER REVENUE BONDS DEBT SERVICE	7/22/22	DAJ000007523	365,668.32
BNY MELLON	2016 SEWER REFUNDING BONDS DEBT SERVICE	7/22/22	DAJ000007524	636,351.31
BNY MELLON	2004A SPECIAL TAX BONDS (LIBRARY PROJECT) DEBT SERV	7/25/22	DAJ000007519	517,218.53
CALPERS	CERBT CONTRIBUTION	7/1/22	DAJ000007550	112,915.90
CALPERS	COB CONTRIBUTIONS PPE 6/17/22	7/11/22	DAJ000007540	109,885.24
CALPERS	HEALTH PREMIUM	7/12/22	DAJ000007536	160,197.60
CALPERS	COB CONTRIBUTIONS PPE 7/1/22	7/27/22	DAJ000007516	110,790.10
CALPERS	COB UAL PAYMENTS	7/28/22	DAJ000007514	274,984.00
CITY OF BELMONT EMPLOYEES	PAYROLL 7/9/22	7/14/22	DAJ000007563	561,404.67
CITY OF BELMONT EMPLOYEES	PAYROLL 7/23/22	7/28/22	DAJ000007565	431,305.37
DUKE'S ROOT CONTROL, INC.	2022 ROOT FOAMING	7/22/22	1202924	72,568.09
EDD	PAYROLL TAXES PPE 7/15/22	7/18/22	DAJ000007530	56,348.89
G. BORTOLOTTO & CO.	2022 COB PAVEMENT REHABILITATION PROJECT	7/8/22	1202871	845,648.05
ICMARC	DEF COMP ACCT#302442	7/6/22	DAJ000007545	50,628.92
ICMARC	DEF COMP ACCT#202442	7/19/22	DAJ000007528	52,967.06
MNS ENGINEERS INC	ECR OCR SS REHABILITATION PROJECT	7/8/22	EFT00029102	152,174.02
O'GRADY PAVING INC.	2020 STREET RECONSTRUCTION PROJECT	7/8/22	EFT00029126	99,460.49
PAVEMENT ENGINEERING INC	2022 PAVEMENT PROJECT - MAY 2022 SERVICES	7/8/22	1202874	98,571.25
PAVEMENT ENGINEERING INC	2022 PAVEMENT PROJECT - JUNE 2022 SERVICES	7/22/22	1202929	66,067.50
PRISM	FY23 PRIMARY WORKERS COMP	7/8/22	EFT00029145	1,023,135.00
SILICON VALLEY CLEAN WATER	AUGUST CONTRIBUTION	7/8/22	EFT00029138	303,292.00
SILICON VALLEY CLEAN WATER	7/22 - 9/22 QTRLY CASH SHARE	7/22/22	EFT00029241	189,402.53
SOFTWARE ONE	MICROSOFT 0365 YEARLY SUBSCRIPTION	7/22/22	EFT00029242	97,943.94

Total Disbursements in Excess of $50,000 $ 7,086,535.88
Total Count 27

Purchase Order Amounts Equal to $50,000 and Above

Vendor	Description	Date	No.	Amount
SOFTWARE ONE	MICROSOFT O365 YEARLY SUBSCRIPTION - YEAR 2 & 3	7/7/22	23 00001	195,887.88
CRAFTWATER ENGINEERING INC	TWIN PINES STORM WATER CAPT	7/7/22	23 00002	913,334.00
PAVEMENT ENGINEERING INC	2023 PAVEMENT PROJECT	7/7/22	23 00003	539,200.00
MNS ENGINEERS INC	HILLER STREET UPGRADE PROJRECT	7/12/22	23 00004	197,314.00
O'GRADY PAVING INC.	2022 COB PAVEMENT PRESERVATION	7/14/22	23 00006	708,488.25
GRANICUS, INC.	GRANICUS SUBSCRIPTION - YEAR 2 & 3	7/19/22	23 00008	129,313.93

Total Purchase Orders Issued in Excess of $50,000 $ 2,683,538.06
Total Count 6

CITY OF BELMONT
TREASURER'S REPORT
July-22

Agency Receipts and Disbursements Summary

	Beginning Balance June 30, 2022	Receipts	Disbursements	Ending Balance July 31, 2022
City of Belmont	$ 97,792,318.83	$ 7,516,720.56	$ (8,427,152.19)	$ 96,881,887.20
Belmont Fire Protection District	14,824,096.49	46,634.29	(5,302.54)	14,865,428.24
Total	**$ 112,616,415.32**	**$ 7,563,354.85**	**$ (8,432,454.73)**	**$ 111,747,315.44**
				-

Balance Summary

	Deposit	Investments	Pool Total
City of Belmont & Belmont Fire Protection District	**$ 3,480,901.97**	**$ 108,266,413.47**	**$ 111,747,315.44**
			-

I certify that this report accurately reflects all investments of City of Belmont and Belmont Fire Protection District, and is in conformance with the adopted Investment Policy mandated by Government Code 53646. Furthermore, I certify to the best of my knowledge, sufficient investment liquidity and anticipated revenues are available to meet the Agency's budgeted expenditure requirement for the next six months.

Respectfully Submitted,

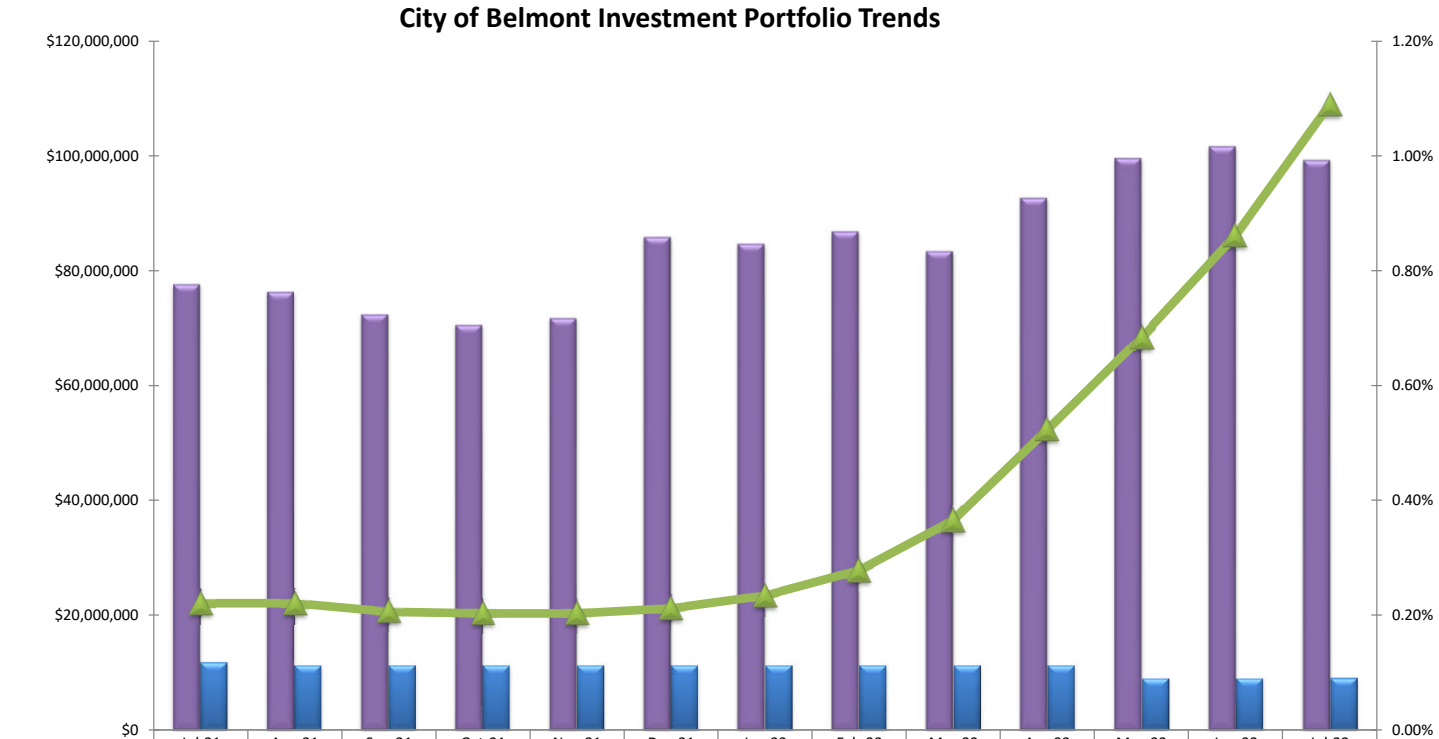
s/b Grace Castaneda

Grace Castaneda
City Treasurer

CITY OF BELMONT
TREASURER'S REPORT
July-22

Investment Detail

Investment Type	Issuer	Maturity Date	Par Amount	Current Market Value	Interest	Total	Investment Period	Rate	Pricing Source	Manager
Deposit										
General Account	Wells Fargo		$ 3,480,901.97	$ 3,480,901.97					Bank	Bank
Investments:										
L.A.I.F.-POOL	State of California	Daily	99,162,851.44	97,886,170.78	90,072.92		90 days	1.090%	LAIF	LAIF
L.A.I.F.-BONDS	State of California	Daily	9,103,562.03	8,986,357.44	8,269.07		90 days	1.090%	LAIF	LAIF
Total			**$ 111,747,315.44**	**$ 110,353,430.19**	**$ 98,341.99**					



	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22
L.A.I.F.-POOL	77,614,409	76,259,409	72,364,409	70,512,716	71,662,716	85,762,716	84,634,892	86,774,892	83,344,892	92,612,365	99,512,365	101,582,365	99,162,851
L.A.I.F.-BONDS	11,818,317	11,328,072	11,328,072	11,335,133	11,335,133	11,335,133	11,341,658	11,341,658	11,341,658	11,350,596	9,084,596	9,084,596	9,103,562
INTEREST RATE	0.221%	0.221%	0.206%	0.203%	0.203%	0.212%	0.234%	0.278%	0.365%	0.523%	0.684%	0.861%	1.090%

STAFF REPORT

Meeting Date:	September 27, 2022
Agency:	City of Belmont
Staff Contact:	Matt Hoang, Public Works, (650) 637-2998, mhoang@belmont.gov
Agenda Title:	3213 Longfellow Drive Permanent Encroachment Agreement (APN: 043-221-070)
Agenda Action:	Resolution

Recommendation

Adopt a resolution approving a Permanent Encroachment Agreement to allow construction of a necessary fence and retaining wall within the public right-of-way fronting 3213 Longfellow Drive (APN: 043-221-070)

Strategic Focus Area

Economic Development and Housing

Background

On August 23, 2019, City staff issued a letter to the property owner of 3213 Longfellow Drive for a site inspection of the exterior retaining walls. Following the inspection, the retaining walls were evaluated to be constructed without a building permit and in violation of the California Building Code, Section 105.1. The property owner was required to apply for a building permit and submit design plans and structural calculations for the unpermitted retaining walls.

On August 31, 2022, the property owner submitted a permanent encroachment application following approval of the building permit. The property owner is required to obtain a permanent encroachment agreement from the Department of Public Works, with approval by the City Council, for the tiered retaining walls and fence to be constructed within the public right-of-way.

Analysis

The Major Encroachment Permit (via an Agreement) is called for in Belmont City Code (BCC) section 22-6 and will clearly define the maintenance of the structure as the property owner's responsibility. BCC Section 22-6 regulates encroachments into the public right-of-way. The Code gives the City Council the sole authority to issue permits for "major or unusual encroachments" that include above-ground structures such as retaining walls, fences, poles, and awnings. This class of encroachment is commonly known as a "permanent encroachment". However, the City retains the right to revoke the permit and require removal if the structure is not being used or if it interferes with planned public improvements. Section 22-6(b) requires the Director of Public Works to review all permanent encroachment applications. If the Director finds the application is in compliance with the BCC, the Director will recommend approval with conditions necessary to protect the health and safety of the public and the City.

The property owner of 3213 Longfellow Drive has submitted a permanent encroachment agreement application to allow encroachment into the right-of-way as shown in Exhibit A attached. Staff has

reviewed the application and found it in compliance with the City Code. The City Council may choose to approve or to conditionally approve the request only if it considers that there is some public benefit for the encroachment. BCC Section 22-7(e)(1) provides examples of acceptable public benefits, such as added off-street parking, or sidewalk, safer sight distance, reduced amount of grading, and replacement or improvement of an existing undesirable physical condition. The proposed encroachment will allow for improved landscape aesthetics and help to reduce site grading with construction of the tiered retaining walls. In accordance with BCC Section 22-6(d), notices were sent to all affected properties within 300 feet of the project location that the City Council would be considering the item.

Alternatives

1. Reject the application
2. Refer back to staff for more information

Attachments

A. Resolution
B. Exhibit A – Site plan showing location of the encroachment

Fiscal Impact

☐ No Fiscal Impact
☒ Funding Source Confirmed: Applicant has paid the appropriate permit fee.

Source:	**Purpose:**	**Public Outreach:**
Staff	Discretionary Action	Other*

Notices sent to all affected properties within 300 feet of the project location.

RESOLUTION NO. 2022 –

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELMONT APPROVING A PERMANENT ENCROACHMENT AGREEMENT TO ALLOW CONSTRUCTION OF FENCE AND RETAINING WALLS IN THE PUBLIC RIGHT-OF-WAY AT 3213 LONGFELLOW DRIVE (APN: 043-221-070)

WHEREAS, the City of Belmont is authorized by Belmont City Code (BCC) Section 22-6 to issue encroachment permits for construction of structures in the public right-of-way; and,

WHEREAS, the property owner of 3213 Longfellow Drive (APN 043-221-070) has applied for a Permanent Encroachment Agreement to allow for construction of fence and retaining wall within the public right-of-way as indicated in Exhibit A; and,

WHEREAS, the proposed encroachment will allow for improved landscape aesthetics and help to reduce site grading with construction of the tiered retaining walls; and,

WHEREAS, the Public Works Director has reviewed the application and determined that the application is in accordance with the requirements of BCC Chapter 22, Section 6(e); and,

WHEREAS, the encroached structure in connection with this agreement shall be constructed in accordance with City standards with the location as shown in Exhibit A.

NOW, THEREFORE, the City Council of the City of Belmont resolves as follows:

SECTION 1. The City Council finds:

(a) There is a public benefit to the encroachments as the encroachment will allow for improved landscape aesthetics and help to reduce site grading with construction of the tiered retaining walls; and,

(b) The encroachment will not unduly restrict the public right of way or public water course for other typical uses; and,

(c) The City will be duly protected from liability for injury to persons and property; and,

(d) The required bonds will guarantee the faithful performance of all conditions and requirements specified in the encroachment agreement.

SECTION 2. Authorizes the City Manager to execute the Permanent Encroachment Agreement on behalf of the City of Belmont.

SECTION 3. Authorizes the City Clerk to file said Agreement with the County Recorder.

SECTION 4. The Permanent Encroachment Permit is approved subject to following

conditions of approval which must be strictly complied with:

(a) The encroached structure shall be constructed according to the approved plans unless otherwise approved by the Director of Public Works and be included as part of the project; and,

(b) The property owners shall be responsible and bear all costs necessary to remove the encroachment in the event the structure is not being used or if it interferes with planned public improvements as determined by the Director of Public Works; and,

(c) The property owners shall be responsible for any restoration required as a consequence of work authorized by the City of Belmont within the public right-of-way; and,

(d) The applicant agrees to begin and complete said improvements to the City's satisfaction within 180 calendar days (or as extended by the Public Works Director) from and after the passage date of this Council Resolution approving this agreement.

* * *

ADOPTED September 27, 2022 by the City of Belmont City Council by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

_____
City Clerk

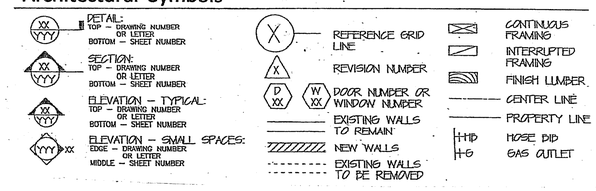
_____
Mayor

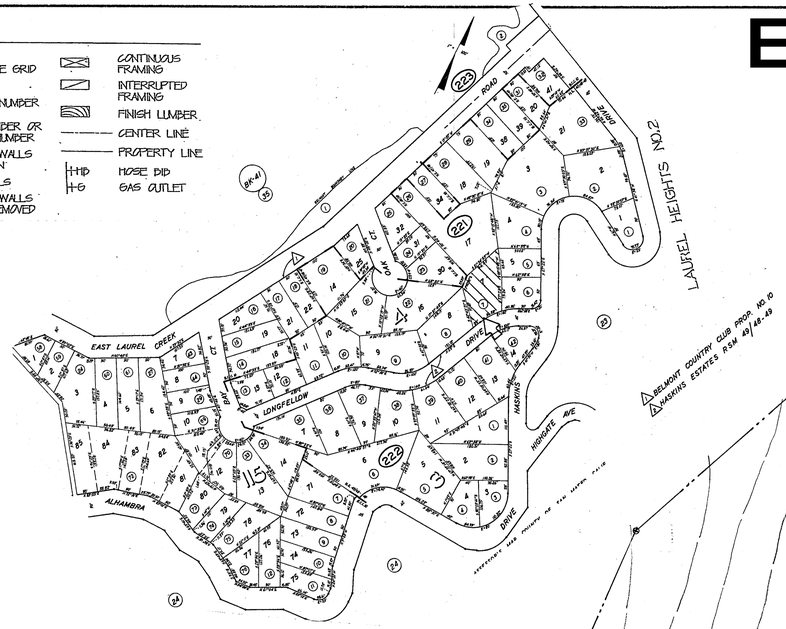
APPROVED AS TO FORM:

_____
City Attorney

Exhibit A

Architectural Symbols

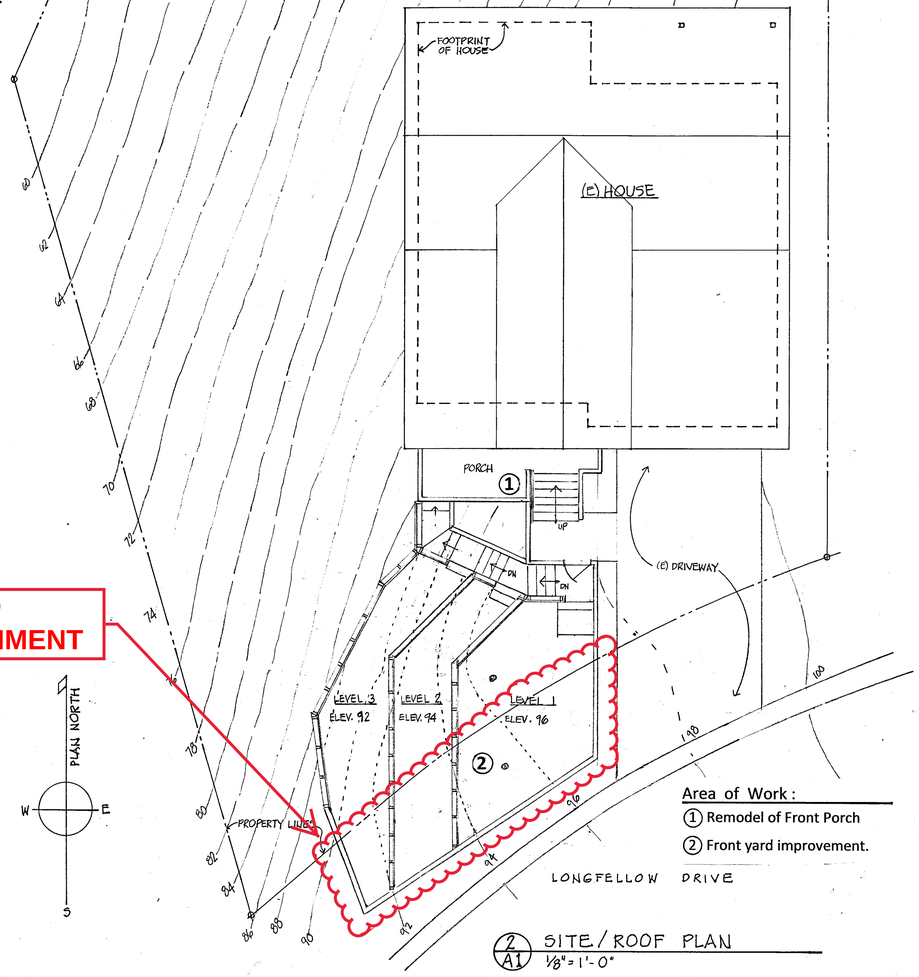




1/A1 ASSESSOR'S MAP

Abbreviations

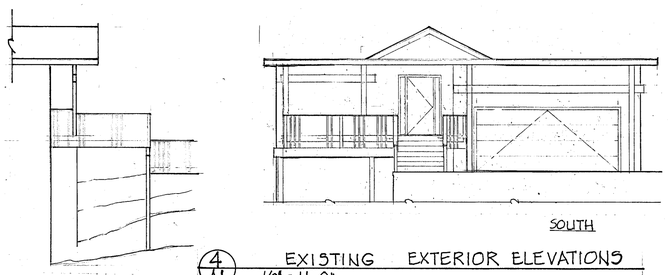
@	AT THE RATE OF	F.O.H.C.	FREE OF HEART CENTER	PLAM.	PLASTIC LAMINATE
A.B.	ANCHOR BOLT	FTG.	FOOTING	PLY.	PLYWOOD
ADJ.	ADJUSTABLE	FURR.	FURRING	PR.	PAIR
ALT.	ALTERNATE	GA.	GAUGE	PT.	POINT
ALUM.	ALUMINUM	GALV.	GALVANIZED	PTN.	PARTITION
ARCH.	ARCHITECTURAL	G.D.	GARBAGE DISPOSAL	PWDR.RM.	POWDER ROOM
BD.	BOARD	G.F.I.	GROUND FAULT INTERRUPTER	QT.	QUARRY TILE
BDRM.	BEDROOM	GL.	GLAZING	R.	RADIUS
BLDG.	BUILDING	G.L.B.	GLUE LAMINATED BEAM	R.D.	ROOF DRAIN
BLKG.	BLOCKING	GLM.LAM.	GLUE LAMINATED	RWD.	REDWOOD
BM.	BEAM	GR.	GRADE	REF.	REFRIGERATOR
BOT.	BOTTOM	G.S.M.	GALVANIZED SHEET METAL	REINF.	REINFORCED
B.W.	BOTTOM OF WALL	GYP.BD.	GYPSUM BOARD	REQ.	REQUIRED
CAB.	CABINET	H.B.	HOSE BIB	RM.	ROOM
C.A.R.	COLD AIR RETURN	H.C.	HOLLOW CORE	R.O.	ROUGH OPENING
CEM.	CEMENT	HDR.	HEADER	R.W.L.	RAIN WATER LEADER
CER.	CERAMIC	HDWD.	HARDWOOD	S.C.	SOLID CORE
CFM.	CUBIC FEET PER MINUTE	HDWR.	HARDWARE	S.F., ☐	SQUARE FOOT
℄	CENTER LINE	HORIZ.	HORIZONTAL	SH.	SHELF
CLG.	CEILING	HT.	HEIGHT	SHT.	SHEET
CLR.	CLEAR	I.D.	INSIDE DIMENSION	SIM.	SIMILAR
C.O.	CLEAN OUT	INSUL.	INSULATION	SKYL.	SKYLIGHT
CONC.	CONCRETE	INT.	INTERIOR	SQ.	SQUARE
CONSTR.	CONSTRUCTION	JST.	JOIST	STD.	STANDARD
CONT.	CONTINUOUS	K.D.	KILN DRIED	STOR.	STORAGE
∅	DIAMETER	KIT.	KITCHEN	ST.STL.	STAINLESS STEEL
DBL.	DOUBLE	LAM.	LAMINATE	SYM.	SYMMETRICAL
D.F.	DOUGLAS FIR	LAV.	LAVATORY	T.	TREAD
DET.	DETAIL	MAX.	MAXIMUM	T.B.	TOWEL BAR
DIN.RM.	DINING ROOM	M.B.	MACHINE BOLT	T.D.L.	TRAP DRAIN LINE
DISP.	DESPOSAL	M.C.	MEDICINE CABINET	TEL.	TELEPHONE
DN.	DOWN	MECH.	MECHANICAL	T&G	TONGUE AND GROOVE
DR.	DOOR	MEMB.	MEMBRANE	T.H.	THERMOSTAT
DS.	DOWNSPOUT	MFR.	MANUFACTURER	THR.	THRESHOLD
DWR.	DRAWER	MIN.	MINIMUM	T.O.C.	TOP OF CONCRETE
D.W.	DISHWASHER	MISC.	MISCELLANEOUS	T.P.	TOILET PAPER
(E)	EXISTING	MTD.	MOUNTED	TRANS.	TRANSPARENT
EA.	EACH	MTL.	METAL	T.S.	TUBE STEEL
ELEC.	ELECTRICAL	MUL.	MULLION	T.W.	TOP OF WALL
ELEV.	ELEVATION	MW.	MICROWAVE	TYP.	TYPICAL
EQ.	EQUAL	(N)	NEW	UNF.	UNFINISHED
ENCL.	ENCLOSURE	NEC.	NECESSARY	U.O.N.	UNLESS OTHERWISE NOTED
E.P.	ELECTRICAL PANEL	N.I.C.	NOT IN CONTRACT	VERT.	VERTICAL
EXT.	EXTERIOR	NOM.	NOMINAL	V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
F.A.	FIRE ALARM	N.T.S.	NOT TO SCALE	W/	WITH
F.D.	FLOOR DRAIN	N.T.V.	NOT TRUE VIEW	W.A.R.	WARM AIR REGISTER
FDN.	FOUNDATION	#	NUMBER OR POUNDS	W.C.	WATER CLOSET
F.F.	FINISH FLOOR	∅/	OVER	WD.	WOOD
F.H.W.S.	FLAT HEAD WOOD SCREW	OA.	OVERALL	W.H.	WATER HEATER
FIN.	FINISH	O.C.	ON CENTER	WIND.	WINDOW
FLR.	FLOOR	O.D.	OUTSIDE DIAMETER	W/O	WITHOUT
FLUOR.	FLUORESCENT	OPNG.	OPENING	W.P.	WATERPROOF
F.O.C.	FACE OF CONCRETE	OPP.	OPPOSITE	W.R.G.B	WATER-RESISTANT GYPSUM BOARD
F.O.F.	FACE OF FRAMING	P.D.L.	PERFORATED DRAIN LINE	W.W.M	WELDED WIRE MESH
		PERF.	PERFORATED		
		℘	PLATE OR PROPERTY LINE		



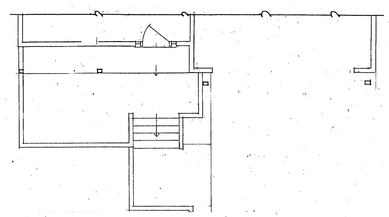
2/A1 SITE / ROOF PLAN
1/8" = 1'-0"

PROPOSED ENCROACHMENT

Area of Work :
1. Remodel of Front Porch
2. Front yard improvement.



4/A1 EXISTING EXTERIOR ELEVATIONS
1/8" = 1'-0"



3/A1 EXISTING DECK FLOOR PLAN
1/8" = 1'-0"

Scope of Work :
Remodel/reconstruct existing front Porch Deck and exterior stair.
Front yard improvement.

Project Information :

Project Address	: 3213 Longfellow Drive, Belmont, California
APN	: 043-221-070
Owner	: Bob Jacobs, Jr.
Phone	: 510-507-3328
Engineer	: Seri Ngernwattana
Phone	: 510-415-4870
Designer	: Tony Ventosa
Phone	: 510-506-3471
Contractor	: Warren Wincorn
Phone	: 510-414-3531
Construction Type	: V-B
Occupancy Type	: U
Building Codes	: 2019 Ca. Residential Code, 2019 Ca. Building Code, Fire Code, Electrical Code, Plumbing Code, Mechanical Code, 2019 Editions of the Ca. Energy Code and CalGreen Standards Code, all as amended by The City of Belmont, California.

Sheet Index :

A1 : Scope of Work, Project Information, Assessor's Map, Abbreviations, Architectural Symbols, Site/Roof Plan, Existing Deck Floor Plan, Existing Exterior Elevations.

A2 : Railing, Proposed Exterior Elevations, Proposed Floor Plan, Floor/Electrical Plan, Light Fixture Schedule, Electrical/Mechanical Symbols, Handrail & Stair.

VENTOSA DRAFTING SERVICES
P.O. BOX 4003
ANTIOCH, CA 94509
TONY VENTOSA
(510) 506-3471
www.ventosa@att.net

DESIGNER: TONY VENTOSA

REVISIONS

PRINT DATES
5 MAY 2022
25 JULY 2022

Front Yard Improvement & Porch Remodel of :
3213 Longfellow Drive,
Belmont, California

SHEET A1

STAFF REPORT

Meeting Date:	September 27, 2022
Agency:	City of Belmont
Staff Contact:	Elizabeth Wada, Public Works, (650) 595-7468, ewada@belmont.gov
Agenda Title:	1301 6th Avenue Permanent Encroachment Agreement
Agenda Action:	Resolution

Recommendation

Adopt a resolution approving a Permanent Encroachment Agreement to allow construction of a pergola and fencing for outdoor seating within the public right of way at 1301 6th Avenue (Farm House Restaurant).

Strategic Focus Area

Economic Development and Housing

Background

The property owner at 1301 6th Avenue is proposing outdoor seating improvements at Farm House restaurant including construction of pergola and fencing. Due to site constraints a majority of the pergola improvements are within the public right of way including adjoining sidewalk repairs, requiring a Permanent Encroachment Agreement, Building Permit and Temporary Encroachment Permit. The proposed work also requires an Arborist report.

The Temporary Encroachment Permit application was submitted in November 2021 and Permanent Encroachment and Building Permit applications in May 2022. The Building Permit is conditionally approved pending the approval of the Permanent Encroachment Agreement application.

Analysis

The Major Encroachment Permit (via an Agreement) is called for in Belmont City Code (BCC) section 22-6 and will clearly define the maintenance of the structure as the property owner's responsibility. BCC Section 22-6 regulates encroachments into the public right-of-way. The Code gives the City Council the sole authority to issue permits for "major or unusual encroachments" that include above-ground structures such as retaining walls, fences, poles, and awnings. This class of encroachment is commonly known as "permanent encroachment". However, the City retains the right to revoke the permit and require removal if the structure is not being used or if it interferes with planned public improvements. Section 22-6(b) requires the Director of Public Works to review all permanent encroachment applications. If the Director finds the application is in compliance with the BCC, the Director will recommend approval with conditions necessary to protect the health and safety of the public and the City.

The property owner of 1301 6th Avenue, Farm House Restaurant, has submitted a permanent encroachment agreement application to allow encroachment into the right of way as shown in Exhibit B attached. Staff has reviewed the application and found it in compliance with the City Code. The City

Council may choose to approve or to conditionally approve the request only if it considers that there is some public benefit for the encroachment. BCC Section 22-7(e)(1) provides examples of acceptable public benefits, such as added off-street parking, or sidewalk, safer sight distance, reduced amount of grading, and replacement or improvement of an existing undesirable physical condition. The proposed encroachment will allow the improvement of the existing patio seating area of the restaurant and the repair of sidewalk along the frontage of 1301 6th Avenue. As part of the permanent encroachment, and in the category of improvement to undesirable physical conditions, the City is also requiring the patio redesign to incorporate sound attenuation between the patio dining area and the southern residential property which will serve as a public benefit to address past noise complaints. Lastly, there is a public benefit to allowing enhanced outdoor dining for the public amid on-gong Covid-19 concerns associated with close contact at indoor locations. In accordance with BCC Section 22-6(d), notices were sent to all affected properties within 300 feet of the project location that the City Council would be considering the item.

Alternatives

1. Reject the application
2. Refer back to staff for more information

Attachments

A. Resolution
B. Exhibit A - Vicinity Map
C. Exhibit B - Site Plan

Fiscal Impact

☐ No Fiscal Impact

☒ Funding Source Confirmed: Applicant has paid the appropriate permit fee.

Source:	**Purpose:**	**Public Outreach:**
Staff	Statutory/Contractual Requirement	Other*

*Notices sent to all affected properties within 300 feet of the project location.

RESOLUTION NO. 2022 –

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELMONT APPROVING A PERMANENT ENCROACHMENT AGREEMENT TO ALLOW CONSTRUCTION OF A PERGOLA AND FENCING FOR OUTDOOR SEATING OF FARM HOUSE WITHIN THE PUBLIC RIGHT OF WAY AT 1301 6TH AVENUE

WHEREAS, the City of Belmont is authorized by Belmont City Code (BCC) Section 22-6 to issue encroachment permits for construction of structures in the public right-of-way; and,

WHEREAS, the property owner at 1301 6th Avenue has applied for a Permanent Encroachment Agreement to allow construction of a pergola and fencing for outdoor seating of Farm House as indicated in Exhibit B and,

WHEREAS, the proposed encroachment will allow the improvement of the existing empty patio seating area of the restaurant and the repair of sidewalk along the frontage of 1301 6th Avenue; and,

WHEREAS, the Public Works Director has reviewed the application and determined that the application is in accordance with the requirements of BCC Chapter 22, Section 6(e); and,

WHEREAS, the encroached structure in connection with this agreement shall be constructed in accordance with City standards with the location as shown in Exhibit B.

NOW, THEREFORE, the City Council of the City of Belmont resolves as follows:

SECTION 1 The City Council finds:

(a) There is a public benefit to the encroachments as the encroachment will allow the improvement of the existing empty patio seating area of the restaurant and the repair of sidewalk along the frontage of 1301 6th Avenue; and,

(b) The encroachment will not unduly restrict the public right of way or public water course for other typical uses; and,

(c) The City will be duly protected from liability for injury to persons and property; and,

(d) The required bonds will guarantee the faithful performance of all conditions and requirements specified in the encroachment agreement.

SECTION 2. Authorizes the City Manager to execute the Permanent Encroachment Agreement on behalf of the City of Belmont.

SECTION 3. Authorizes the City Clerk to file said Agreement with the County Recorder.

SECTION 4. The Permanent Encroachment Permit is approved subject to following conditions of approval which must be strictly complied with:

(a) The encroached structure shall be constructed according to the approved plans unless otherwise approved by the Director of Public Works and be included as part of the project; and,

(b) The property owners shall be responsible and bear all costs necessary to remove the encroachment in the event as determined by the Director of Public Works; and,

(c) The property owners shall be responsible for any restoration required as a consequence of work authorized by the City of Belmont within the public right-of-way; and,

(d) The applicant agrees to begin and complete said improvements to the City's satisfaction within 180 calendar days (or as extended by the Public Works Director) from and after the passage date of this Council Resolution approving this agreement.

* * *

ADOPTED September 27, 2022 by the City of Belmont City Council by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

_____
City Clerk

_____
Mayor

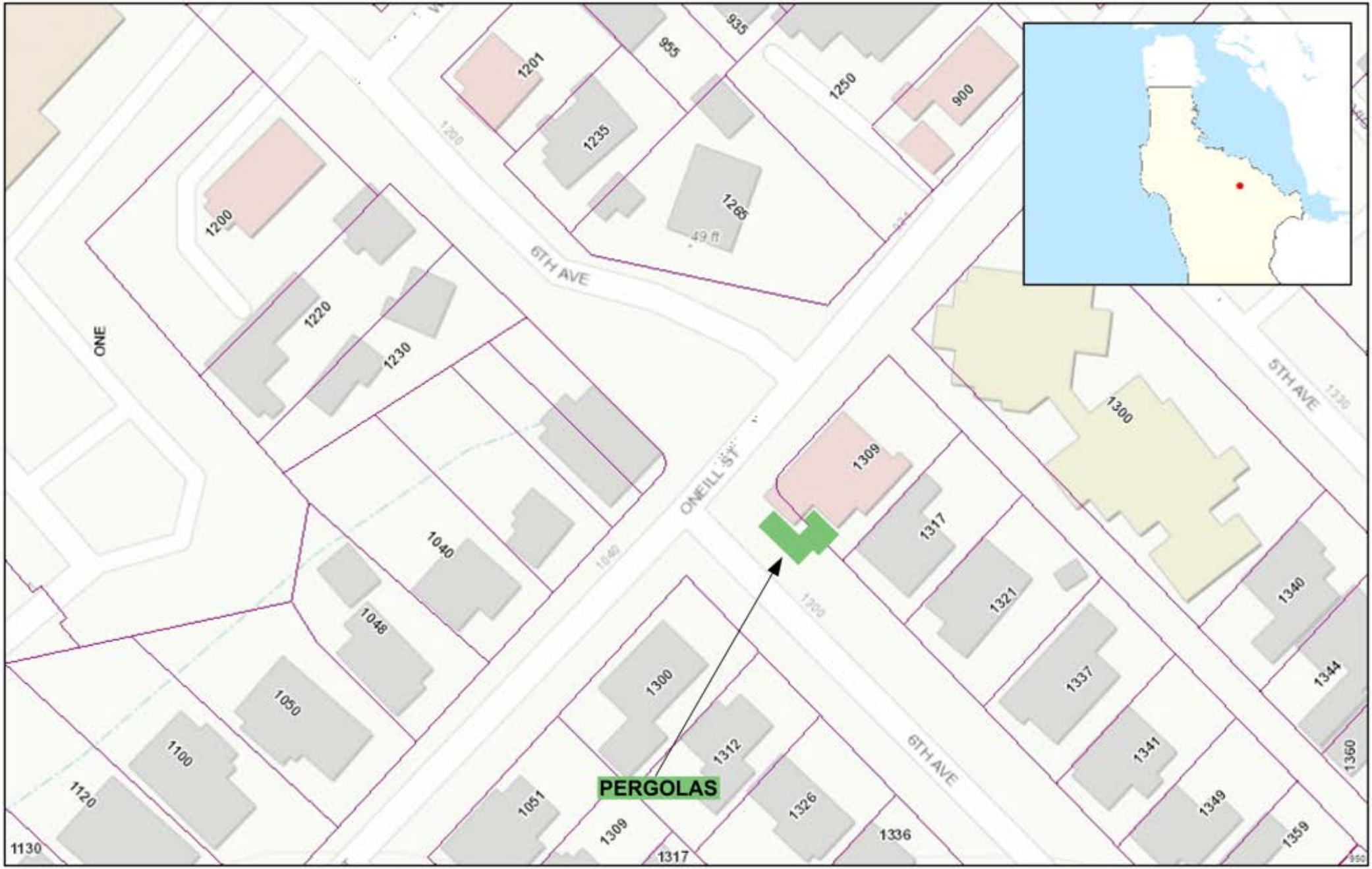
APPROVED AS TO FORM:

_____
City Attorney

San Mateo County

Attachment B - Vicinity Map

1301 6th



0.04 0 0.02 0.04 Miles

1: 1,128

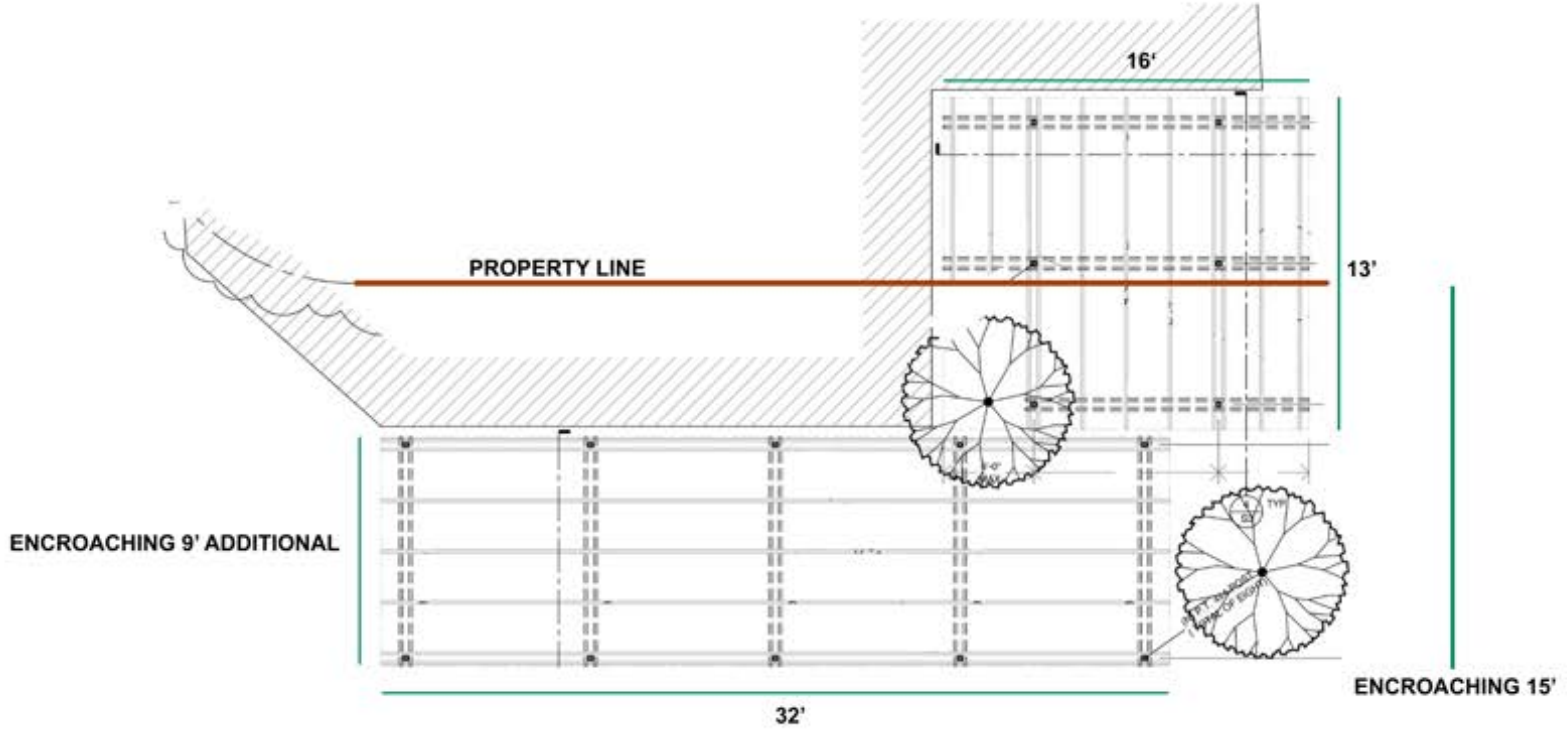
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© [illegible]ude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION




16'
PROPERTY LINE
13'
ENCROACHING 9' ADDITIONAL
ENCROACHING 15'
32'

STAFF REPORT

Meeting Date:	September 27, 2022
Agency:	City of Belmont
Staff Contact:	Matt Hoang, Public Works, (650) 637-2998, mhoang@belmont.gov
Agenda Title:	Davey Glen Americans with Disabilities Act (ADA) Upgrades Design Task Order
Agenda Action:	Resolution

Recommendation

Adopt a resolution (1) authorizing the City Manager to execute a Task Order with Pavement Engineering, Inc. to provide design services for the Davey Glen ADA Upgrade Project for an amount not to exceed $89,085, (2) transferring $89,085 budget funding from Project #3107 to fund the design phase, and (3) appropriating $350,000 from Measure I Fund to fund the construction phase of the Davey Glen ADA Upgrade Project.

Strategic Focus Area

Infrastructure and Mobility

Background

The Americans with Disabilities Act (ADA) is a federal civil rights law that provides rules and regulations prohibiting discrimination against individuals with disabilities. The ADA defines "disability" as (1) a physical or mental impairment that substantially limits one or more of the major life activities of such individual, (2) a record of such an impairment, or (3) being regarded as having such an impairment. The primary goal of ADA aligns with the goals of City of Belmont to provide equality for all by ensuring public facilities may accommodate all individuals fairly.

On June 24, 2022, City received correspondence from the Federal Highway Association (FHWA) requesting City to address ADA concerns for pedestrian access along Davey Glen Road. The Davey Glen ADA Upgrade project is challenging in many aspects to meet the stringent requirements for ADA compliant facilities. Proper design requires adequate resources to address technical, construction, traffic, and ADA concerns for the project. In addition, some of the construction will take place on private property close to right-of-way conforming slopes to meet ADA requirements.

Analysis

Staff solicited proposals from qualified civil engineering firms under its on-call agreements to conduct design and bid support services. Three proposals were received and after reviewing the proposals, staff deemed Pavement Engineering, Inc.'s proposal most appropriate to provide design services for this project. Staff has negotiated a task order proposal with Pavement Engineering, Inc. to develop the plans, specifications, and construction cost estimate package for the Davey Glen ADA Upgrade Project. The Scope of Work includes the following major items:

- Site evaluation and site topographic survey.
- Curb Ramp Assessment and Design including the evaluation of 19 ramps and 8 cross-gutter locations that will be evaluated for ADA compliance and potential upgrades.
- Preparation of 60%, 90% and 100% Design Packages including plan set, specifications, and estimates for review.

Staff has determined that there is budget savings from Project #3107 (2022 Pavement Rehabilitation Project) due to the efficient project design, and is therefore requesting a budget fund transfer in the amount of $89,085 from Project #3107 (Account # 102-3-730-3107-8331), which is funded from Measure I funds and will be an appropriate source for the proposed design work listed above. Additionally, construction costs are currently estimated at approximately $350,000. As such, staff is additionally requesting $350,000 be appropriated from the Measure I Fund in the current fiscal year to fund the project's construction phase.

The design work will begin upon execution of the task order and construction of the project is anticipated for spring or summer of 2023.

Alternatives

1. Take no action.
2. Refer back to staff for more information.

Attachments

A. Resolution
B. Pavement Engineering, Inc. Proposal

Fiscal Impact

☐ No Fiscal Impact

☒ Funding Source Confirmed:

If approved, the following will be incorporated:

- $89,085 from Project #3107 (Account # 102-3-730-3107-8331) will be transferred to the Davey Glen ADA Upgrade Project.
- $350,000 to be appropriated from Measure I Fund's fund balance for construction phase.

Source:	**Purpose:**	**Public Outreach:**
Staff	Statutory/Contractual Requirement	Posting of Agenda

RESOLUTION NO. 2022 –

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELMONT AUTHORIZING THE CITY MANAGER TO EXECUTE TASK ORDER #7 WITH PAVEMENT ENGINEERING, INC. TO PROVIDE DESIGN SERVICES FOR THE DAVEY GLEN ADA UPGRADE PROJECT

WHEREAS, on June 24, 2022, City received correspondence from the Federal Highway Association (FHWA) requesting City to address ADA concerns for pedestrian access along Davey Glen Road; and,

WHEREAS, Staff solicited proposals from qualified civil engineering firms under existing on-call agreements to design ADA improvements; and,

WHEREAS, Pavement Engineering Inc., was selected to provide the City with on-call pavement program and design services for an amount not to exceed $89,085; and,

WHEREAS, there is existing budget savings and funding available from Project #3107 (Measure I Account 102-3-730-3107-8331) for the project design in the amount of $89,085.

WHEREAS, the construction phase of the project is estimated at $350,000 and will need to be funded out of Measure I Fund's fund balance.

NOW, THEREFORE, the City Council of the City of Belmont resolves as follows:

SECTION 1. The City Manager is authorized to execute a Task Order #7 with Pavement Engineering, Inc. to provide design services for the Davey Glen ADA Upgrade Project.

SECTION 2. Transfer of $89,085 from Project #3107 (102-3-730-3107-8331) to Davey Glen ADA Upgrade Project is approved.

SECTION 3. Appropriation of $350,000 from Measure I Fund's fund balance to Davey Glen ADA Upgrade Project is approved.

* * *

ADOPTED September 27, 2022 by the City of Belmont City Council by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

City Clerk

Mayor

APPROVED AS TO FORM:

City Attorney

July 29, 2022 MP22-432B

Bozhena Palatnik
Senior Civil Engineer
Public Works Department
City of Belmont
One Twin Pines Lane, Suite 385
Belmont, CA 94002

Subject: Develop PS&E for Curb Ramp Improvements on Davey Glen Road

Dear Bozhena:

We appreciate the confidence you have in our services and look forward to working with you and the City of Belmont on the subject project. This proposal outlines our services and fees.

Our scope of work is broken down into several tasks outlined below.

TASK 1 – PROJECT ADMINISTRATION AND MEETINGS

This work includes a kick-off meeting with City of Bellmont staff to confirm the project's scope of work, schedule, review project goals; discuss format of deliverables; and clarify the responsibilities of each party for each project.

Progress meetings will be arranged to review the work at critical stages. For this project, we are recommending that we meet after we complete the work associated with the 60% submittal and again at the 90% stage to review comments and confirm the final documents.

We also anticipate the need to meet with the property owners and or managers to review a conceptual scope of work at each of their properties prior to finalizing our designs.

In summary, we anticipate three (3) meetings, including the kick-off meeting, with City of Belmont staff and one (1) joint public meeting with the property owners.

TASK 2 – PREPARE PROJECT PLANS, SPECIFICATIONS AND ESTIMATES

Phase 2.1 – Curb Ramp Designs

The ramps on Davey Glen Road have been reviewed by the City and PEI has prepared the attached exhibit summarizing which ramps will need to be improved. Based on the field review, we anticipate designing nineteen (19) curb ramps. Each curb ramp design will include a topographic survey which will be tied to a local temporary benchmark and the necessary elevations and control to assist the contractor with construction. PEI will conform to the latest Caltrans A88A and DIB 82-06 guidelines for the curb ramp designs. Based on the field review, it is recognized that some of these curb ramps will not fully comply due to existing physical site constants. However, our design will focus on making each curb ramp as compliant as possible.

Phase 2.2 – Cross-Gutter / Driveway Designs

During our site review, we observed eight (8) cross-gutters that will need to be removed and replaced in order to make a compliant path of travel across driveways. At several driveways it was noted that there were large scrape marks in the pavement from vehicles negotiating the cross-gutters and driveway approaches. Our design will attempt to smooth out the cross slopes at the existing cross-gutters and driveway approaches to improve vehicle accessibility in these locations. Our work will include developing a conceptual drawing that can be shared with the property owners and or managers at the public meeting.

Phase 2.3 – Curb Ramp Designs – Survey Support

PEI will sub-contract with Geo-West Land Surveys to perform a topographic survey at each curb ramp and cross-gutter location. As part of their work, Geo-West will perform right-of-way research at each curb ramp to assist in working with the many private properties.

Task 2 – Deliverables

- The 60% and 90% plan set submittals will be in PDF format. Technical specifications will be submitted in Word and PDF format. The engineer's estimates will also be in PDF format.
- Final approved drawing submittals will include one complete set of full-sized plan sheets in PDF format.
- Final specification submittals shall include electronic copies in Word and PDF format.

EXCLUDED WORK

Our work excludes bidding and construction support, coordination with utility companies to locate or coordinate adjusting any utilities, lot line adjustments, and providing testing or inspection services during construction. These services can be added to our scope at any time for additional fees. PEI will provide a proposal for any these services at the City's request.

Our scope of work also excludes direct coordination and contact with the property owners and or managers.

PROPOSED WORK SCHEDULE

PEI understands that this is a high priority project and will devote the necessary resources to facilitate a quick turn-around. Based on the estimated work we anticipate this project taking approximately 12 to 16 weeks.

PROPOSAL FEE & FEE BREAKDOWN

PEI's fee for the work is based on our experience with similar projects performed for the City and throughout the state. Our fee for this work is $89,085

The attached breakdown shows our projected costs for each portion of the project. Our work will be invoiced on a time and material basis. The individual fees associated with each task will serve as guidelines for progress payments. All fees and costs associated with this project are subject to final negotiation with the City of Belmont. Any change in scope may result in additional fees. The attached proposal conditions apply.

Please call me at (805) 781-2265 with any questions you may have about this proposal.

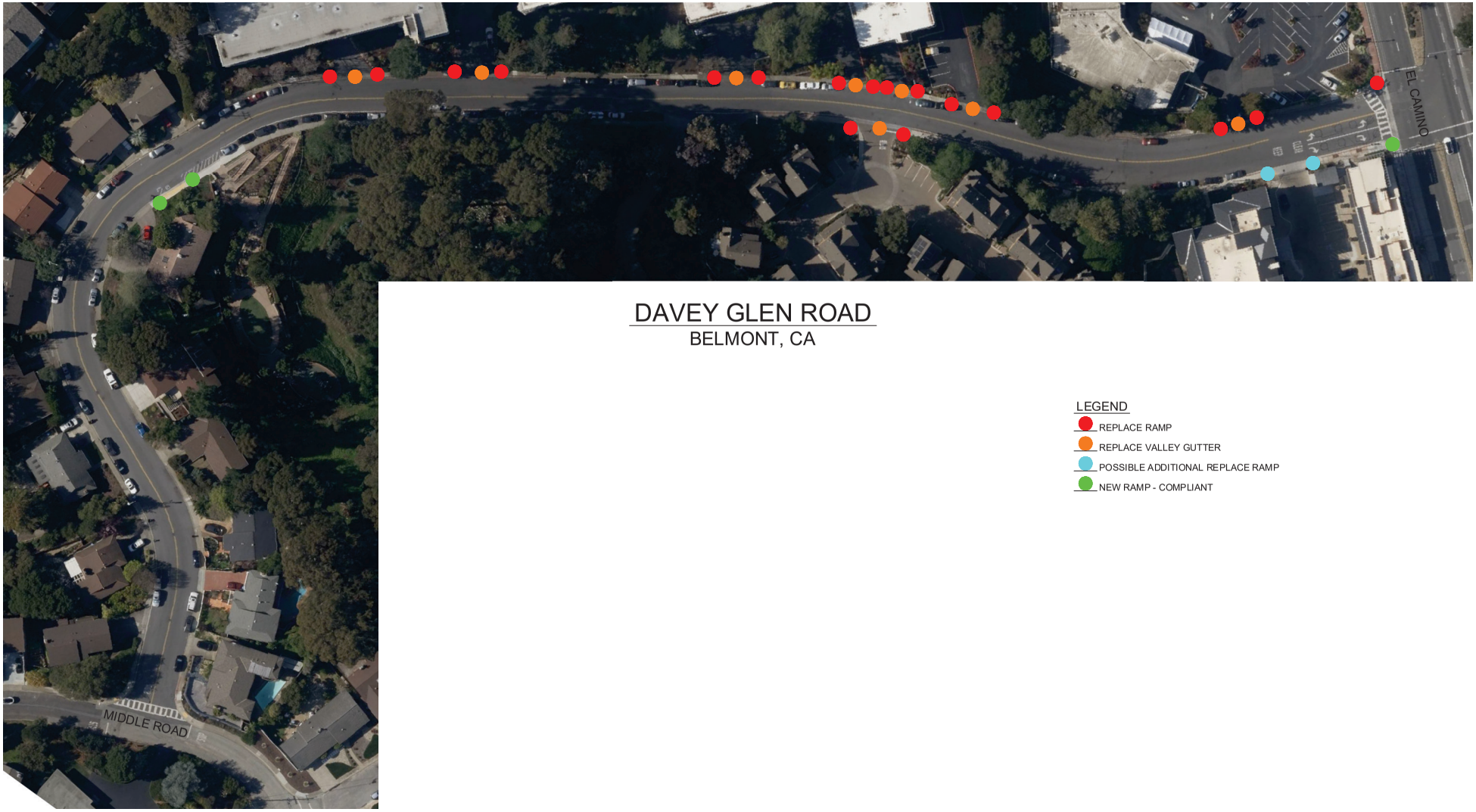
Very truly yours,
PAVEMENT ENGINEERING INC.



Joseph L. Ririe, P.E.
Senior Principal Engineer

Attachments: Curb Ramp Exhibit
Estimated Fee Breakdown Schedule
Proposal Conditions

pc: C File, M File



DAVEY GLEN ROAD

BELMONT, CA

LEGEND

- REPLACE RAMP
- REPLACE VALLEY GUTTER
- POSSIBLE ADDITIONAL REPLACE RAMP
- NEW RAMP - COMPLIANT

FEE BREAKDOWN SCHEDULE
FOR THE
CITY OF BELMONT
CURBRAMP IMPROVEMENTS ON DAVEY GLEN ROAD

TASK 1	**PROJECT ADMINISTRATION AND MEETINGS**			
	Position	**Rate**	**Hours**	**Total**
	Senior Principal Engineer	$250	8	$2,000
	Assistant Engineer	$170	8	$1,360
			Est. Total:	**$3,360**
TASK 2	**PLANS, SPECIFICATIONS and ESTIMATES**			
Phase 2.1	**Curb Ramp Designs**			
	Senior Principal Engineer	$250	1	$250
	Senior Associate Engineer	$190	8	$1,520
	Assistant Engineer	$170	4	$680
	Senior Engineering Technician	$150	2	$300
		Est. Total Per Ramp		**$2,750**
	Estimated Number of Ramps			19
		Est. Total		**$52,250**
Phase 2.2	**Cross-Gutter / Driveway Designs Designs**			
	Senior Principal Engineer	$250	1	$250
	Senior Associate Engineer	$190	6	$1,140
	Assistant Engineer	$170	4	$680
		Est. Total Per Ramp		**$2,070**
	Estimated Number of Cross-Gutters			8
		Est. Total		**$16,560**
Phase 2.3	**Curb Ramp / Cross-Gutter Designs - Survey Support**			
	Senior Associate Engineer	$190	21	$3,990
	Geo-West (Topo Per Ramp)	$385	21	$8,085
	Geo-West (ROW Per Ramp)	$110	21	$2,310
	Geo-West (Topo Per Cross-Gutter)	$110	8	$880
	Geo-West (Tie Ramps to same Datum)	$1,650	1	$1,650
		Est. Total		**$16,915**
		Total Estimated Project Fee:		**$89,085**

PROPOSAL CONDITIONS

1. Proposal is valid for thirty days from the date of the proposal.

2. All work shall be performed utilizing common methods and practices of the civil engineering profession.

3. Fees for lump sum or unit price proposals will be charged at the quoted price. Fees for engineering and PMS technical services will be charged on a time and materials basis will be charged at the applicable hourly rates of the current PEI PMS fee schedule.

4. The proposal is based upon providing liability insurance with limits up to $1,000,000.

5. One copy of a PMS final report will be provided to the Owner. Additional copies are $50 each.

6. Payment: Invoices will be submitted monthly. All invoices are due within 30 days. Attorney fees or other costs incurred in collecting any delinquent amount shall be paid by the client.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BELMONT AMENDING THE CONCEPTUAL DEVELOPMENT PLAN FOR ISLAND PARK LOT #1 (APN 040-360-270) TO ALLOW RESEARCH AND DEVELOPMENT LABORATORY, LIFE SCIENCES, AND RELATED LIGHT INDUSTRIAL USES SUBJECT TO SEVERAL LIMITATIONS

WHEREAS, in 1984, the City of Belmont entered into a Development Agreement with KG Land California, approved the Planned Development (PD) zoning and approved several other entitlements related to the subject parcel and surrounding Planned Development area; and,

WHEREAS, in 1998 and 1999, the City approved a Conceptual Development Plan (CDP), Detailed Development Plan (DDP) and several related entitlements to allow Oracle to develop professional offices at 301 Island Parkway, 401 Island Parkway (subject property, originally shown as "Lot #1" in the CDP) and 501 Island Parkway (Redwood City) to accommodate their expansion; and,

WHEREAS, in 2017, the City of Belmont adopted a comprehensive General Plan update that maintained the Office Commercial (COM-O) General Plan designation of the project site, consistent with the Planned Development and Conceptual Development Plan; and,

WHEREAS, in August 2021, Oracle sold the subject property to the current applicant, Biomed Realty, a real estate company who typically leases space to life science companies; and,

WHEREAS, the applicant requests that the City amend the CDP to allow for the existing building to be used for research and development laboratories, life sciences, and related light industrial uses with several limitations, including prohibition of certain hazardous substances and biological agents; and,

WHEREAS, the applicant has also requested that the City change the General Plan Land Use Map Designation for 401 Island Parkway (APN 040-360-270) from Office Commercial (COM-O) to Regional Commercial (COM-R), a designation which allows the proposed land use; and,

WHEREAS, on July 19, 2022, the Planning Commission held a duly noticed public hearing to consider public testimony and a staff report for the project, and recommended that the City Council change the land use designation and amend the CDP to allow for the intended use of the subject property;

WHEREAS, the City Council held a duly noticed public hearing on September 13, 2022, to consider the Planning Commission's recommendations, receive a staff report and take public comment related to the applicant's requests to the change the land use designation of 401 Island Parkway from Office Commercial (COM-O) to Regional Commercial (COM-R) and to amend the CPD to allow for the intended use; and,

WHEREAS, the City Council by resolution adopted concurrently with the introduction of this ordinance approved changing the General Plan land use designation for the property;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BELMONT DOES ORDAIN AS FOLLOWS:

SECTION 1. CONCEPTUAL DEVELOPMENT PLAN AMENDED

(a) The application to amend the Conceptual Development Plan (CDP) for Island Park Lot #1 is approved based on the findings set forth herein and subject to the Conditions of Approval set forth in Exhibit "C" attached hereto.

(b) After reviewing all the relevant evidence before the City Council, including the information provided in the staff reports and enclosures to the Planning Commission and City Council, the public hearings and testimony received, the City Council incorporates herein by reference and adopts the findings in Planning Commission Resolution 2022-28 as its own findings of fact under Belmont Zoning Ordinance Sections 12.3.B related to the Conceptual Development Plan Amendment.

(c) Based on the evidence before the City Council, the City Council finds the proposed Conceptual Development Plan amendment is consistent with the General Plan.

(d) The Conceptual Development Plan (CDP) for Island Park Lot #1, previously amended by Ordinance No. 935, is further amended by amending the Performance Standards applicable to Island Park Lot #1 set forth in Exhibit "A" to Ordinance No. 935 as provided in Exhibit "A" hereto subject to the Conditions of Approval set forth in Exhibit "C" attached hereto. The amended performance standards only apply to Island Park Lot #1. Exhibit "B" to Ordinance No. 935 is not modified and included herein for convenience.

SECTION 2. EFFECTIVE DATE.

This Ordinance shall take effect and will be enforced thirty (30) days after its adoption.

* * *

The City Council of the City of Belmont, California introduced the foregoing ordinance, on September 13, 2022 and adopted the ordinance at a regular meeting held on [insert date], 2022 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

_____
City Clerk

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Exhibit "A"
Ordinance No. 2022-____
Island Park Conceptual Development Plan Amendment

PERFORMANCE STANDARDS – 401 Island Parkway (APN 040-360-260)
PA2021-0056

1. The conceptual development plan is approved for a maximum of 410,000 square feet including lot B-104 in Redwood City. The project consists of two phases. Phase One is limited to 175,000 sq. ft. in two four-story buildings, one each on lot #1 *(401 Island Parkway)* and Lot B104 *(501 Island Parkway)*, with two levels of decked parking over at-grade parking. Phase Two is limited to 235,000 sq. ft. in two buildings, one five-story and one six-story, to be located on Lots #3 *(300 Island Parkway)* and #4 *(400 Island Parkway)*, plus a parking garage on Lot #5 *(800 Clipper Drive)*.

2. These performance standards will become effective simultaneously with the effective date of a new Development Agreement between Oracle and the City of Belmont which supersedes the agreement dated November 26, 1996.

3. *The permitted office uses within the two (2) approved 87,756 square foot buildings (401 and 501 Island Parkway) include the previously approved office uses, as well as the following: research and development laboratory, life sciences, and related light industrial uses, provided that such additional uses do not include (1) handling, manufacturing, or storage of a hazardous substance at or above a threshold quantity listed in Title 22, California Code of Regulations, Section 2770.5 for use in a process that requires a risk management plan pursuant to the California Accidental Release Prevention Program or (2) handling or constructing a biological agents that are subject to Biosafety Level 3 and 4 protocols according to Biosafety in Microbiological and Biomedical Laboratories 6th Edition (2020),U.S. Department of Health and Human Services, Centers for Disease Control and Prevention and National Institutes of Health. All references to office buildings and office uses in the Detailed Development Plan, Use Permit and Design Review Approval adopted by the Planning Commission in Resolution 1999-1 (the "Oracle DDP") shall be deemed also to refer to research and development laboratory, life sciences, and related light industrial uses in those two (2) approved buildings, such that the Oracle DDP remains consistent with the CDP as amended by this ordinance.*

~~3.~~4. Parking on Lots #3, #4, and #5 shall not be decreased from that shown on plans dated September 15, 1997 and parking on lots #1 and B104 shall be provided at a rate of 3 per 1000 sq. ft. of gross office space.

~~4.~~ 5. A bicycle/pedestrian path shall be located adjacent to Belmont Slough and O'Neill Slough and a bicycle/pedestrian bridge shall be constructed over Belmont Slough, which would connect the project with the existing Oracle headquarters campus facilities in Redwood Shores to the east and to pedestrian pathways throughout Foster City, Belmont, and Redwood Shores. The location of the bridge shall be determined at the Detailed Development Plan stage. Any changes in location shall be subject to approval by the Planning Commission. The bridge shall be constructed by the time of completion of Phase II. If bridge construction will be completed

after construction of Phase II then a bond shall be provided guaranteeing bridge construction. Bay Trail links associated with Lot #1 and Lot B104 shall be constructed at the time of office building construction on those lots. Bay Trail links on parcels in Phase II shall be constructed with Phase II office buildings.

~~5.~~ 6. Development shall be as generally shown on Exhibit 'B' for a four-building development, subject to approval affinal building locations at the Detailed Development Plan stage.

~~6.~~ 7. The Detailed Development Plan submitted for approval shall incorporate the following:

a. The parking structures need additional architectural treatment and no conceptual design approval is granted. Design changes should include the use of a more highly-textured exterior treatment, incorporation of landscaping at upper levels of the garage, or other cosmetic features designed to make the garage appear more as an office building.
b. The applicant shall investigate expanding the decked parking on lot B104 to allow some of the surface parking along and within the BCDC shoreline jurisdiction area and/or between buildings #3 and #4 to be eliminated and replaced with landscaping.
c. A landscaped plaza, of a size to be determined by the Planning Commission, shall be incorporated into the project design and located between Buildings #3 and #4. The plaza shall have a connection to the BCDC trail and shall incorporate public art, seating areas, landscaping, a water feature or other focus of interest, and bollard-style evening lighting.
d. A pedestrian link from the BCDC trail to the Sports Complex shall be provided under Island Parkway, adjacent to the Slough, if required by BCDC. A contribution toward park improvements shall be made in accordance with the Development Agreement.

~~7.~~ 8. No building permit for Phase II office building construction shall be issued until contracts are let for ~~a)~~ *1)* surface street improvements shown in the FEIR between the freeway and the entrance to Island Park as shown on the selected Direct Access Alternative, 2) the partial clover leaf conversion and widened northbound on-ramp, 3) the selected Direct Access alternative, 4) the Direct Access intersection with Marine Parkway, and 5) the north-bound Auxiliary Lanes for Highway 101. Prior to issuance of building permits for Phase I offices, four million dollars shall be deposited to an escrow or trust account, together with the City contribution of one million dollars, to assure funding for the direct access to Island Park.

~~8.~~ 9. Direct access from Island Parkway to Marine Parkway/Ralston Avenue shall be consistent with Exhibit "B" attached (recessed north-bound on-ramp with island parkway bridged over). If Direct Access from Marine Parkway to Island Parkway is determined to be infeasible, due to CalTrans disapproval, then this conceptual development plan shall be null and void for Phase II office construction.

~~9.~~ 10. Failure of the Redwood Shores Traffic Improvement District to be passed or to fund the improvements listed herein shall not release the applicant from causing these mitigating traffic improvements to be constructed, prior to or simultaneously with Phase II office buildings.

~~10.~~ 11. Provide a parking easement for use by park users over lots 3, 4, and 5.

~~11.~~ 12. Submit a parking management plan to indicate how Oracle will accommodate employee and park user parking. For example, parking could be managed by Oracle issuing "Oracle Parking Stickers" for employees. This would differentiate staff autos from public autos and allow Oracle to enforce the time limitations in the Development Agreement.

~~12.~~ 13. Submit a written statement with the detailed development plan indicating how each of the required mitigation measures has been incorporated into the project.

~~13.~~ 14. All submittals required with the Detailed Development Plan must be submitted prior to acceptance of a complete application.

~~14.~~ 15. Prior to the hearing on the Detailed Development Plan, erect on site, a temporary structure at ~~lest~~ *least* 6 feet in height incorporating the materials to be used on the exterior of the office building in the same proportion as they would be used on the finished structures.

~~15.~~16. Submit a specific construction phasing plan indicating the completion of such items as landscaping, pedestrian bridge, garage, decked parking, surface parking, and other site improvements; the limits of phased work, and the improvement areas to be completed with each building.

~~16.~~ 17. Construct 80 parking spaces in close vicinity to the City park on lots #3 and #4 for use by park users during construction on these lots.

Exhibit "B"
Ordinance No. 2022-____
Island Park Conceptual Development Plan Amendment

LANE CONFIGURATION DETAIL
(included for convenience only – no change to Exhibit B to Ordinance No 935)

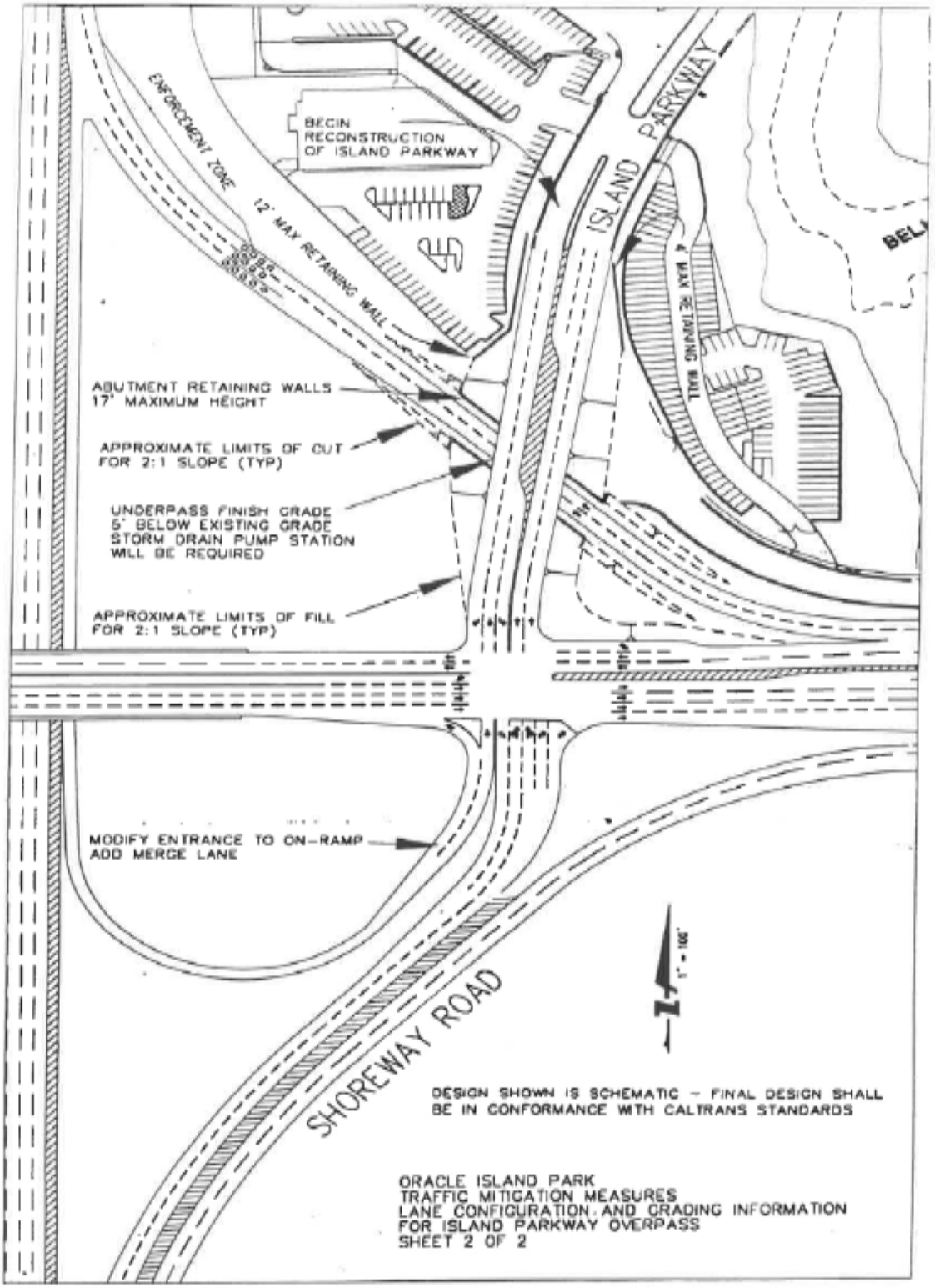


Exhibit "C"
Ordinance No. 2022-____
Island Park Lot Conceptual Development Plan Amendment

CONDITIONS OF APPROVAL – 401 ISLAND PARKWAY (APN 040-360-260)
PA2021-0056

1. Permitted uses for the subject property shall be consistent with the Performance Standards for the Conceptual Development Plan Amendment listed in Exhibit A, included herein.

2. The permitted office uses within the two (2) approved 87,756 square foot buildings (401 and 501 Island Parkway) include the previously approved office uses, as well as the following: research and development laboratory, life sciences, and related light industrial uses, provided that such additional uses do not include (1) handling, manufacturing, or storage of a hazardous substance at or above a threshold quantity listed in Title 22, California Code of Regulations, Section 2770.5 for use in a process that requires a risk management plan pursuant to the California Accidental Release Prevention Program or (2) handling or constructing a biological agents that are subject to Biosafety Level 3 and 4 protocols according to Biosafety in Microbiological and Biomedical Laboratories 6th Edition (2020), U.S. Department of Health and Human Services, Centers for Disease Control and Prevention and National Institutes of Health. All references to office buildings and office uses in the Detailed Development Plan, Use Permit and Design Review Approval adopted by the Planning Commission in Resolution 1999-1 (the "Oracle DDP") shall be deemed also to refer to research and development laboratory, life sciences, and related light industrial uses in those two (2) approved buildings, such that the Oracle DDP remains consistent with the CDP as amended by this ordinance.

3. Future site development and modifications shall conform to the amended Conceptual Development Plan and the Detailed Development Plan date stamped December 28, 1998, and all subsequent amendments, including those herein. Necessary minor modifications to the approved plans may be made with the approval of the Director of Community Development.

4. The pedestrian bridge shall be constructed by the time of completion of Phase Two or, if that is not possible, a bond shall be provided guaranteeing bridge construction. Bicycle/pedestrian path segments on parcels in Phase Two shall be constructed with Phase Two buildings.

5. If allowed by BCDC, the plaza, path and bridge, shall be lighted at night in order to ensure public safety.

6. All previous Development Agreement, Conceptual Development Plan, Performance Standards, and Detailed Development Plan requirements and conditions of approval not in conflict with this amendment shall apply.

7. To ensure that mitigation measures are implemented, compliance with the adopted monitoring program is required.

8. No building permit for Phase Two office building construction shall be issued until compliance with the terms of the Detailed Development Plan and Development Agreement has been obtained as it applies to transportation improvements. If the transportation improvements contemplated under the Detailed Development Plan and Development

Agreement cannot be implemented, then the development approval, as it applies to Phase Two, shall be null and void.

9. Failure of the Redwood Shores Traffic Improvement District to be passed or to fund the traffic improvements specific to the Detailed Development Plan and Development Agreement, shall not release the applicant from causing these mitigating traffic improvements to be constructed, prior to or simultaneously with Phase Two office buildings.

10. Prior to the issuance of building permits for future improvements to the property, the property owners shall file with the Director of Community Development, on forms provided by the City, and acknowledgement that they have read, understand, and agree to these conditions of approval.

11. Prior to any construction, the applicant or a designated representative shall obtain all required building permits.

12. All construction and related activities (not including grading) may only be conducted 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., Saturdays. Grading may occur between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday. No construction activity (including grading) 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.

13. Stationary construction equipment such as generators and compressors shall be located as far as possible from existing homes. Construction specifications shall require that heavy equipment remain on the project site to avoid disruptive noise caused by daily hauling of equipment on and off site. Equipment shall be properly maintained with adequate muffling to achieve the lowest possible noise levels.

14. Any future large-truck construction traffic shall be along a route established by approval of the Building Official. Damage to any public roads resulting from construction traffic to and from the project shall be repaired by the applicant as required by the Department of Public Works.

15. All activities shall be subject to the requirements of the Belmont Noise Ordinance.

16. No debris boxes or building materials shall be stored on the street.

17. 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.

18. The landowner shall comply with the real estate disclosure requirements outlined in the Airport Influence Area Policy 1 of the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Carlos Airport.

STAFF REPORT

Meeting Date: September 27, 2022

Agency: City of Belmont

Staff Contact: Laura Kirby, Human Resources, (650) 595-7452, lkirby@belmont.gov

Agenda Title: Revised Master Pay Schedule

Agenda Action: Resolution

Recommendation

Adopt a resolution approving the City's revised Master Employee Pay Schedule in accordance with California Public Employees Retirement System (CalPERS) regulations.

Strategic Focus Area

Not Applicable

Background

The City Council last adopted the City's Master Employee Pay Schedule in February 2021 via Resolution No 2021-019. Per CalPERS regulations and California Code of Regulations (CCR) Section 570.05 the City must maintain a document containing all established positions with their respective pay rates, effective date, time base and revision history.

Analysis

Since February 2021 there have been adjustments made to the City's Master Employee Pay Schedule via negotiated labor contracts and the addition of new positions and pay scales. These changes are reflected below:

	Effective Date
Belmont Police Officers Association (BPOA) Memorandum of Understanding	July 1, 2021
Community Engagement Specialist classification and pay scale	November 23, 2021
City Clerk/Communications Coordinator pay scale	June 8, 2021
American Federation of State, County and Municipal Employees (AFSCME) Memorandum of Understanding	January 1, 2022
Mid-Management Confidential Employees Association (MMCEA) Memorandum of Understanding	
Part-time variable hour pay rates tied to the City's Minimum wage increase	

The forementioned historical changes are summarized in Exhibit A of the Resolution.

Recreation Specialist II (AFSCME represented hourly) Adjustment

The City has both an unrepresented per diem Recreation Specialist II classification as well as an AFSCME represented hourly classification, each with their own respective pay ranges. The unrepresented Recreation Specialist II salary is currently set to approximately (20) twenty percent above the City's minimum wage (currently $16.20). The increase in Belmont's minimum wage in recent years has caused the unrepresented Recreation Specialist II salary to outpace and exceed the AFSCME represented hourly position. Staff is proposing the AFSCME represented hourly position of Recreation Specialist II be tied to the unpresented position effective October 1, 2022. The AFSCME represented hourly Recreation Specialist II will remain tied to the unrepresented position salary for the duration of the current AFSCME contract.

Current AFSCME Hourly Recreation Specialist II Salary Range – Effective June 26, 2022

Step 1	Step 2	Step 3	Step 4	Step 5
$16.94	$17.79	$18.68	$19.62	$20.60

Proposed Revised AFSCME Hourly Recreation Specialist II Salary Range – Effective October 1, 2022

Step 1	Step 2	Step 3	Step 4	Step 5
$21.56	$22.64	$23.77	$24.96	$26.21

Per Diem Dispatcher Adjustment

Staff is proposing the hourly per diem rate be derived from the Lead Police Dispatcher included in the BPOA Memorandum of Understanding. Increasing the hourly rate of the Per Diem Dispatcher will aid in both recruitment and retention of vital dispatching staff and make the City's per diem rate more comparable to neighboring agencies.

Current Per Diem Dispatcher Hourly Salary Range – Effective January 1, 2022

Step 1	Step 2	Step 3	Step 4	Step 5
$41.32	$43.38	$45.55	$47.83	$50.22

Proposed Revised Per Diem Dispatcher Hourly Salary Range – Effective October 1, 2022

Step 1	Step 2	Step 3	Step 4	Step 5
$46.69	$49.01	$51.47	$54.05	$56.75

Future revision/updates to the master pay schedule will be brought to City Council for approval as warranted by negotiations, labor agreement changes, and position creation/changes.

Alternatives

1. Provide Staff with Alternative Direction
2. Take No Action

Attachments

A. Resolution
   Exhibit A. City Master Pay Schedule September 2022

Fiscal Impact

☐ No Fiscal Impact

☒ Funding Source Confirmed: The revised salaries have been incorporated in the departmental personnel budgets.

Source:	**Purpose:**	**Public Outreach:**
Staff	Statutory/Contractual Requirement	Posting of Agenda

RESOLUTION NO. 2022 –

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELMONT ADOPTING THE CITY'S REVISED MASTER PAY SCHEDULE IN ACCORDANCE WITH CALIFORNIA PUBLIC EMPLOYEES RETIREMENT SYSTEM REGULATIONS

WHEREAS, the City previously adopted an updated master pay schedule in February 2021 via Resolution No. 2021-019; and,

WHEREAS, California Public Employees Retirement System (CalPERS) regulations specified in California Code of Regulations Section 570.5, require pay schedules be approved and adopted by the City Council in a public meeting; and,

WHEREAS, payrates previously approved by City Council by way of Memorandum of Understandings, compensation plans and minimum wage ordinance necessitate updates to the publicly available pay scheduled to meet with CalPERS regulations.

NOW, THEREFORE, the City Council of the City of Belmont resolves as follows:

SECTION 1. Revised Master Pay Schedule attached hereto in Exhibit A is approved and adopted.

* * *

ADOPTED September 27, 2022 by the City of Belmont City Council by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

City Clerk

Mayor

APPROVED AS TO FORM:

City Attorney

City of Belmont Master Pay Schedule

Adopted September 27, 2022

Monthly Pay Rates

Position	*Effective Date*	*Labor Group*	*Step 1*	*Step 2*	*Step 3*	*Step 4*	*Step 5*	*Step 6*
Accountant I	1/1/2022	MMCEA	$ 6,783.60	$ 7,122.84	$ 7,478.95	$ 7,852.91	$ 8,245.54	$ 8,657.83
Accountant II	1/1/2022	MMCEA	$ 7,483.59	$ 7,857.77	$ 8,250.67	$ 8,663.21	$ 9,096.36	$ 9,551.17
Accountant III	1/1/2022	MMCEA	$ 8,659.93	$ 9,092.92	$ 9,547.59	$ 10,024.95	$ 10,526.19	$ 11,052.52
Accounting Manager (Controller)	1/1/2022	MMCEA	$ 10,180.48	$ 10,689.50	$ 11,223.97	$ 11,785.18	$ 12,374.44	$ 12,993.16
Accounting Services Supervisor	1/1/2022	MMCEA	$ 7,992.06	$ 8,391.68	$ 8,811.26	$ 9,251.79	$ 9,714.38	$ 10,200.15
Accounting Technician I	6/26/2022	AFSCME	$ 5,380.03	$ 5,649.03	$ 5,931.49	$ 6,228.06	$ 6,539.46	
Accounting Technician II	6/26/2022	AFSCME	$ 5,918.19	$ 6,214.10	$ 6,524.80	$ 6,851.04	$ 7,193.60	
Accounting Technician Ill	6/26/2022	AFSCME	$ 6,646.50	$ 6,978.83	$ 7,327.77	$ 7,694.16	$ 8,078.87	
Administrative Assistant	1/1/2022	MMCEA	$ 5,782.61	$ 6,071.75	$ 6,375.33	$ 6,694.09	$ 7,028.80	$ 7,380.24
Assistant City Manager	12/10/2019	Unrep	$ 15,338.00					$ 19,173.00
Assistant Civil Engineer	1/1/2022	MMCEA	$ 7,995.56	$ 8,395.30	$ 8,815.09	$ 9,255.85	$ 9,718.63	$ 10,204.56
Assistant Planner	1/1/2022	MMCEA	$ 7,110.13	$ 7,465.63	$ 7,838.90	$ 8,230.87	$ 8,642.38	$ 9,074.51
Assistant PW Director/City Engineer	1/1/2022	MMCEA	$ 13,580.84	$ 14,259.88	$ 14,972.86	$ 15,721.51	$ 16,507.58	$ 17,332.96
Associate Civil Engineer	1/1/2022	MMCEA	$ 9,081.70	$ 9,535.78	$ 10,012.59	$ 10,513.21	$ 11,038.86	$ 11,590.80
Associate Planner	1/1/2022	MMCEA	$ 8,010.78	$ 8,411.35	$ 8,831.90	$ 9,273.48	$ 9,737.17	$ 10,224.05
Building Inspector I	6/26/2022	AFSCME	$ 7,639.15	$ 8,021.11	$ 8,422.16	$ 8,843.27	$ 9,285.43	
Building Inspector II	6/26/2022	AFSCME	$ 8,103.03	$ 8,508.18	$ 8,933.59	$ 9,380.27	$ 9,849.28	
City Attorney	7/1/2019	Unrep	$ 19,577.31					
City Clerk/Communictions Coordinator	6/14/2021	Unrep	$ 8,857.00	$ 9,300.00	$ 9,764.84	$ 10,253.08	$ 10,765.74	$ 11,304.03
City Manager	9/1/2019	Unrep	$ 20,958.34					
Chief Building Official	1/1/2022	MMCEA	$ 11,102.80	$ 11,657.95	$ 12,240.85	$ 12,852.90	$ 13,495.53	$ 14,170.31
Code Enforcement Officer	6/26/2022	AFSCME	$ 7,178.08	$ 7,536.98	$ 7,913.83	$ 8,309.52	$ 8,725.00	
Community Development Director	12/15/2019	Unrep	$ 13,790.00					$ 17,238.00
Community Engagement Specialist	11/23/2021	Unrep	$ 7,971.00	$ 8,370.00	$ 8,788.00	$ 9,227.00	$ 9,689.00	$ 10,173.00
Community Service Officer	1/1/2022	BPOA	$ 5,237.67	$ 5,499.55	$ 5,774.54	$ 6,063.26	$ 6,366.42	
Construction Inspector	6/26/2022	AFSCME	$ 8,485.59	$ 8,909.87	$ 9,355.37	$ 9,823.14	$ 10,314.29	
Deputy City Clerk	1/1/2022	MMCEA	$ 6,109.09	$ 6,414.53	$ 6,735.25	$ 7,072.04	$ 7,425.64	$ 7,796.94
Deputy Finance Director	1/1/2022	MMCEA	$ 11,985.16	$ 12,584.40	$ 13,213.62	$ 13,874.33	$ 14,568.03	$ 15,296.43
Economic Development and Housing Manager	1/1/2022	MMCEA	$ 10,180.48	$ 10,689.50	$ 11,223.97	$ 11,785.18	$ 12,374.44	$ 12,993.16
Electrician	6/26/2022	AFSCME	$ 6,923.01	$ 7,269.16	$ 7,632.62	$ 8,014.25	$ 8,414.97	
Engineering Technician	6/26/2022	AFSCME	$ 6,869.79	$ 7,213.28	$ 7,573.94	$ 7,952.64	$ 8,350.27	

City of Belmont Master Pay Schedule

Adopted September 27, 2022

Monthly Pay Rates

Position	*Effective Date*	*Labor Group*	*Step 1*	*Step 2*	*Step 3*	*Step 4*	*Step 5*	*Step 6*
Equipment Operator	6/26/2022	AFSCME	$ 6,086.41	$ 6,390.73	$ 6,710.27	$ 7,045.78	$ 7,398.07	
Executive Assistant To City Manager	1/1/2022	MMCEA	$ 6,728.99	$ 7,065.47	$ 7,418.74	$ 7,789.68	$ 8,179.15	$ 8,588.12
Finance Director	12/11/2019	Unrep	$ 13,752.00					$ 17,191.00
GIS Coordinator I	1/1/2022	MMCEA	$ 7,329.89	$ 7,696.39	$ 8,081.24	$ 8,485.24	$ 8,909.52	$ 9,355.02
GIS Coordinator II	1/1/2022	MMCEA	$ 8,414.77	$ 8,835.50	$ 9,277.27	$ 9,741.14	$ 10,228.21	$ 10,739.58
GIS Coordinator III	1/1/2022	MMCEA	$ 9,874.94	$ 10,368.68	$ 10,887.12	$ 11,431.50	$ 12,003.06	$ 12,603.24
Head Teacher	6/26/2022	AFSCME	$ 4,491.58	$ 4,716.16	$ 4,951.96	$ 5,199.56	$ 5,459.54	
Housing Specialist	1/1/2022	MMCEA	$ 8,010.78	$ 8,411.35	$ 8,831.90	$ 9,273.48	$ 9,737.17	$ 10,224.03
Human Resources Director	12/13/2019	Unrep	$ 13,202.00					$ 16,502.00
Information Technology Director	12/12/2019	Unrep	$ 10,690.00					$ 13,363.00
Lead Police Dispatcher	1/1/2022	BPOA	$ 8,092.49	$ 8,495.20	$ 8,922.15	$ 9,368.73	$ 9,836.06	
Maintenance Worker I	6/26/2022	AFSCME	$ 5,032.50	$ 5,284.13	$ 5,548.33	$ 5,825.75	$ 6,117.04	
Maintenance Worker II	6/26/2022	AFSCME	$ 5,570.66	$ 5,849.19	$ 6,141.65	$ 6,448.74	$ 6,771.17	
Management Analyst II	1/1/2022	MMCEA	$ 8,316.94	$ 8,732.79	$ 9,169.45	$ 9,627.93	$ 10,109.29	$ 10,614.75
Management Anaylst I	1/1/2022	MMCEA	$ 7,636.03	$ 8,017.85	$ 8,418.71	$ 8,839.65	$ 9,281.66	$ 9,745.74
Mechanic	6/26/2022	AFSCME	$ 6,171.84	$ 6,480.43	$ 6,804.45	$ 7,144.68	$ 7,501.91	
Office Assistant I	6/26/2022	AFSCME	$ 4,776.04	$ 5,014.85	$ 5,265.59	$ 5,528.87	$ 5,805.31	
Office Assistant II	6/26/2022	AFSCME	$ 5,305.82	$ 5,571.11	$ 5,849.66	$ 6,142.14	$ 6,449.25	
Parks & Recreation Director	12/14/2019	Unrep	$ 13,830.00					$ 17,287.00
Parks Maintenance Worker I	6/26/2022	AFSCME	$ 5,032.50	$ 5,284.13	$ 5,548.33	$ 5,825.75	$ 6,117.04	
Parks Maintenance Worker II	6/26/2022	AFSCME	$ 5,570.66	$ 5,849.19	$ 6,141.65	$ 6,448.74	$ 6,771.17	
Parks Manager	1/1/2022	MMCEA	$ 9,968.38	$ 10,466.82	$ 10,990.18	$ 11,539.67	$ 12,116.65	$ 12,722.50
Permit Technician	6/26/2022	AFSCME	$ 6,509.61	$ 6,835.09	$ 7,176.85	$ 7,535.69	$ 7,912.47	
Planning Technician	6/26/2022	AFSCME	$ 6,509.61	$ 6,835.09	$ 7,176.85	$ 7,535.69	$ 7,912.47	
Police Captain	1/1/2022	MMCEA	$ 13,855.66	$ 14,548.44	$ 15,275.83	$ 16,039.61	$ 16,841.63	$ 17,683.72
Police Chief	12/16/2019	Unrep	$ 15,338.00					$ 19,173.00
Police Corporal Advanced POST	1/1/2022	BPOA	$ 9,605.28	$ 10,085.55	$ 10,589.82	$ 11,119.32	$ 11,675.28	
Police Corporal Basic POST	1/1/2022	BPOA	$ 8,713.30	$ 9,148.96	$ 9,606.41	$ 10,086.73	$ 10,591.07	

City of Belmont Master Pay Schedule

Adopted September 27, 2022

Monthly Pay Rates

Position	*Effective Date*	*Labor Group*	*Step 1*	*Step 2*	*Step 3*	*Step 4*	*Step 5*	*Step 6*
Police Corporal Intermediate POST	1/1/2022	BPOA	$ 9,147.18	$ 9,604.53	$ 10,084.76	$ 10,589.00	$ 11,118.45	
Police Dispatcher	1/1/2022	BPOA	$ 7,161.27	$ 7,519.33	$ 7,895.30	$ 8,290.06	$ 8,704.57	
Police Lieutenant	1/1/2022	MMCEA	$ 12,496.37	$ 13,121.21	$ 13,777.28	$ 14,466.12	$ 15,189.41	$ 15,948.89
Police Officer Advanced POST	1/1/2022	BPOA	$ 9,147.18	$ 9,604.53	$ 10,084.76	$ 10,589.00	$ 11,118.45	
Police Officer Basic POST	1/1/2022	BPOA	$ 8,297.88	$ 8,712.78	$ 9,148.42	$ 9,605.84	$ 10,086.13	
Police Officer Intermediate POST	1/1/2022	BPOA	$ 8,713.30	$ 9,148.96	$ 9,606.41	$ 10,086.73	$ 10,591.07	
Police Officer Recruit	1/1/2022	BPOA	$ 6,610.84					
Police Records Specialist I	1/1/2022	BPOA	$ 5,305.75	$ 5,571.04	$ 5,849.59	$ 6,142.07	$ 6,449.17	
Police Records Specialist II	1/1/2022	BPOA	$ 5,571.16	$ 5,849.71	$ 6,142.20	$ 6,449.31	$ 6,771.78	
Police Sergeant Advanced POST	1/1/2022	BPOA	$ 10,770.75	$ 11,309.28	$ 11,874.75	$ 12,468.49	$ 13,091.91	
Police Sergeant Intermediate POST	1/1/2022	BPOA	$ 10,256.10	$ 10,768.91	$ 11,307.34	$ 11,872.72	$ 12,466.35	
Principal Planner	1/1/2022	MMCEA	$ 11,320.03	$ 11,886.06	$ 12,480.37	$ 13,104.34	$ 13,759.58	$ 14,447.54
Public Works Director	12/17/2019	Unrep	$ 14,394.00					$ 17,992.00
Public Works Field Supervisor	1/1/2022	MMCEA	$ 8,020.94	$ 8,422.02	$ 8,843.09	$ 9,285.29	$ 9,749.53	$ 10,236.98
Public Works Services Manager	1/1/2022	MMCEA	$ 11,072.34	$ 11,625.94	$ 12,207.25	$ 12,817.59	$ 13,458.50	$ 14,131.39
PW Lead Maintenance	6/26/2022	AFSCME	$ 6,390.49	$ 6,710.02	$ 7,045.52	$ 7,397.80	$ 7,767.69	
Recreation Manager	1/1/2022	MMCEA	$ 9,155.36	$ 9,613.11	$ 10,093.79	$ 10,598.47	$ 11,128.41	$ 11,684.84
Recreation Program Coordinator	1/1/2022	MMCEA	$ 5,782.63	$ 6,071.75	$ 6,375.33	$ 6,694.09	$ 7,028.78	$ 7,380.24
Recreation Specialist II (Hourly)	10/1/2022	AFSCME	$ 21.56	$ 22.64	$ 23.77	$ 24.96	$ 26.21	
Recreation Supervisor	1/1/2022	MMCEA	$ 7,648.72	$ 8,031.18	$ 8,432.75	$ 8,854.37	$ 9,297.07	$ 9,761.93
Senior Civil Engineer	1/1/2022	MMCEA	$ 11,168.91	$ 11,727.33	$ 12,313.67	$ 12,929.36	$ 13,575.81	$ 14,254.62
Senior Mechanic	6/26/2022	AFSCME	$ 6,555.84	$ 6,883.63	$ 7,227.82	$ 7,589.21	$ 7,968.67	
Senior Planner	1/1/2022	MMCEA	$ 9,124.87	$ 9,581.14	$ 10,060.22	$ 10,563.17	$ 11,091.37	$ 11,645.92
Sr Parks Maintenance	6/26/2022	AFSCME	$ 6,390.49	$ 6,710.02	$ 7,045.52	$ 7,397.80	$ 7,767.69	
Street Sweeper Operator	6/26/2022	AFSCME	$ 5,821.48	$ 6,112.56	$ 6,418.18	$ 6,739.09	$ 7,076.05	
Teacher	6/26/2022	AFSCME	$ 3,905.77	$ 4,101.06	$ 4,306.12	$ 4,521.42	$ 4,747.49	
Teacher's Aide (Hourly)	6/26/2022	AFSCME	$ 19.72	$ 20.71	$ 21.74	$ 22.83	$ 23.97	
Technology Specialist I	1/1/2022	MMCEA	$ 7,220.65	$ 7,581.67	$ 7,960.79	$ 8,358.76	$ 8,776.71	$ 9,215.55
Technology Specialist II	1/1/2022	MMCEA	$ 8,953.83	$ 9,401.55	$ 9,871.58	$ 10,365.18	$ 10,883.45	$ 11,427.60
Technology Specialist III	1/1/2022	MMCEA	$ 9,875.76	$ 10,369.57	$ 10,888.05	$ 11,432.44	$ 12,004.05	$ 12,604.25

City of Belmont Master Pay Schedule

Adopted September 27, 2022

Unrepresented Per Diem Positions

		Hourly Pay Rates					
Position	*Effective Date*	*Step 1*	*Step 2*	*Step 3*	*Step 4*	*Step 5*	*Step 6*
Accounting Technician I [1]	6/26/2022	$ 31.04	$ 32.59	$ 34.22	$ 35.93	$ 37.73	
Accounting Technician II [1]	6/26/2022	$ 34.14	$ 35.85	$ 37.64	$ 39.53	$ 41.50	
Accounting Technician III [1]	6/26/2022	$ 38.35	$ 40.26	$ 42.28	$ 44.39	$ 46.61	
Administrative Assistant [1]	1/1/2022	$ 33.36	$ 35.03	$ 36.78	$ 38.62	$ 40.55	$ 42.58
Associate Civil Engineer [1]	1/1/2022	$ 52.39	$ 55.01	$ 57.76	$ 60.65	$ 63.69	$ 66.87
Building Attendant I*	1/1/2022	$ 17.01	$ 17.86	$ 18.75	$ 19.69	$ 20.68	
Building Attendant II*	1/1/2022	$ 18.71	$ 19.65	$ 20.63	$ 21.66	$ 22.74	
Dispatcher, Per Diem [3]	10/1/2022	$ 46.69	$ 49.01	$ 51.47	$ 54.05	$ 56.75	
Electrician [1]	6/26/2022	$ 39.94	$ 41.94	$ 44.03	$ 46.24	$ 48.55	
Head Teacher [1]	6/26/2022	$ 25.91	$ 27.21	$ 28.57	$ 30.00	$ 31.50	
Intern	1/1/2022	$ 16.20	$ 17.01	$ 17.86	$ 18.75	$ 19.69	
Lifeguard I	1/1/2022	$ 17.70	$ 18.59	$ 19.51	$ 20.49	$ 21.51	
Lifeguard II	1/1/2022	$ 18.63	$ 19.56	$ 20.54	$ 21.57	$ 22.64	
Maintenance Worker I [1]	6/26/2022	$ 32.14	$ 33.75	$ 35.43	$ 37.20	$ 39.06	
Nutrition Site Coordinator	1/1/2022	$ 21.56	$ 22.64	$ 23.77	$ 24.96	$ 26.21	
Office Assistant I [1]	6/26/2022	$ 30.61	$ 32.14	$ 33.75	$ 35.44	$ 37.21	
Office Assistant II [1]	6/26/2022	$ 29.03	$ 30.49	$ 32.01	$ 33.61	$ 35.29	
Planning Technician [1]	6/26/2022	$ 32.14	$ 33.75	$ 35.43	$ 37.20	$ 39.06	
Police Officer (Advanced POST), Per Diem [2]	1/1/2022	$ 52.77	$ 55.41	$ 58.18	$ 61.09	$ 64.14	
Police Officer (Basic POST), Per Diem [2]	1/1/2022	$ 47.87	$ 50.27	$ 52.78	$ 55.42	$ 58.19	
Police Officer (Inter POST), Per Diem [2]	1/1/2022	$ 50.27	$ 52.78	$ 55.42	$ 58.19	$ 61.10	
Police Records Specialist I, Per Diem [1]	1/1/2022	$ 30.61	$ 32.14	$ 33.75	$ 35.44	$ 37.21	
Police Records Specialist II, Per Diem [1]	1/1/2022	$ 32.14	$ 33.75	$ 35.44	$ 37.21	$ 39.07	
Recreation Leader [4]	1/1/2022	$ 16.20	$ 17.01	$ 17.86	$ 18.75	$ 19.69	
Recreation Program Coordinator [1]	1/1/2022	$ 33.36	$ 35.03	$ 36.78	$ 38.62	$ 40.55	$ 42.58
Recreation Specialist I [4]	1/1/2022	$ 19.60	$ 20.58	$ 21.61	$ 22.69	$ 23.83	
Recreation Specialist II [4]	1/1/2022	$ 21.56	$ 22.64	$ 23.77	$ 24.96	$ 26.21	

City of Belmont Master Pay Schedule

Adopted September 27, 2022

Unrepresented Per Diem Positions

		Hourly Pay Rates					
Position	*Effective Date*	*Step 1*	*Step 2*	*Step 3*	*Step 4*	*Step 5*	*Step 6*
Senior Lifeguard	1/1/2022	$ 20.49	$ 21.52	$ 22.59	$ 23.72	$ 24.91	
Senior Rec Leader	1/1/2022	$ 17.82	$ 18.71	$ 19.65	$ 20.63	$ 21.66	
Street Sweeper Operator [1]	6/26/2022	$ 33.59	$ 35.26	$ 37.03	$ 38.88	$ 40.82	
Teacher [1]	6/26/2022	$ 22.53	$ 23.66	$ 24.84	$ 26.09	$ 27.39	
Teacher's Aide [1]	6/26/2022	$ 19.72	$ 20.71	$ 21.74	$ 22.83	$ 23.97	
Technology Specialist I [1]	1/1/2022	$ 41.66	$ 43.74	$ 45.93	$ 48.22	$ 50.63	$ 53.17
Technology Specialist II [1]	1/1/2022	$ 51.66	$ 54.24	$ 56.95	$ 59.80	$ 62.79	$ 65.93
Technology Specialist III [1]	1/1/2022	$ 56.98	$ 59.82	$ 62.82	$ 65.96	$ 69.25	$ 72.72
Van Driver	1/1/2022	$ 19.60	$ 20.58	$ 21.61	$ 22.69	$ 23.83	

Notes

Unrepresented per diem : A position having a workweek of fewer hours than the workweek established for full-time positions in the class.

* Building Attendants I and II are eligilbe to receive a weekend differential of $1.00 per hour for work performed on Saturdays and Sundays.

[1] Hourly pay rates derived by multiplying full-time equivalent monthly rate by 12 (months in year) and dividing by 2080 (hours in work year)

[2] Hourly pay rates derived by multiplying full-time equivalent monthly rate by 12 (months in year)

[3] Hourly pay rates derived by multiplying full-time Lead Police Dispatcher by 12 (months in year) and dividng by 2080 (hours in work year)

[4] Tied to Belmont minimum wage as follows:

Recreation Leader - Adjusted to Minimum Wage
Building Attendant I*- 5% Above Above Recreation Ldr
Building Attendant II*- 10% Above Building Attendant I
Lifeguard I - 5% Below Lifeguard II
Lifeguard II - 15% Above Rec Leader
Nutrition Site Coordinator - Tied to Recreation Specialist II
Recreation Specialist I - 10% Above Sr. Rec Leader
Recreation Specialist II - 10% Above Rec Spec I
Sr Rec Leader - 10% Above Rec Leader
Sr. Lifeguard - 10% Above Lifeguard II
Van Driver - Tie to Recreation Specialist I

Revision History

Resolution 2018-04 - Initial Adoption	March 13,2018
Resolution 2019-019 - Revised Adoption	February 23,2021

CITY OF BELMONT
APPEAL APPLICATION
ZONING ORDINANCE #360 - SECTION 10

I, Yadong Yu ,appeal the action of the PLANNING COMMISSION

at the Regular Meeting held on June 21, 2022

on the application for 1513 Folger Dr Single-family Design Review and Tree Removal Permit - Project Redesign

granted/not granted to Anna Felver with Thomas James Homes

concerning the property located at the following address 1513 Folger Dr, Belmont CA 94002

Being Lot x Block_____ Subdivision_____

Assessor's Parcel No. 044-351-040

This APPEAL, in accordance with Ordinance #360, gives the following reason(s) to make claim that there was an error or abuse of discretion by the Commission, or wherein its decision was not supported by the evidence in the record (attach a separate sheet of paper, if desired):

L¢ ¢KŜ ttl·yŷʎyƎ /2ϒϒʎăăʎ2ƴƬI·ʎtŜŘ ű2 I·ŘŜIjdzI·ű$fè ǿŜʎƎK ŭKŜ Ƭ2ftf2ǿʎyƎ ăűI·yŘI·ℕŘăϒ óмú 5ŜăʎƎƴ ƎdzʎŘŜfʎyŜ . πм π ℕŜŘdzŐŜ ōdzf]¼¢ ¢KŜ слл ăljdzI·ℕŜ ƬŜŜű óăƬú fʎǾʎyƎ I·ℕŜI· ǿʎűK 2ǾŜℕ нл Ƭű ŐfŜI·ℕI·yŐŜ I·yŘ ŭKŜ пно ăƬ Ŏ2ØŜℕŜŘ 2dzűŘ22ℕ fʎǾʎyƎ ălJI·ŐŜ ǿʎűK 2yfè 2yŜ 2LJŜƴăʎŘŜ ʎyƒfI·ű$ ŭKŜ ōdzf] ű2 I·ƴŜĖűŜyű I· слл ăƬ K2dzăŜ f22]ă fʎ]ŜT óнú 5ŜăʎƎƴƎdzʎŘŜfʎyŜ !πc π ¶YʎyʎYʎÎŜ ʎYLJI·Ŏűă ű2 LJdzōfʎŎ ØʎŜǿăkℕŜűI·ʎƴ ŜĖʎăűʎyƎ ℕʎŘƎŜfʎyŜă¼¢ ¢KŜ ōdzf]è K2dzăŜ I·ű YI·ÈʎYdzY KŜʎƎKű ōf2Ŏ]ă ŭKŜ ØʎŜǿă 2Ƭ I I·ffYI·ℕ] I·yŘ /I·ℕfY2yű Y2dzyűI·ʎyã I·yŘ ØI·ffŜè LJŜŘŜăúℕʎI·yã ăŜŜ I·ű ŭKŜ ʎyűŜℕăŜŎűʎ2ƴ2Ƭ C2fƎŜℕ 5ℕ I·yŘ C2fƎŜℕ /ű ¢ LL¢ ¢KŜ I·LJLJfʎŎI·yű Ŏ2ϒϒʎűűŜŘ ƬℕI·dzŘă ű2 ƎI·ʎƴdzyƒI·ʎℕ I·ŘØI·yűI·ƎŜ¢ {ŜŜ I·ŭűI·ŐKŜŘ LJI·ƎŜ Ƭ2ℕ ŘŜűI·ʎfă¢

I/We, the undersigned appellant, do hereby certify that this Appeal, in accordance with Ordinance #360, has been filed within the ten (10) day filing period and the fee of **$1,069** has been paid to the City of Belmont.

Yadong Yu _____

Appellant Name (Print) Appellant Signature

1515 Folger Dr, Belmont CA 94002

Address (City, State, Zip)

yuyadong@gmail.com

Email address

(650)421-3222

Home Phone Cell/Other Phone

- **Multiple/group appellants will be considered as one entity for purposes of speaking time limits at the appeal hearing.**
- **The applicant may be required submit 8 paper sets of complete plans/blueprints with the completed appeal form. Submission of multiple sets of other backup documentation is not necessary.**
- **The City of Belmont can accept electronic submittals of documentation.**
- **City staff will coordinate a Hearing Date with the appellant and applicant following submittal of appeal.**

1. **The re-design didn't address the bulk issue raised at the last meeting, and thus violates Residential Design Guideline B-1 "reduce bulk"**

   Concerns of the bulk issue are shared by many neighbors. At the last December public hearing, two commissioners pointed out that the ~600 square feet living area with over 20 feet clearance, and the 423 square feet outdoor living space with only one side open inflate the bulk to an extent a 6,000 square feet house looks like! The applicant refused to address the bulk issue in the redesign. The picture below compares the redesign (top) and design (bottom).





2. **The redesign maximizes the impacts to public views, and thus violates Residential Design Guideline A-6 – "Minimize impacts to public views/Retain existing Ridgelines"**





   Left: from Folger Dr and Folger Ct, pedestrians can see the Hallmark and Carlmont mountains.
   Right: The bulky house at max height blocks the public views

3. **The applicant committed frauds to deceive city staff, planning commission, and the neighbors to gain unfair advantage.**

   a. False statement about neighborhood outreach results

   In the neighbor relation summary, the applicant lied to city staff that they were well received by 13 neighbors at an outreach meeting. The truth is: some neighbors in the attendee list were not even present at the meeting, and many at the meeting expressed concerns on the bulk and opposition to excessive tree removal.

   b. Misleading perspective view drawings of the proposed house

   At the 6/21/2022 public hearing meeting, the applicant presented several perspective view renderings of the future house with trees, retaining wall, and some neighbor houses. In these rendering the applicant shrank the proposed house by 33-50% to hide the bulk issue.

From: Yadong Yu

1515 Folger Dr

Belmont CA

To: City council members

RE: appeal of the Planning Commission approval on "June 21, 2022– Agenda Item 7B Application No. 2021-0037 – 1513 Folger Drive Single-Family Design Review and Tree Removal Permit – Project Redesign"

Dear City council members,

Please accept this as written statement of my appeal to the decision to approve '1513 Folger Drive Single-Family Design Review and Tree Removal Permit – Project Redesign' by Planning Commission at the public hearing meeting on June 21, 2022.

The basis of my appeal is the belief that the Planning Commission failed to adequately weigh the following standards and facts when they reviewed the redesign.

1. The initial design was reviewed at the Dec. 21 2021 Planning Commission meeting and was asked to redesign due to unnecessary bulk issue and public view concerns. The redesign reviewed on Jun. 21 2022 didn't address the bulk issue raised at the last meeting, and thus violates Residential Design Guideline B-1 "reduce bulk".

2. The design maximizes the impacts to public views, and thus violates Residential Design Guideline A-6 – "Minimize impacts to public views/Retain existing Ridgelines"

3. The applicant committed frauds to deceive city staff, planning commission, and the neighbors to gain unfair advantage.

The following pages explain these in detail.

1. The initial design was reviewed at the Dec. 21 2021 Planning Commission meeting and was asked to redesign due to unnecessary bulk issue and public view concerns. The redesign reviewed at Jun. 21 2022 didn't address the bulk issue raised at the last meeting, and thus violates Residential Design Guideline B-1 "reduce bulk".

1.1 initial design

In 2021 April, neighbors around 1513 Folger Dr, the site to be developed, received an invitation to an outreach meeting from the applicant along with a draft of the development plan of a new single-family house. The plan included a main house of a 92 feet wide x 28 feet high front facade with only 20 feet front setback (**Figure 1**). While expansive and towering at front, the depth of the building was up to 47 feet. The floor area of the main house calculated by the applicant was 3,975 sq ft, but the actual bulk is equivalent to a 4900 sq ft house (see bulk analysis on page 8). In addition, this plan included a 592 square feet so-called 'future ADU', of which the floor area was not counted toward the total floor area. Three mature coast live oak trees on the boundary between 1509 Folger Dr and 1513 Folger Dr are in the site for this ADU. The applicant included removal of these trees to make room for the ADU.

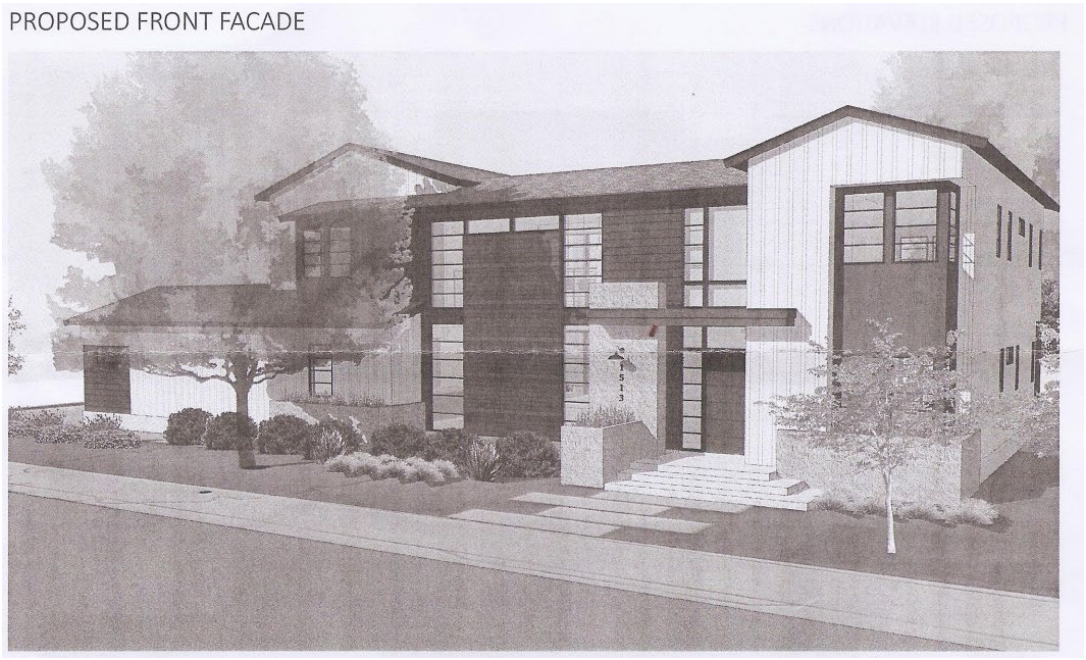


Figure 1. The rendering of the proposed house in the draft plan that neighbors received in April 2021. The above scanned image shows the street view of the house that featured a 92W x 28H feet front façade and depths up to 47 feet.

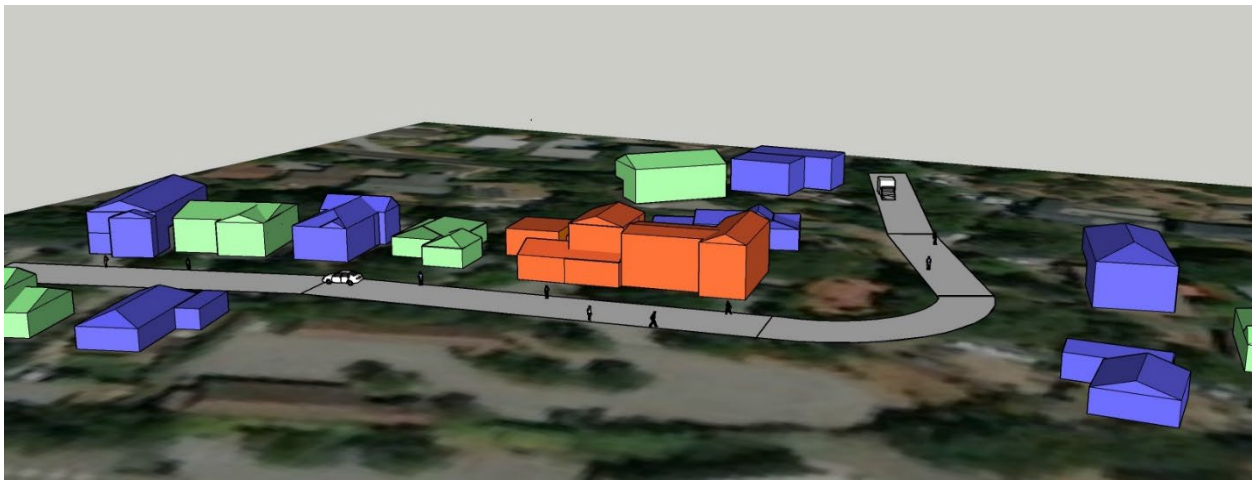


Figure 2. Visual effect of the initial design in the context of neighborhood. The proposed house is colored in orange, while existing houses on Folger Dr are colored in alternating blue and green. The initial design including the main house and a 'future ADU' (at the rear left of main house) was discussed at the Dec. 21st 2021 planning commission public hearing meeting. This drawing is prepared by Yadong Yu using Google Sketch Pro. The 3D models of the existing houses were based on Google Earth and on-site inspection. The 3D model of the proposed house was based on the plan submittal the applicant sent to city in June 2021. **All models are on the same scale.**

The following table summarizes the Floor Area Ratio (FAR) of the houses on Folger Dr. Except 1520 Folger Dr, which is an outlier because it's the only R1E lot that is over 1 acre, all existing houses are of small to medium size. The proposed house at 1513 Folger Dr are 3 times of the average house. (The house and lot sizes were taken from Zillow.com).

Address	Floor Area, sq ft	Lot area, sq ft	FAR	District
1300 Notre Dame	1950	7448	0.26	R1B
1500 Folger Drive	2320	6141	0.38	R1B
1501 Folger Drive	1620	11761	0.14	R1A
1502 Folger Drive	1790	6534	0.27	R1B
1503 Folger Drive	2484	8550	0.29	R1B
1504 Folger Drive	2020	6751	0.30	R1B
1505 Folger Drive	1350	8145	0.17	R1B
1506 Folger Drive	890	6577	0.14	R1B
1507 Folger Drive	1731	7666	0.23	R1B
1509 Folger Drive	1030	8363	0.12	R1B
1513 Folger Drive *	**3974**	**12197**	**0.33**	**R1A**
1514 Folger Drive	1790	9583	0.19	R1B
1515 Folger Drive	1430	11000	0.13	R1A
1516 Folger Drive	1620	10759	0.15	R1A
1517 Folger Drive	2700	14520	0.19	R1A
1518 Folger Drive	2500	6751	0.37	R1B
1519 Folger Drive	1540	6795	0.23	R1B

1520 Folger Drive	4500	51836	0.09	R1E
1546 Folger Drive	2680	12632	0.21	R1A

The residents on Folger Dr and people familiar with the neighborhood were dismayed by the proposed big house that is in striking contrast with the existing small to medium sized houses on the street. The residents including: Rich at 1500 Folger Dr, Joanne and Victor at 1504 Folger Dr, Patricia and John at 1505 Folger Dr, Randy at 1506 Folger Dr, Sue and Reed at 1509 Folger Dr, Xiaobin and Yadong at 1515 Folger Dr, Kim and Lee at 1515A Folger Dr, Michael at 1516 Folger Dr, Saul at 1517 Folger Dr, Lauren and Ryan at 1518 Folger D exchanged concerns about the bulk issue of the proposed house and excessive tree removal after we read the plan. Its massive footprint, particularly the over 90 feet wide front façade and 28 feet max height, imposed the maximum bulk upon the street front. Some of us attended an outreach meeting on Apr 21st, 2021 hosted by the applicant, and expressed the concerns at the meeting too. Yet, since then and by Dec. 21 2021 the applicant had made no change on the location or dimension of the main house or the 'future ADU'.

At the Dec. 21st 2021 Planning Commission public hearing meeting, commissioner Majeski commented on the bulk issue (from 1h 42m of the recorded video):

> "from my perspective this design is pretty bulky. The front facing Folger is certainly not anything but big, for sure architecturally it's making a statement. It's a very strong statement. It is a pretty large bulky house. It's the biggest house that can possibly be built on the site."

Commissioner Kramer commented on its bulk (1h 52m):

> "…what I am struggling with is like what commissioner Majeski mentioned the bulk. I think the way it is written is that you are supposed to avoid unnecessary bulk. And the structure is stepped back but not stepped back from street. Under the ridge of the roof there is open space about 2 feet for garbage can. The structure is L shaped but the long arm faces the street, so it looks like an even larger house than it is. And you have the great room living area with over 20 feet clearance inside. We had bad experience that in cities where people had …(indistinguishable)… spaces and filled in that space without permit later. So, I don't see it is attempting not to look bulky. Clearly planner Shek does math a couple of ways. Clearly one can build a 3900 square foot house there. But this looks like a much larger house. This looks like a 6000 square foot house".

Commissioner Kramer further added (2h 04 min):

> " it does not appear to me that the design of this building is attempting to mitigate the appearance of bulk. It is trying to maximize the bulk of the building, so it looks like an even larger house than it is. And it does look to me that at the public facing side there is uninterrupted two-story wall."

Commissioners also pointed out that if the 'future ADU' is to be reviewed, its square footage needs to be included in the total floor area, which will be 600 sq ft over the max allowable. Besides, it was a consensus among the commissioners and public members that the removal of three mature coast live oak trees (protected species) to make room for this 'future ADU' is unnecessary.

At the end of the Dec. 21st, 2021meeting, all four commissioner present at the meeting voted Yes to continue the design review. The applicant agreed to redesign to address the bulk issue.

1.2 redesign

However, the redesign did little to reduce the bulk. At the Planning Commission public hearing meeting on Jun. 21st 2022 to continue the design review, a redesign was reviewed. Figure 3 below shows the comparison of the redesign with the initial design. The redesign changed the roof style from two separate gables to a continuous major roof and changed the siding materials and colors of the walls. The building footprint was the same as that in initial design. The dimensions of the second-floor structure remained essentially same except the rear side of the east wing recessed a couple of feet. The max height stays at 27'11''.



Figure 3. Comparison of the redesign with the initial design. (left) Front elevation comparison. The top shows the redesign with a major roof ridge and the 2nd floor street facing wall painted in darker color. The bottom shows the initial design with two separate gables linked by a central section. (right) Rear elevation comparison.

The little change in bulk is also reflected by minimal change in the total floor area from 3974 to 3968 square feet (please see tables below, left – Dec.21, 2021 project data, right – Jun. 21, 2022 project data). **The applicant clearly refused to make a good-faith effort to respect City guidelines**.

PLANNING COMMISSION STAFF REPORT
1513 Folger Drive, PA2021-0037
December 21, 2021
Page 4

PROJECT DATA

Criteria	Existing	Proposed Home	Required or Max. Allowed
Lot Size	13,169 sq. ft.	No Change	No Change
Slope	3%	No Change	No Change
FAR	N/A	.302	.533
Square Footage	N/A	3,974 sq. ft.	3,975 sq. ft.
Parking	N/A	Two-car garage; Two uncovered	Two-car garage; Two uncovered
Setbacks:			
Front	N/A	20'	20'
Side (right)	N/A	20'9"	15% of lot width
Side (left)	N/A	20'9"	15% of lot width
Rear	N/A	25'	25'
Driveway length	N/A	Approx. 40'	18'
Height	N/A	28'	28'

PLANNING COMMISSION MEMORANDUM
RE: 1513 Folger Drive.; PA2021-0037
June 21, 2022
Page 4

PROJECT DATA

Criteria	Existing	Proposed Home	Required or Max. Allowed
Lot Size	13,169 sq. ft.	No Change	No Change
Slope	12%	No Change	No Change
FAR	N/A	.302	.525
Square Footage	N/A	3,968 sq. ft.	3,975 sq. ft.
Parking	N/A	Two-car garage; Two uncovered	Two-car garage; Two uncovered
Setbacks:			
Front	N/A	20'	20'
Side (right)	N/A	20'9"	15% of lot width
Side (left)	N/A	20'9"	15% of lot width
Rear	N/A	25'	25'
Driveway length	N/A	Approx. 40'	18'
Height	N/A	27'11"	28'

In order not to include the 'future ADU' in the total floor area, the applicant removed the ADU from the redesign. However, in an outreach notice to the neighbors only a few days before the June public hearing meeting, they said they were considering alternative locations for the ADU. The following drawings depict the redesigned house omitting the 'future ADU' in the context of the neighborhood (**Figure 4**). Even without the ADU, the redesigned main house itself still looks overly bulky. The building bulk is more than the three houses at 1507, 1509 and 1515 Folger Dr around it combined.

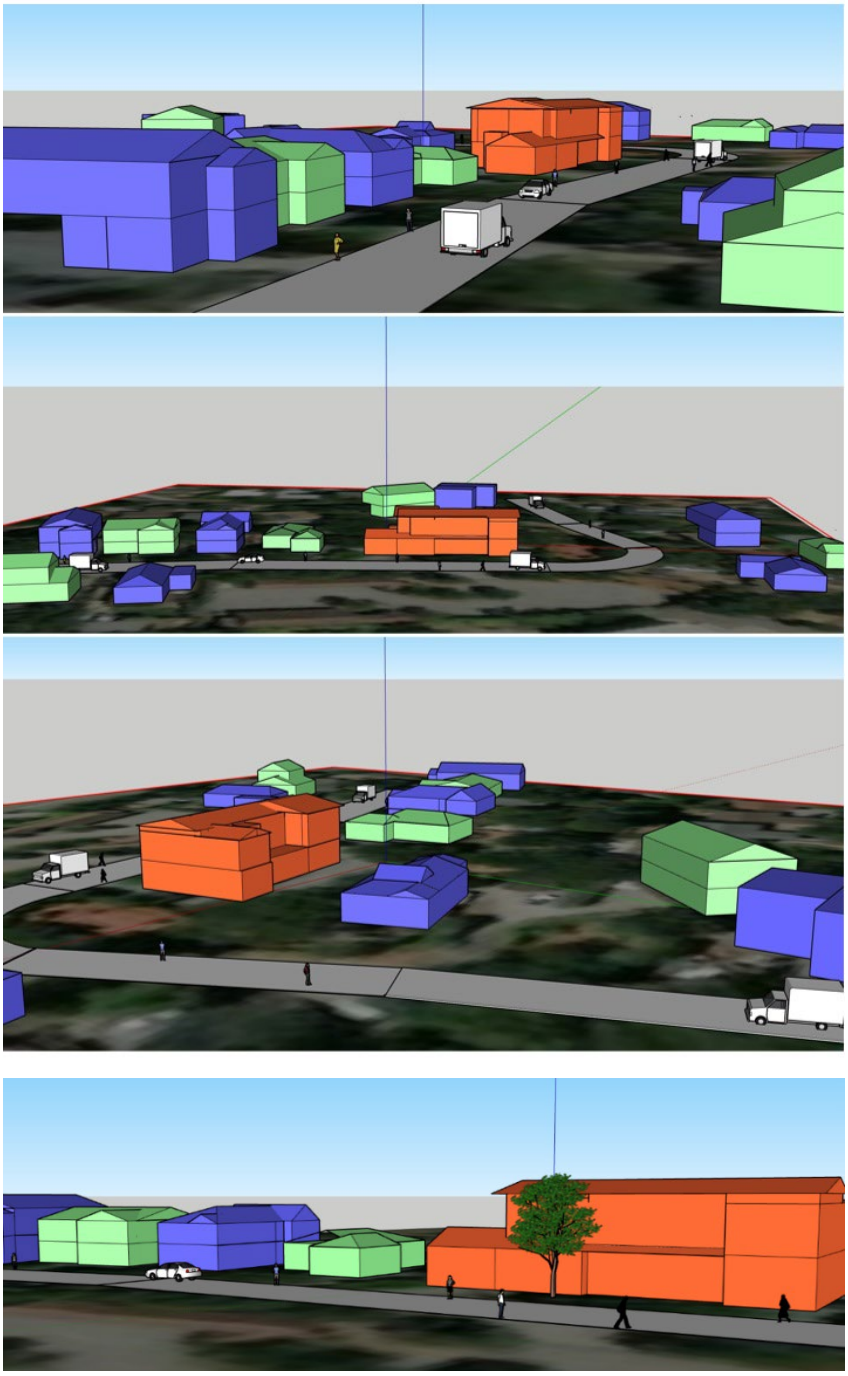


Figure 4. Visual effect of the redesign in the context of the neighborhood. The proposed house is colored in orange, existing houses on Folger Dr are colored in alternating blue and green. **(Top)** perspective view from west. **(Middle 1)** bird eye view from south. **(Middle 2)** bird eye view from east. **(Bottom)** street view. 3D models were prepared by Yadong Yu using Google Sketchup Pro. All models are on the same scale.

1.3 bulk analysis

From outside, the max width and height, the narrow front setback, and the mostly two-story walls contribute to the bulky appearance of the house. From Inside, the excessive high ceiling area and a so-called 'outdoor space' that is mostly enclosed inflate the bulk of the house to a much larger extent than a normal 4000 square feet house would look like (**Figure 5**).

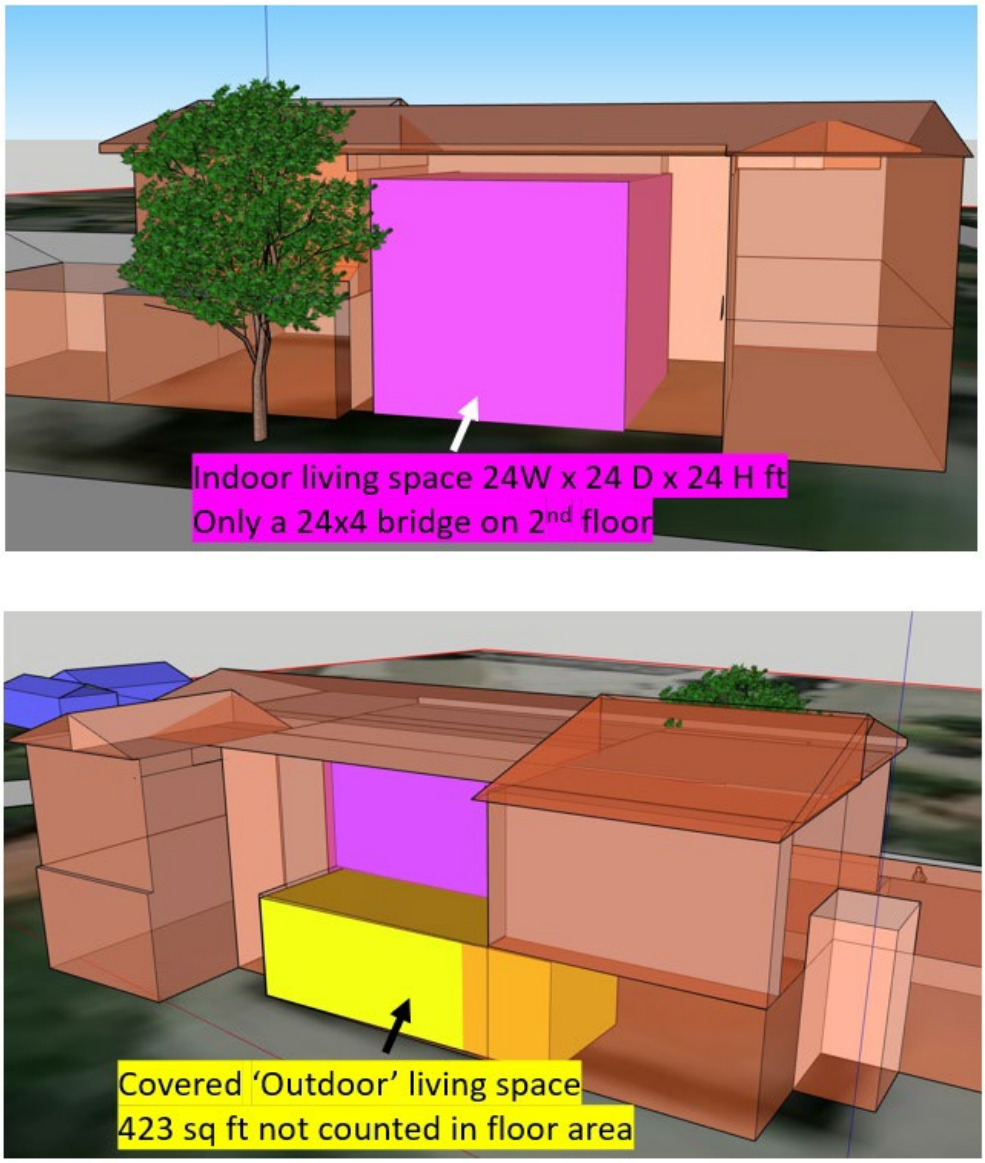


Figure 5. Bulk analysis of the proposed house. (top) An indoor living space colored in magenta of 24W x 24D x 24H feet dimensions. The 2nd floor in this space has only a 24x4 feet bridge that connects the east and west wings of the building. Although this space takes twice of 24x24 =576 sq ft building bulk, in the applicant's calculation, only the bridge (24x4=96 sq ft) was included in 2nd floor area calculation. (bottom) a so-called 'outdoor' living space colored in yellow of 423 sq ft not counted in total floor area. This space is covered with a flat roof and surrounded with structures of the main house on three sides. It looks pretty much like an integral part of the main house.

Neighbors and I had been anticipating a new house after the lot was sold for single-family use. We had never expected the developer will exploit the city's codes to the extreme in all aspects to build such a huge house. The building bulk of this house is more than the three houses at 1507, 1509 and 1515 Folger Dr combined. They use the larger than necessary high clearance living space and a so-called outdoor living space with only one side open so that it is probably very easy they can enclose these areas to gain near 1,000 square feet later. **This is a clear and intentional violation of guidelines on reducing bulk.**

2. The design maximizes the impacts to public views, and thus violates Residential Design Guideline A-6 – "Minimize impacts to public views/Retain existing Ridgelines"



Figure 6. Vision analysis of the impacts of the proposed house to public views. (left) From Folger Dr near the intersection of Folger Dr and Folger Ct, pedestrians can enjoy a public view of the Hallmark and Carlmont mountains and the valley below. A tall oak tree at the street front of 1513 Folger Dr lot enhances the view. Although on camera this tree breaks the wide span of the mountain view, to human eyes we see through this tree, and its foliage adds depth and enhances the perspective of the wide vista. This rewarding view is perhaps one big reason why so many people like to walk on Folger Dr. (right) visual effect of the proposed house blocking the mountain ridge views.

At the Dec. 21 2021 meeting, commissioner Majeski commented on the public view as follows (1h 43m):

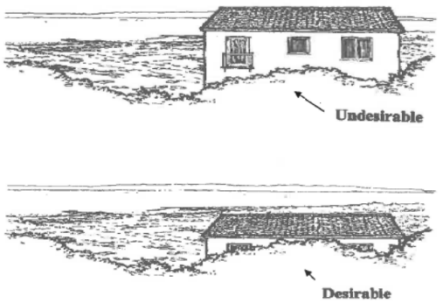
> "I would say as you walk by that spot, because currently it is a large parking lot, there are a number of places the public view from the street is quite beautiful. And I would agree with the residents that the public view isn't just of the ridgeline which you can see a little bit through the beautiful trees, but we shouldn't forget the fact that the forest of Belmont is made up of individual trees. This is a particularly

beautiful piece of Belmont with particularly beautiful oak trees of certain character. I think it is a shame to give up both some healthy trees as well as some public view with a… what seems to me a deliberately bulky and as residents noted not particularly in character with the neighborhood home"

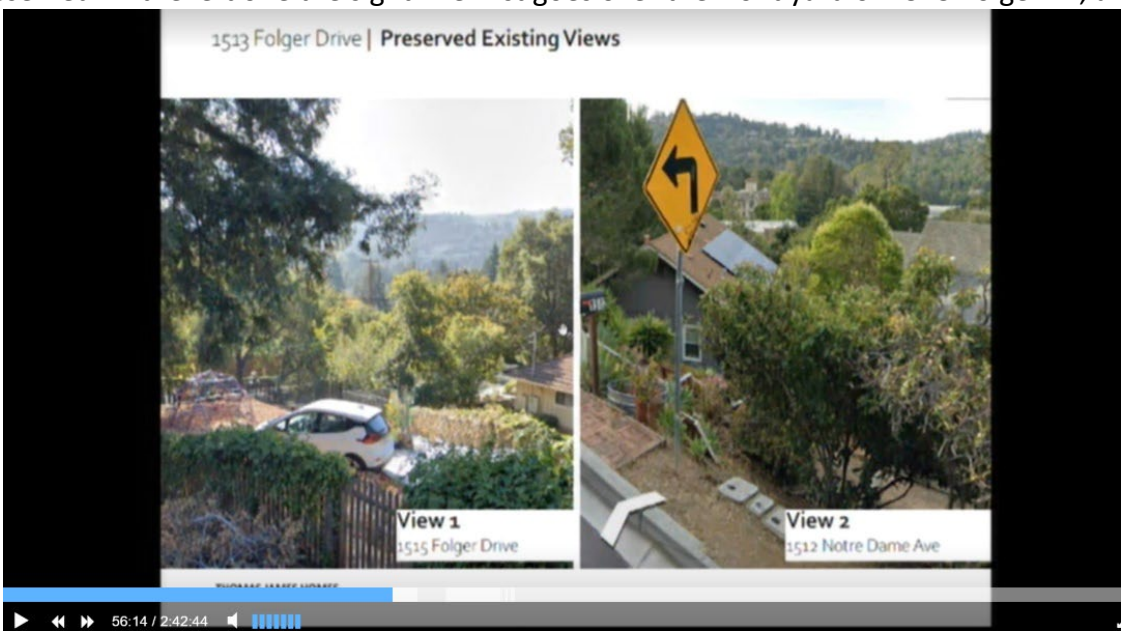
As shown in the right panel of the Figure 6, the expanse of the proposed home blocks public view of the mountain ridges and valleys below. The design (and redesign) has the same footprint and the same maximum height 27'11". The designs maximized the impacts to the public views, and thus violates Guideline A-6 – 'minimize impacts to public views/retain profile of existing ridgelines'

Guideline A-6 - Minimize Impacts to Public Views / Retain Profile of Existing Ridgelines
Design projects such that public views are not disrupted:

a. Locate the building below or to the side of public views as seen from surrounding public property (streets, sidewalks, etc.).
b. Increase the front yard setbacks on downward sloping lots.
c. Increase step backs of upper-story additions & Lower the height of the dwelling



The screenshot below is the presentation by the applicant at the 6/21/2022 meeting. The applicant showed the two views from public property and claimed that the public views are preserved. In the left one the sight line first goes over the front yard of 1515 Folger Dr, and



then passes the southeast corner of 1513 Folger Dr lot. This view covers no more than 20% of the 1513 Folger Dr lot, therefore it is not representative as to whether the proposed house impacts the public view.

3. The applicant committed frauds to deceive city staff, Planning Commission, and the neighbors to gain unfair advantage.

3.1. False statement about neighborhood outreach results

In the neighbor relation summary, seen in both 12/21/2021 and 6/21/2022 public hearing meeting agendas, the applicant falsely claimed that there were 13 attendees at the April 2021 outreach meeting, and all were supportive except Michael O'Neill, who didn't want any construction on the site. The truth is:

- Some of the attendees shown in the list were not even present at the meeting, and many at the meeting expressed concerns on the bulk of the building and excessive tree removal. There was an attendee who claimed she lives close by, but we never knew such neighbor. The applicant appeared to be open-minded by telling us there will be several iterations of outreach. Many people expressed the concerns in a friendly tone, but the common feeling was undeniably against the overly bulky building. Besides of the attendee none of us knew, Wendy at 1546 Notre Dame Ave was the only neighbor who welcomed the large building.
- Rich at 1500 Folger Dr mentioned several observations of the site: a) The front façade will be an important aspect the planning commission reviews, but it looked overly big; b) The oak tree at street front should be preserved as it blocks the street light from shining into the house at night; c) The proposed swimming pool receives little sunlight as the proposed two-story house and the large trees cast shadow on it. A single-story house would be more appropriate for the swimming pool.
- Michael O'Neill pointed out that the big house is out of character for the neighborhood. He further expressed concern on energy waste by the large house. He recommended to scale down the house to fit in the neighborhood.
- Yadong welcomed the City's decision to convert the vacant lot to SFH use. He pointed out the proposed house used the code to extreme in all aspects such that it created a way too large house for the neighborhood.
- Lee mentioned privacy and glazing issues of the large glass wall facing Yu's house.
- Sue and Reed informed the applicant of the water overflow from a storm drain on the parking lot on 1513 Folger Dr that often spills to their street front.

The applicant lied to city staff by claiming that they were well received by neighbors. At the meeting, they appeared to be attentive and courteous by telling the neighbors there will be several iterations of outreach, but after hearing many concerns from neighbor at the meeting they painted a story that their proposal was well received, they made no change to the bulk

of the house and submitted the plan for city staff to approval in June. The bulk aspects of the plan remained unchanged till the Planning Commission meeting on Dec 21, 2021.

Additionally, the applicant made false statements on the interactions with the immediate neighbor Yu family at 1515 Folger Dr. They described as if they were courteous and diligent, but the truth is that they leveraged the use of a strip of land by Yu family and demanded the neighbors to pay them over a hundred thousand to reduce the development cost. Details are described in section 3.3.

3.2. Misleading perspective view drawings of the proposed house

At the June 21st 2022 meeting, the applicant presented several perspective view renderings of the redesigned house with trees, retaining wall, and some neighbor houses around it. While they look colorful, they are very misleading.



(1) The actual oak at the street front of 1513 Folger is about 28 feet tall, which is supposed to be level with the roof of the proposed house. In the applicant's front context perspective rendering above, this tree is taller than the house by a story. In other words, the applicant visually under--represented the house by ~33% and grossly inflated the tree coverage.

(2) In the same rendering, the existing stone retaining wall can be seen at the periphery. The wall starts at street with a 5 feet height, and goes higher with the slope and reaches the 14 feet max height as it disappears behind the house. The applicant shows that the house is only half story taller than the section of the wall at 14 feet, which is another indication they shrank the house.

(3) The single-story house of 1515 Folger Dr behind the old retaining wall is built on a ground ~11 feet higher than 1513 Folger Dr. Its roof is not higher than the proposed

house. Besides, there is no structure like the house shown on the right edge of the rendering.

(4) The rear perspective view below is even more misleading. The house is drastically shrunk to show that it is not higher than the section of the retaining wall at 14 feet. In this case, the applicant shrank the house by 50%!



3.3. Applicant pressed the neighbor to pay for the development using fraudulent claims.

This may not be relevant to the design review, but I want to include it here to demonstrate that the applicant is versed at deceiving people. Our property at 1515 Folger Dr is immediately next to 1513 Folger Dr the property to be developed. Both properties are on a ~14% grading slope. 1513 Folger Dr includes a flat area that was created by extensive excavation from the slope, a stone retaining wall and a strip of land behind the wall.

(1) At the 2021 April outreach meeting, I opposed dense planting behind the old retaining wall because the trees will be too close to our house. Later I wrote to Ms. Anna Felver the project manager at TJH to notify that there are errors in the survey map about the location of our house. The actual location of our house is much closer to the retaining wall. The survey for 1513 Folger Dr conducted late 2020 clearly relied on outdated satellite image to depict neighboring structures. The guesswork of the outline of our house was wrong because the large canopies of two large oak trees obscure the view of our house from sky. Without hearing a response, I then sent them a photo of the narrow pathway between the old retaining wall and out house as shown above. TJH sent Niraj Kapadia, the project director, to our property to take photos of the old retaining wall and the pathway beside it.



(2) In late June 2021, TJH submitted the design plans to city for approval. In the site plan and landscape plan, without notifying us, they added 6' fences on the shared property lines with our property. The fence narrows the pathway from 6 feet to less than 3 feet at the garage corner.

(3) On July 2nd 2021, TJH organized a meeting with Yu family and the owners of 1513 Folger Dr to discuss the retaining wall, during which they demanded cost sharing in order for Yu family to continue to use the strip of land in the pathway. Niraj stated that the retaining wall has served as a fence, and we should share the cost of reinforcing the retaining wall. We pointed it out that the retaining wall is totally located in their property. We further questioned the logic of the fence theory. Niraj said "there is no such thing that you can continue to use the land (behind the wall) but don't share the cost".

(4) Following the meeting, we started to consult with attorneys who are familiar with easement. We retained attorney Grant Turner. Mr. Turner wrote a friendly letter in late July 2021 to Anna Felver to remind them of the long history of the use of land by us and previous owners, and that according to California law we are likely to establish it as an easement. Mr. Turner proposed two sides to keep the communication line open and to settle the land use issue by establishing an official easement.

(5) On Aug. 9th 2021, Mr. Jon Tattersall, President Northern California of TJH sent an attorney letter to Mr. Turner as their official response. Attorney Lo Duca, representing both TJH and the owners Matt Salazar and Elizabeth Lui, referred to California law on cost sharing on property line fence and that the retaining wall only a few feet away had served as the fence, he moved on to demand we pay half of the $272,000 cost of a new retaining wall. As often seen in a fraud email, they first created a status of emergency by stating that the retaining wall is deteriorating rapidly every passing day. Then they made an irrational claim that the old retaining wall serves as a fence and thus we should share the cost equally with the owner of 1513 Folger Dr for a new retaining wall further into their property to reinforce the old wall.
(6) Attorney Turner wrote back to Attorney Lo Duca, and rejected their demand of cost share because the old retaining is totally located in their property and thus it does not qualify as a division fence. He recommended to go back to the easement discussion. He followed up with a proposal that Yu family pays $5000 and all costs related with documenting an easement to continue to use the strip of land in the pathway.
(7) In November 2021, Attorney Lo Duca wrote back with a counteroffer. He asked for $55,000 to establish the easement of land use after they build fences at least two feet away from the old retaining wall. At several points the property line is less than two feet from the wall. We were frustrated that this counteroffer seemed just like another fraud. From this point on, we stopped negotiating with them.

Committing frauds is a crime! A pattern of bullying and lack of integrity has been clearly shown by this applicant in the series of fraudulent behaviors. The applicant often conflates concepts such as ‘future ADU’, ‘outdoor living space’ as mentioned before, and here a fence theory for the retaining wall. These behaviors should not be encouraged. The easy approval will only make them bolder in future applications, which will cause a lot more controversy.

Conclusions

Neighbors on Folger Dr and people who regularly take a walk on Folger Dr were appalled by the approval of the redesign which made no difference from the original design but cosmetic changes.

This applicant’s sole goal seems to maximize the profit, it doesn’t matter if it can be done by creating the largest possible floor area of the new house or by exploiting neighbor to reduce the cost. In addition, they eye on potential expansion by making excessive high ceiling area and enclosed ‘outdoor living space’. A ‘future ADU’ is removed temporarily in the redesign only for convenience. It is however still planned as they stated in the outreach notice.

In the redesign, the applicant was reluctant to make substantial changes to address the bulk issue of the proposed house. Instead, they changed the roof orientation, the color and material of the sidings, but kept the same footprint, heights, and the mainly two-story walls. They then went on to claim that they made a lot of changes. They very intentionally picked the public hearing dates, Dec. 21st 2021 and Jun. 21st 2022, when many people were out of town. In addition, they spent considerable amount of time on drawing perspective renderings in which the proposed house and surrounding objects were not on the same scale to show that the new house looked like a miniature.

When dealing with the applicant that is tenacious on maximizing the floor area, the staff in the city development department and the planning commission must have spent enormous time. It is understandable that people will be worn out after months' battle particularly if it is not their own interest. To give green light on the redesign, however, is an easy job but not the right job. The easy approval only encourages the applicant to use the tricks they did this time for future applications. This redesign if approved will set a precedent for other developers to follow. Developments in this exploitative way will surely destroy the character of our streets.

In view of the above serious issues, we seek the followings actions and relief:

1. **Approve this appeal to reverse the Planning Commission design review application based on the evidence provided herein.**
2. **Require redesign such that all enclosed areas are counted into the total square footage. Count the square footage of high ceiling area with over 20 feet clearance as twice the floor area at ground level. Include the 432 square feet covered 'outdoor living space' in the calculation of square footage as is done in other cities (please see regulations in neighboring cities in Appendix).**
3. **Lower the roof by 5 feet and step-back the upper floor such that the building does not block public views.**
4. **Applicant issues a retraction of their false neighbor relation summary and communicates this to all parties they misrepresented.**

Thank you for your consideration!

Sincerely,

Yadong Yu

Appendix

1. Floor area calculations in neighboring city

Milbrae:

https://www.codepublishing.com/CA/Millbrae/html/Millbrae10/Millbrae1005.html#10.05.0520

a. **The floor area of a room with a ceiling greater than nine feet in height shall be calculated as the product of the overall height multiplied by the horizontal floor area and divided by eight**; however, in cases where the ceiling slopes at three to twelve or greater, the uppermost five feet will be excluded from the calculation.

b. Crawlspace area greater than two feet above exterior grade will be counted by multiplying the horizontal floor area by the average height of the area, as determined by the height of the finished floor above to the respective corner exterior grade of the building, deducting two feet to allow for typical height of crawlspace and floor joists, and dividing by eight; however, no negative crawlspace area calculation will be considered.

c. In an attic with a roof slope of three to twelve or greater, only the portion of the floor area with a ceiling height of five feet or greater shall be counted.

d. The area of atriums, covered and enclosed courtyards, and all covered decks and balconies shall be counted.

e. The area of all decks and balconies with a floor height above finished grade of seven feet or more shall be counted.

f. One-half of the area of covered patios, decks and balconies with a floor height less than seven feet above finished grade shall be counted.

g. The area of unenclosed front entry porches, and portions thereof, at least ten feet deep shall be counted.

Burlingame:

https://cms6.revize.com/revize/burlingamecity/document_center/Planning/FAQ/R-1%20Handout.pdf

Floor Area Ratio

“Floor Area Ratio (FAR)” means the gross square footage of the floor area of a building or buildings as a ratio of the area of the lot on which the building or buildings are

located.
In calculating FAR on single family residential lots the measurement shall include the gross floor areas of the primary dwelling, the garage, and all accessory structures on foundations, and shall include all basements with a ceiling height of six (6) feet or greater.
Attic areas that are accessible and more than five (5) feet in height shall be included in FAR. Lower story areas that are accessible and more than six (6) feet in height shall be included in FAR. **Open spaces within the structure which are higher than twelve (12) feet shall be counted as two floors.** Areas beneath second story decks are included in FAR.

San Mateo:
https://sanmateo.ca.us.open.law/us/ca/cities/san-mateo/code/27.04.200#(c)(6)(B)(i)

(c) Measurement, for single-family dwellings in R1 zoning districts, shall include the following:

(1) A covered structure or portion of a building where it has a horizontal or sloped covering which consists of 50% or more solid material.

(2) All area enclosed within the walls of the principal structure (as measured from the outside perimeter of walls), and the area (or footprint) of any attached carports, covered balconies or porches (as measured from the outside perimeter of its support structures).

(A) Exception: To encourage street frontage activity, the first 100 square feet of a covered front porch shall not be included as floor area.

(3) The area of all detached accessory structures, regardless of the number of open sides, including:

(A) Detached garages and carports;

(B) Storage sheds and other similar structures; and

(C) Covered patios or similar structures.

(4) **Any interior space where the vertical distance between the upper surface of the floor and the floor above is fifteen (15) feet or more shall be counted as twice the**

floor area. If there is no floor above the space, then the distance shall be measured to the underside of the roof structure.

San Carlos:
https://www.codepublishing.com/CA/SanCarlos/html/SanCarlos18/SanCarlos1803.html#18.03.080

18.03.080 Determining floor area.

The floor area of a building is the sum of the gross horizontal areas of all floors of a building or other enclosed structure, measured from the outside perimeter of the exterior walls and/or the centerline of interior walls.

A. Included in Floor Area. Floor area includes, but is not limited to, all habitable space (as defined in the California Building Code) that is below the roof and within the outer surface of the main walls of principal or accessory buildings or the centerlines of party walls separating such buildings or portions thereof **or within lines drawn parallel to and two feet within the roof line of any building without walls**. Garages in the RS-6 zoning district shall be included in floor area calculations. In the case of a multi-story building that has covered or enclosed stairways, stairwells or elevator shafts, the horizontal area of such features shall be counted only once at the floor level of their greatest area of horizontal extent.

THOMAS JAMES HOMES
255 Shoreline Dr Suite 428,
Redwood City, CA 94065

May 18, 2022

TO: Tim Shek
Community Development
CITY OF BELMONT
1 Twin Pines Ln, Belmont, CA 94002
TShek@belmont.gov

1513 Folger Drive – Use Permit PA2021-0037

Dear the City of Belmont Honorable Planning Commission and Staff,

Thomas James Homes has revised the plans for 1513 Folger Drive to address the design considerations and feedback received from the Planning Commission public hearing on December 21, 2021. The received design comments included the building bulk and structural volume to be consistent with the Residential Design Guidelines and necessary SFDR findings, specifically finding B. The design guidelines provided to be revisited were:

A-3b. Upper floors should be proportionately smaller and shorter than the ground floor
A-4c. Avoid large flat walls by projecting and recessing sections
B-1a. Avoid two-story, flat building walls
B-1d. Increase step backs of upper-story additions & project/ recess building walls

Thomas James Homes has worked with planning staff to revise the home with significant modifications to achieve an approvable home for the City of Belmont. Two meetings were held during this time to discuss multiple design concepts: February 8,2022 with City Planners Damon DiDonato, Rob Gill, and Tim Shek and March 29,2022 with Community Director Carlos De Melo and City Planner Tim Shek. The current submittal before you has undergone significant revisions to address the comments. Please see the narrative of the site context as well as a list of these implemented revisions.

SITE CONTEXT

Due to the unique site context, the proposed home is specifically positioned on the lot to minimize and mitigate building bulk in relation to the neighboring homes while meeting the city guidelines. The existing site is a unique shaped lot for this hillside area as it is wider than it is deep which is typical of a commercially zoned lot. Most the surrounding residential lots are half the size in width and double the size in depth. The existing structure at 1513 Folger Drive is a single-story commercial building in the middle of a large, paved parking lot. The grade of the lot is relatively flat as the original grade was

previously cut out of the hillside. There is a retaining wall that runs along the North and East sides to hold the significantly higher grade above. The wall ranges from 5ft at the corner of 1513 Folger Drive to over 14ft as it climbs towards the rear of the lot. There are two properties that are adjacent – 1509 Folger Drive to the West (left) and 1515 Folger Drive to the North (rear) which has undeveloped land that wraps like a panhandle around the corner of Folger Drive to the right of 1513. Across the street, there is a commercial building with a parking lot.

By locating the proposed home closer towards the front right corner of the site and setting back the 2nd story closer to the right side, the bulk of the home is diminished by the higher grade and its retaining wall at the corner of Folger Drive. This creates a single-story appearance as seen from the North side of the street. As the 2nd floor massing nestles into the landscape, it also offers a significant setback from the left side and provides greater relief to the left adjacent neighbor. The left 1st floor setback is over 27ft and the 2nd floor setback provided is over 47ft. As you approach from the left southwest side of Folger Drive, you are met with the single-story massing due to the significant 2nd story being setback. This positioning of the home avoids a prominent two-story massing and reduces the impact and bulk seen from both street views. From the rear property line, the home is designed to be setback further than required to allow the yard to be appropriately utilized for outdoor activities and reduce impact to the adjacent rear neighbors. Due to a shallower lot depth and the existing high retaining wall onsite, the usable rear yard is limited; as a result, a narrow home is proposed to provide an adequate outdoor area for the homeowners, who desire and value outdoor space for their growing family. The 2nd story steps back further than the 1st floor allowing even more relief to the rear neighbors and to comply with the city guidelines.

DESIGN REVISIONS

In addition to the strategic site setbacks corresponding to the hillside area, significant revisions are proposed to further meet design guidelines in order to minimize the center massing and verticality, increase upper floor setbacks, avoid two-story flat building walls and increase projections/recesses. Refer to sheets A.14 and A.15 for comparison elevations. Revisions are detailed below:

(1) A continuous shed roof has been added at the front porch to fully separate the 2nd story from the 1st story and further define and elongate the entry. This roof is pulled from the garage roof line all the way to the box form articulation at the right corner of the home creating a setback of the 2nd floor. The roof material has been modified to compositional shingle from standing seam metal to keep roof materials consistent. Porch columns have been added to support the roof structure.

(2) Vertical glazing at the previous center massing has been removed to further separate the two floors and provide a residential visual appeal. Placement of the glazing follows a more residential layout while remaining true to contemporary style.

THOMAS JAMES HOMES
255 Shoreline Dr Suite 428,
Redwood City, CA 94065

(3) Different materials that were used in vertical conditions have been relocated to correlate with a specific floor – warm cedar siding at the lower floor and the darker siding at the upper floor. This further breaks up the center massing and avoids vertical treatment.
(4) The 2nd story roof layout has been revised to eliminate the two front bookends or "tower" forms, to omit the rear parapet at the stair location and to drop the rear left gable. The main roof now sheds down to reduce upper floor massing and volume.
(5) A darker color and material change has been made to the front left side of the 2nd story front to fade back the massing.
(6) Window mullions have been added between windows to reduce verticality – a smaller detail that makes a significant difference.
(7) At the rear elevation, the previous left two-story element has been revised to create a 2nd story setback from the first floor. The lower box form is extended to wrap around the corner reducing the upper floor massing, increasing projection/recess, and avoiding the two-story walls.
(8) At the rear elevation, the previous right two-story element has been revised to create a 2nd story setback from the first floor. The lower floor now projects out and upper floor is recessed 1ft. A horizontal roof line which ties in with the balcony further emphasizes the break in the massing.
(9) Cedar siding material has been applied to the first-floor projection and wraps into the outdoor patio area to further separate the floors and be consistent to the front elevation material modification.
(10) At the rear elevation, the glazing has been reduced at the left bedroom, the stair location, and at the central great room at both floors.

We strongly feel the revised design has addressed the city guidelines and would like to request the planning commission to approve the proposed home.

Sincerely,

Anna Felver
Planning Manager | Thomas James Homes

RESOLUTION NO. 2022-26

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELMONT APPROVING A SINGLE-FAMILY DESIGN REVIEW AND TREE REMOVAL PERMIT AT 1513 FOLGER DRIVE (APN: 044-351-040) (APPL. NO. 2021-0037)

WHEREAS, Anna Felver, applicant, on behalf of Elizabeth Jana Lui and Matthew Salazar, property owners, requests approval of a Single-Family Design Review to construct a new 3,968 square foot single-family residence and a Tree Removal Permit to remove three protected trees, and,

WHEREAS, public hearings were duly noticed, held, and closed on December 21, 2021 and June 21, 2022; and,

WHEREAS, the Planning Commission hereby relies upon the staff report dated June 21, 2022 and the facts contained therein, as they pertain to the project, as its own findings of facts; and,

WHEREAS, the Planning Commission did hear and use their independent judgment and considered all said reports, recommendations, and testimony as set forth herein.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves the Single-Family Design Review to construct a new 3,968 square foot single-family residence and a Tree Removal Permit to remove three protected trees subject to the attached conditions in Exhibit "A", and based upon the following findings:

Environmental Review

The proposed new single-family home is categorically exempt from the provisions of the California Environmental Quality Act ("CEQA") by provision of Section 15301, Class 3 (a):

> *"One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption."*

The applicant has proposed to construct a new single-family residence. Therefore, the proposal meets the requirements for CEQA exemption.

Residential Design Review

The required Single-Family Design Review findings, Section 13A.5 (a-f) of the Belmont Zoning Ordinance, are made in the affirmative as follows:

(a) The buildings and structures shown on the site plan will be:

1) Designed to be compatible with any existing development on the site;

2) Located and designed to minimize disruptions of existing public views, and to protect the profile of prominent ridgelines.

Although the proposed structure would have a roof height of 28-feet, the project does not appear to disrupt any public views as assessed from Folger Drive and the surrounding streets. The proposal does not appear to disrupt the profile of any prominent ridgelines. This finding is affirmed.

(b) The overall site and building plans will achieve an acceptable balance of the following factors:

1) building bulk,

2) grading, including:

A) disturbed surface area, and

B) total cubic yards, cut and fill.

3) The aesthetic impacts of hardscape as viewed from a public vantage point.

Building bulk

The new dwelling would be a two-story home and would not exceed the BZO maximum building height requirement of 28-feet. The building walls would be stepped back at varying distances and the design would feature a deck and alternating exterior materials to mitigate perceived structural massing. The residence would also be partially screened by tree coverage and landscaping, thus further mitigating perceived building bulk.

Grading/Hardscape

Extensive landscaping, artificial turf, and decorative stone pavers are proposed to replace the asphalt parking lot. Additionally, a basketball court, swimming pool, outdoor living space and play area are included within the project scope. Overall, these improvements represent a significant decrease in hardscape for the site. The amount of hardscape proposed is appropriate for the site and would not be excessive as viewed from a public vantage point.

An estimated 72 cubic yards of cut is proposed; however, the volume of cut would remain and be repurposed on-site.

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

(c) All proposed accessory and support features, including driveway and parking surfaces, underfloor areas, retaining walls, utility services and other accessory structures will be integrated into the overall project design.

The project includes the removal of one of the two existing driveways and the addition of a swimming pool and spa in the rear yard. The driveway would be replaced with landscaping, artificial turf, and offset stone pavers providing access to the primary entry of the home. The remaining driveway would allow access to the garage and provide the surface for the basketball court and required uncovered parking for the dwelling.

There is an existing 5 – 15-foot stone retaining wall along the north (rear) and east (right) property lines that exhibits significant signs of distress, cracking, outward rotation, and water seepage that would be replaced. The installation of new utilities (i.e., sewer connection, gas, electricity, etc.) to serve the dwelling would be governed by standard conditions of approval. This finding is affirmed.

(d) The proposed landscape plan will incorporate:

1) Native plants appropriate to the site's environmental setting and microclimate, and

2) Appropriate landscape screening of proposed accessory and support structures.

The property is currently landscaped with trees, shrubbery, and natural grasses along the perimeter of the site. The applicant has proposed extensive new landscaping and surface textures to break up the existing asphalt parking lot. Three protected trees have been proposed for removal due to their proximity to the proposed improvements. A condition of approval would require the project to be reviewed by Mid-Peninsula Water District prior to issuance of a building permit. This finding is affirmed.

(e) The project will be in substantial compliance with the Residential Design Guidelines and Residential Design Criteria as applicable.

The project incorporates the standard of Prescribed Articulation from the Residential Design Criteria to address the building bulk at all applicable elevations. The proposed building facades appear well-articulated at each elevation. The home would be broadly articulated by a combination of varying rooflines and building walls that would be offset at varying distances to help break up the building mass. As such, the proposed building bulk is in compliance with the City's Residential Design Criteria standards.

The applicant has made significant efforts to ensure the proposed addition would be substantially compliant with the Residential Design Guidelines. The project would maintain a consistent contemporary architectural theme and avoid mixing features of different styles, as dictated by Guideline A-1. In accordance with Guideline A-4, the design uses multiple architectural features to create visual appeal on the front façade. The proposal would also comply with Guideline B-1 by avoiding flat two-story building walls, increasing the stepbacks of upper stories, and including varying rooflines. Furthermore, the project incorporates new landscaping to compliment the building architecture and mitigate building bulk as recommended by Guideline D-2 and minimizes the aesthetic impacts of hardscape by incorporating different surface treatments. As such, the proposal is substantially compliant with the Residential Design Guidelines.

Both the Residential Design Criteria and Residential Design Guidelines have been adequately addressed by the proposed design. This finding is affirmed.

(f) City staff and consultants have provided technical review and conditions of approval have been adopted, as applicable, regarding project-related grading, drainage, storm-water runoff, vehicular and pedestrian access, site stability, structural encroachments, and construction impacts.

As part of the project review process, the City's Department of Public Works, Fire Department, Police Department, and Community Development Department (Planning and Building Divisions) have compiled a list of project-specific conditions of approval which would be required during construction. All construction would be completed in compliance with the California Building Code and the National Pollutant Discharge Elimination System (NPDES) standards as administered by the City of Belmont. This finding is affirmed.

Tree Removal Permit

The requisite Tree Removal findings, (Chapter 25-7 (b)-(c) of the Belmont City Code), are made in the affirmative as follows:

b) "The reviewing authority shall issue a permit to remove the following trees without consideration of the criteria in subsection (c):
(1) Blue Gum Eucalyptus (Eucalyptus globulus);
(2) Dwarf Blue Gum Eucalyptus (Eucalyptus globulus 'Compacta');
(3) Monterey Pine;
(4) Palm (all species);
(5) Acacia (all species);
(6) a dead tree (any species); and
(7) Any tree that a public utility is required to remove under California Public Utility Commission regulations."

The applicant has requested Tree Removal Permit approval for three protected trees. The subject removals are Coast Live Oak, Southern Magnolia and Bottle Brush trees, two species that do not fall on the above list. Chapter 25-7 (c) of the Belmont City Code dictates that trees that do not fall on the list shall be considered under the following criteria for permit determination:

(1) Criteria Supporting Removal	*(2) Criteria Supporting Retention*
(A) The tree is: (i) in poor condition; (ii) at the relative end of its life span of the particular species; (iii) diseased or infested beyond reasonable remediation; (iv) has poor structural integrity; (v) is in danger of falling; or, (vi) poses a safety hazard. *(B) The particular tree species is undesirable due to characteristics such as invasiveness, tendency toward limb failure, and fire hazard.* *(C) The tree is damaging or interfering with existing structures, site improvements, or utility services.* *(D) Removal of the tree is needed in order to construct improvements or otherwise allow conforming use of the property.* *(E) Proximity of the tree to existing or proposed structures.*	*(A) The tree is located outside the developable area of the property.* *(B) The tree and its location contribute substantially to the aesthetic appeal of the property or the neighborhood.* *(C) The effect of the requested tree removal on the remaining number, species, size and location of existing trees on the site and in the area, including trees mutually dependent on each other for survival, structural integrity or aesthetics.*

Based upon the project plans and arborist's report submitted for the property, the subject trees are recommended for removal due to their proximity to the proposed site improvements. As such, the proposal strongly aligns with Criteria A, D and E supporting removal. It is possible that the trees contribute some aesthetic value to the property, as referred to in Criteria B supporting retention, but given their suboptimal locations, they are unlikely to contribute much aesthetic value as seen from a public vantage point. The proposal includes new landscaping that would improve the aesthetics of the subject site. Therefore, the criteria supporting tree removal outweigh the criteria supporting retention.

The Planning Commission has considered the applicant's request for a Tree Removal Permit and finds that the project meets the Criteria for Permit Determination in Chapter 25-7 (c) of the City of Belmont Municipal Code. This finding is affirmed.

* * * * * * * * * * * * * *

Passed and adopted at a regular meeting of the Planning Commission of the City of Belmont held on June 21, 2022 by the following vote:

AYES,
COMMISSIONERS: Kelly, Majeski, Kramer, Enriquez
NOES,
COMMISSIONERS: None
ABSENT,
COMMISSIONERS: Kulich, Meier, Latimerlo
ABSTAIN,
COMMISSIONERS: None
RECUSED,
COMMISSIONERS: None

Carlos de Melo
Planning Commission Secretary

CITY OF BELMONT
PLANNING COMMISSION MEETING MINUTES
Tuesday, June 21, 2022 – 7:00 PM

1. ROLL CALL 7:00 P.M.
Planning Commission members present: Enriquez, Kelley, Kramer, Majeski
Commission members absent: Latimerlo, Kulich, Meier

Staff Present: Community Development Director Carlos de Melo, Associate Planner Tim Shek, Administrative Assistant Mara Perez

2. PLEDGE OF ALLEGIANCE
Led by Chair Kramer

3. COMMUNITY FORUM
Chair Kramer opened the Community Forum.
No public comment was brought forth.
Chair Kramer closed the Community Forum.

4. COMMISSIONER ANNOUNCEMENTS / AGENDA AMENDMENTS
There were no announcements or agenda amendments.

5. CONSENT CALENDAR

5. A Regular Meeting Minutes for June 21, 2022
NONE

6. STUDY SESSION – NONE

7. PUBLIC HEARINGS

7 A. 301 Alameda de la Pulgas (Single-Family Design Review)
Commissioners stated no ex-parte communications were made.

Associate Planner Shek provided a presentation to consider a Single-Family Design Review to construct a 926 square foot upper floor addition to an existing 2,379 square foot single-family home.

The proposed 626 square foot second story addition would consist of the relocation of the master suite (bedroom, bathroom, and walk-in closet), and a pair of balconies. The first floor would be minimally altered to include a new stair set and closet. The building footprint would be minimally expanded and would remain compliant with all relevant setback standards.

Staff stated the project is well-designed and articulated, public views would not be impacted, and no grading was required. The proposed site is well landscaped and existing landscaping would be maintained. The project is in compliance with the Residential Design Guidelines and Residential Design Criteria.

Chair Kramer invited the applicant to speak.
Natalie Highland, the Architect, provided a brief background on the owner's needs for the proposed addition.

Chair Kramer opened the Public Hearing.
There were no public comments.
Chair Kramer closed the Public Hearing.

COMMISSION DISCUSSION AND DELIBERATION
Commissioners made the findings in the affirmative.

ACTION: On a motion by Commissioner Majeski, seconded by Commissioner Kelly to approve the Single-Family Design Review at 301 Alameda de las Pulgas, Application Number PA2022-0005.

Motion passed 4-0-3 (4 Ayes, 0 Noes, 3 Absent)

Chair Kramer stated this item is appealable within 10-calendar days.

Technology Break
20-minute technology break

7 B. 1513 Folger Drive (Single-Family Design Review & Tree Removal Permit)
Commissioners stated no ex-parte communications were made.

Associate Planner Shek provided a presentation to consider a Single-Family Design Review to construct a new 3,968 square foot single-family residence, and a Tree Removal Permit to remove three protected trees. The maximum building size permitted for this site is 3,975 square feet. This item was previously reviewed and continued by the Planning Commission at their December 21, 2021, meeting.

The proposed residence is well-designed and articulated, public views would not be minimally impacted, and minor grading on-site is required. The landscaping would be improved. The project is in compliance with the Residential Design Guidelines and Residential Design Criteria.

Chair Kramer invited the applicant to speak.
Anna Felver, Thomas James Homes, provided an extensive presentation of the project explaining design revisions.
Property owners spoke Mat and Liz Sanchez spoke about communication, concerns, feedback, family plans, and significant changes and revisions made to property plans.

Chair Kramer opens Commissioner's questions to the applicant.
There were no questions.

Chair Kramer opens public comments

Residents in the Chambers:

- Four residents in the chambers spoke in disagreement with the proposal and were concerned with their perspectives on the dwelling bulk, more cars, tree removal, parking issues, traffic congestion, and possible multiple units on land.

Residents via Zoom:

- Thirteen residents spoke. Eight of the speakers opposed the plans. Residents concerned about aesthetics, environmental consciousness, building bulk and width of the home.
- These residents questioned the temporary protection/conservation of the trees given a potential future ADU for the property, swimming pool concerns because of water shortages, fencing not in the drawing or schematics, confusion about the size of the home, apprehension about the trimming of the trees to fit the roof line, as well as wildlife protection, some residents indicate the rendering looks much nicer than real life.
- Five residents spoke in support of new plans to welcome new families, upgrade to the neighborhood, fondness of materials, and appreciation for the reduction in the size of the home, stating the proposed home would add a positive addition to the neighborhood, with sufficient parking along the side of the street, and would bring property values up, include an elegant design, establish more housing is needed, and would not be much larger than other homes in Belmont.

Chair Kramer closed the Public Hearing.

Comfort Break
3-minute comfort break

COMMISSION DISCUSSION AND DELIBERATION
Commissioners made the findings in the affirmative.

ACTION: On a motion by Commissioner Majeski, seconded by Commissioner Enriquez to approve the Single-Family Design Review and Tree Removal Permit at 1513 Folger Drive. Application. Number PA2021-0037.

Motion passed 4-0-3 (4 Ayes, 0 Noes, 3 Absent)

Chair Kramer stated this item is appealable within 10-calendar days.

8. OTHER BUSINESS / **UPDATES**

Director Carlos de Melo provided the following updates:

- Cancellation of the July 5th meeting due to only one item (AB 361) being proposed vs July 19th will contain several items.
- The Firehouse Square project is approaching completion. Achievement of occupancy should be completed by end of July/August.

ADJOURNMENT at this time being 9:42 PM to a regular meeting of the Planning Commission to be held on July 19, 2022. Public Notice as required will be issued in advance of the Commission Meeting.
Mara Perez - Administrative Assistant

PLANNING SUBMITTAL FOR:

1513 FOLGER DRIVE

BELMONT, CA



VICINITY MAP:



NOT TO SCALE

PROJECT TEAM INFO:

Developer
Thomas James Homes
255 Shoreline Dr Suite 428
Redwood City, CA 94065
Tel: (408) 402-3024

Architect
Dahlin Group
5865 Owens Drive
Pleasanton, CA 94588
Tel: (925) 251-7200
Contact: Jaime Matheron
jaime.matheron@dahlingroup.com

Landscape
Roach & Campbell
111 Scripps Drive
Sacramento, CA 95825
Tel: (916) 945-8003
Contact: Aimee Hendrie
aimee@roachcampbell.com

DEVELOPMENT SUMMARY

PROJECT NAME	LUI-SALAZAR RESIDENCE	
LOCATION	1513 FOLGER DRIVE	
ASSESSOR'S PARCEL NUMBER	044-351-040	
PARCEL AREA - GROSS	13,167 SF 0.30 AC	
GENERAL PLAN LAND USE	RESIDENTIAL LOW DENSITY	
GENERAL PLAN MAX. DENSITY	7	
ZONING DESIGNATION	R1-B	
MAX. FLOOR AREA RATIO (BASED ON AREA)	3975.11711	
MAX. FLOOR AREA RATIO (BASED ON SLOPES)	6741.733069	(BASED ON 15% SLOPE)
MAX. BUILDING HEIGHT	28'	
EXISTING FLOOR AREA	1,304 SF	
PROPOSED FLOOR AREA	3,974.23 SF	
SLOPE:	2.6%	
SETBACKS:		
FRONT - STREET (FT)	20'	(BASED ON 40' ROW)
SIDE - INT (FT)	20.69'	(15% LOT WIDTH OR 10 FT. WHICHEVER IS GREATER)
SIDE - STREET (FT) -	N/A	
REAR (FT) - FIRST STORY	20'	
REAR (FT) - SECOND STORY	20'	
PARKING REQUIRED:		
4 TOTAL SPACES (2 MUST BE IN A GARAGE)		
MIN. GARGE DIMENSIONS:	20'X20'	

EXISTING USE: ONE COMMERCIAL BUILDING OF APPROXIMATELY 1,300 SF TO BE DEMOLISHED

CODES AND REGULATIONS GOVERNING THE PROJECT: CURRENT 2019 CALIFORNIA CODES

DEFERRED SUBMITTALS: REQUIRED 13D FIRE SPRINKLER SYSTEM.

THIS IS A SCHEMATIC DESIGN DRAWING PREPARED FOR CONCEPTUAL PURPOSES ONLY. ALL EXISTING CONSTRUCTION AS WELL AS NEW CONSTRUCTION SHOWN SHOULD BE CONSIDERED AS ASSUMED PRIOR TO COMPLETION OF THE SCHEMATIC DESIGN AND DESIGN DEVELOPMENT PHASES OF THIS PROJECT. ADDITIONAL SERVICES WILL BE REQUIRED TO VERIFY UTILITIES PROVIDED TO THE SITE, LEGAL EASEMENTS, AND ANY OTHER SITE OR BUILDING CONDITION THAT MAY IMPOSE ADDITIONAL DESIGN LIMITATIONS AND DEVELOPMENT POTENTIAL. THESE DRAWINGS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY THE ARCHITECT ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE ARCHITECT SHALL BE DEEMED THE AUTHOR AND OWNER OF THE DRAWINGS AND RETAIN ALL RESERVED RIGHTS, INCLUDING COPYRIGHTS. NO REPRODUCTION OF THESE DRAWINGS MAY BE MADE WITHOUT PRIOR DOCUMENTED APPROVAL BY THE ARCHITECT.

SHEET INDEX:

ARCHITECTURAL:

A.1	TITLE SHEET
A.2	SITE AERIAL & PHOTOS
A.3	SITE PLAN
A.4	FLOOR PLAN 1
A.5	FLOOR PLAN 2
A.6	FLOOR AREA DIAGRAM 1
A.7	FLOOR AREA DIAGRAM 2
A.8	ELEVATIONS
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A.12	RESIDENTIAL DESIGN CRITERIA DIAGRAMS
A.13	RESIDENTIAL DESIGN CRITERIA DIAGRAMS
A.14	REVISED ELEVATION COMPARISONS
A.15	REVISED ELEVATION COMPARISONS
A.16	FRONT CONTEXT PERSPECTIVE
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LANDSCAPE:

L-1.1	LAYOUT PLAN
L-1.2	CONSTRUCTION DETAILS
L-1.3	CONSTRUCTION DETAILS
L-2.1	IRRIGATION PLAN
L-2.2	IRRIGATION LEGEND, NOTES, & DETAILS
L-2.3	IRRIGATION SUPPORT
L-3.1	PLANTING PLAN
L-3.2	PLANTING LEGEND AND SUPPORT
L-3.3	PLANTING DETAILS
L-3.4	TREE PROTECTION PLAN
L-3.5	PLANTING SUPPORT

CIVIL:

GP-1	GRADING AND DRAINAGE PLAN
GP-2	ADDITIONAL NOTES & DETAILS
GP-3	CITY STANDARD DETAILS
GP-4	EROSION CONTROL & CONSTRUCTION BMPS
ECP-1	EROSION CONTROL & CONSTRUCTIN MANAGEMENT PLAN
ECP-2	EROSION CONTROL DETAILS
ECP-3	EROSION CONTROL & CONSTRUCTION BMPS
1	TOPOGRAPHIC SURVEY

TITLE SHEET

1513 FOLGER DRIVE, BELMONT **THOMAS JAMES HOMES**

LICENSED ARCHITECT SALLY ANNE [illegible] No. C-21487 REN. 08-31-23 STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

THOMAS JAMES HOMES

DAHLIN

DATE 04-29-2022
JOB NO. 1580.022

NORTH

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.1









NOT TO SCALE

SITE AERIAL & PHOTOS

1513 FOLGER DRIVE, BELMONT

THOMAS JAMES HOMES

LICENSED ARCHITECT
SALLY ANNE [illegible]
No. C-21487
REN. 08-31-23
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

THOMAS JAMES HOMES

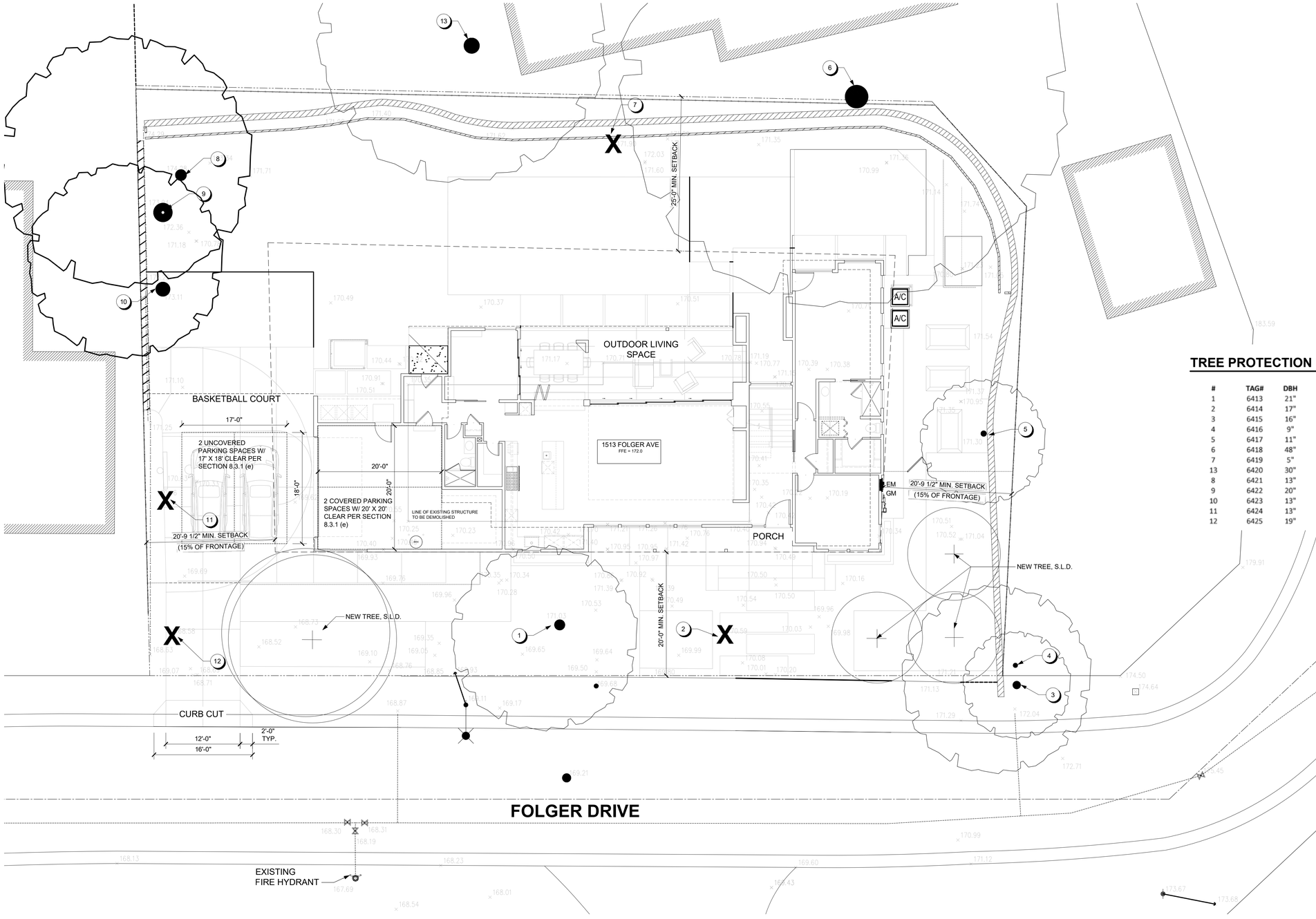
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DATE	04-29-2022
JOB NO.	1580.022

NORTH

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.2



TREE PROTECTION CHART

#	TAG#	DBH	SCIENTIFIC NAME	COMMON NAME	STATUS
1	6413	21"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
2	6414	17"	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	REMOVE
3	6415	16"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
4	6416	9"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
5	6417	11"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
6	6418	48"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
7	6419	5"	LIGUSTRUM	PRIVET	REMOVE
13	6420	30"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
8	6421	13"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
9	6422	20"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
10	6423	13"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
11	6424	13"	QUERCUS AGRIFOLIA	COAST LIVE AOK	REMOVE
12	6425	19"	CALLISTEMON	BOTTLE BRUSH	REMOVE

FLOOR AREA	
FIRST FLOOR	2080 SQ. FT.
SECOND FLOOR	1359 SQ. FT.
TOTAL LIVING	3439 SQ. FT.
GARAGE	530 SQ. FT.
PORCH	132 SQ. FT.
OUTDOOR LIVING SPACE	423 SQ. FT.
FAR: (LIVING + GARAGE)	3968 SQ. FT.
THOMAS JAMES HOMES STANDARD S.F.	3439 SQ. FT.

MAX FAR: 3975

SITE PLAN

1513 FOLGER DRIVE, BELMONT

THOMAS JAMES HOMES

LICENSED ARCHITECT — EMILY ANNE BEVIS — No. C-31407 — REN. 08-31-23 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

THOMAS JAMES HOMES

DAHLIN

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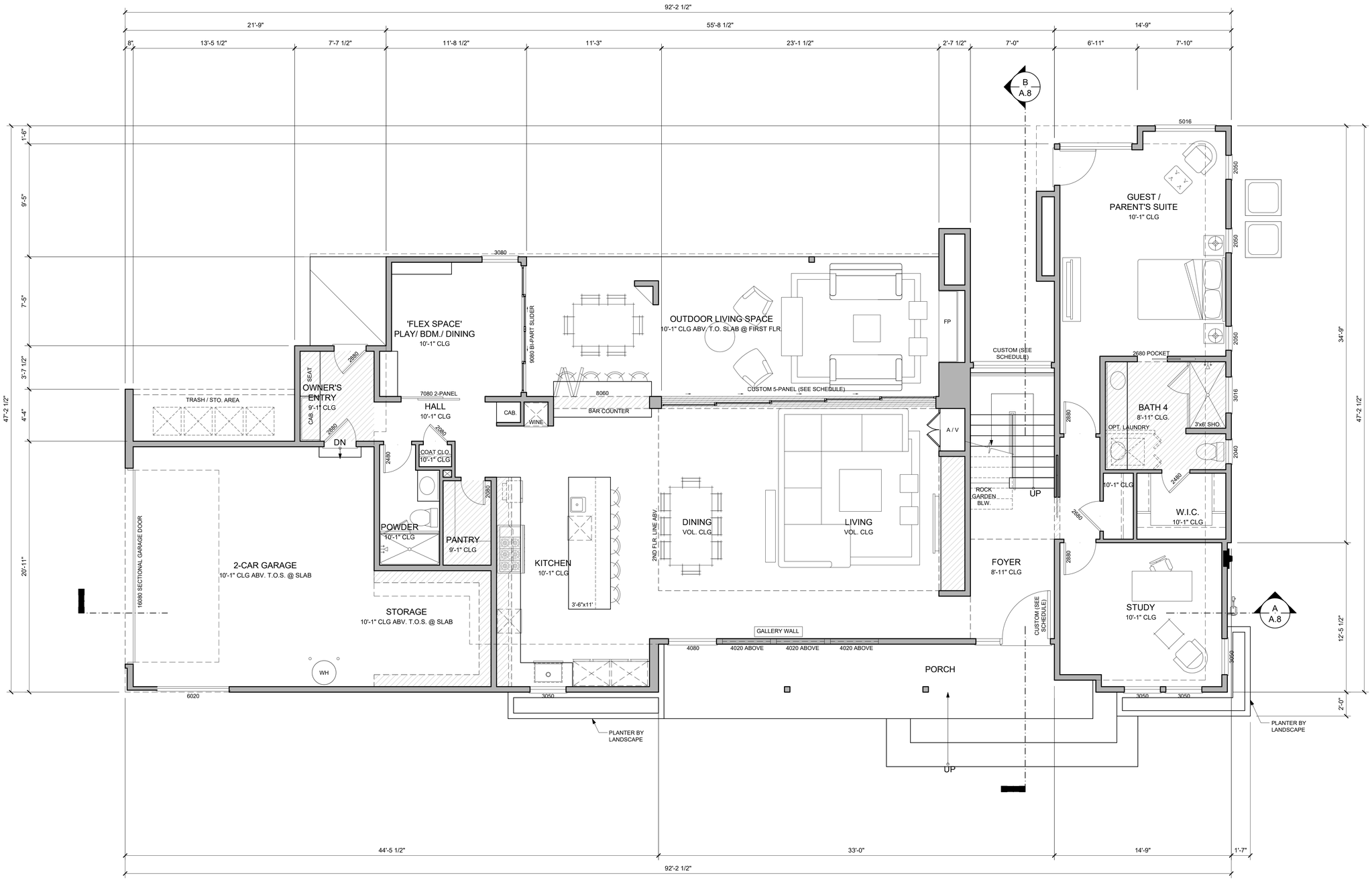
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DATE 04-29-2022

JOB NO. 1580.022

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.3



FLOOR AREA	
FIRST FLOOR	2080 SQ. FT.
SECOND FLOOR	1359 SQ. FT.
TOTAL LIVING	3439 SQ. FT.
GARAGE	530 SQ. FT.
PORCH	132 SQ. FT.
OUTDOOR LIVING SPACE	423 SQ. FT.
FAR: (LIVING + GARAGE)	3968 SQ. FT.
THOMAS JAMES HOMES STANDARD S.F.	3439 SQ. FT.

MAX FAR: 3975

FLOOR PLAN 1

1513 FOLGER DRIVE, BELMONT

THOMAS JAMES HOMES

LICENSED ARCHITECT
GARY L. ANNE
No. C-31487
REN: 01-31-23
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

THOMAS JAMES HOMES

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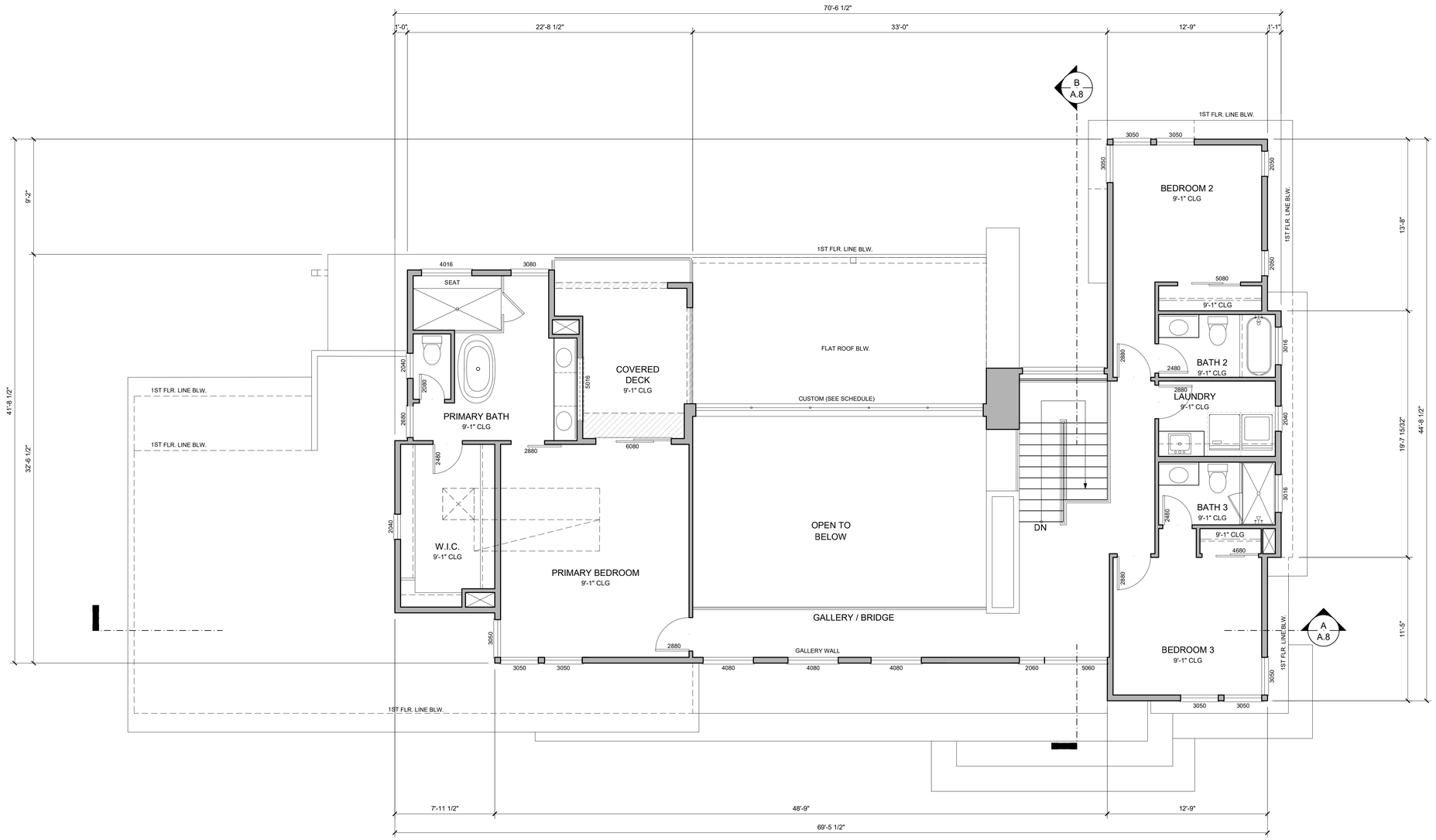
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NORTH

DATE	04-29-2022
JOB NO.	1580.022

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.4



FLOOR AREA	
FIRST FLOOR	2080 SQ. FT.
SECOND FLOOR	1359 SQ. FT.
TOTAL LIVING	3439 SQ. FT.
GARAGE	530 SQ. FT.
PORCH	132 SQ. FT.
OUTDOOR LIVING SPACE	423 SQ. FT.
FAR: (LIVING + GARAGE)	3968 SQ. FT.
THOMAS JAMES HOMES STANDARD S.F.	3439 SQ. FT.

MAX FAR: 3975

FLOOR PLAN 2

1513 FOLGER DRIVE, BELMONT

THOMAS JAMES HOMES

LICENSED ARCHITECT DAILY ANNE MARIE LO No. C-21487 REN. 08-31-23 STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

THOMAS JAMES HOMES

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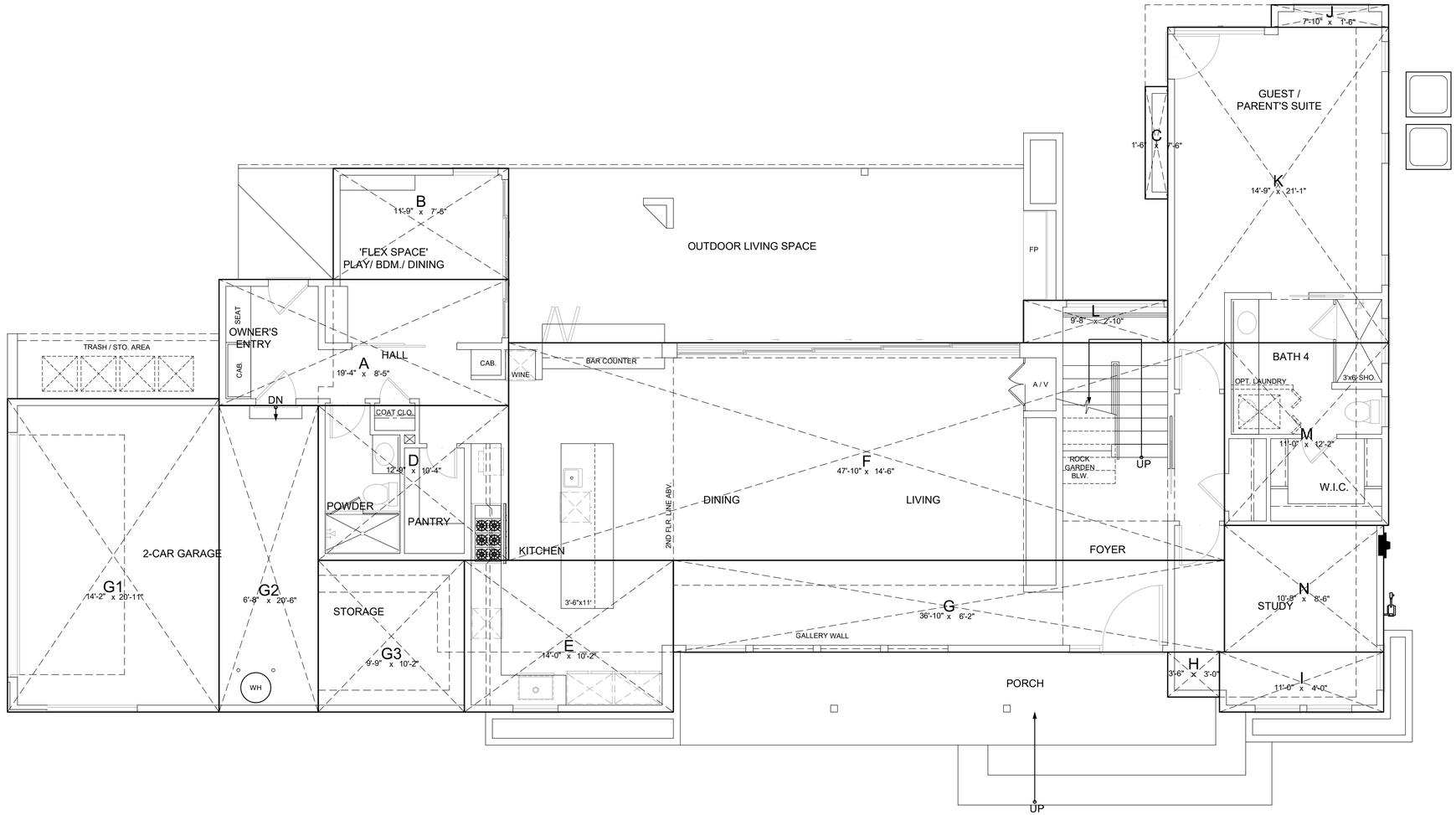
NORTH

DATE 04-29-2022

JOB NO. 1580.022

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.5



FIRST FLOOR AREA	
A	162.72 SQ. FT.
B	86.84 SQ. FT.
C	11.25 SQ. FT.
D	131.32 SQ. FT.
E	141.33 SQ. FT.
F	693.97 SQ. FT.
G	225.35 SQ. FT.
H	10.37 SQ. FT.
I	43.83 SQ. FT.
J	11.75 SQ. FT.
K	310.67 SQ. FT.
L	27.27 SQ. FT.
M	133.55 SQ. FT.
N	89.87 SQ. FT.
TOTAL	2080.11 SQ. FT.
GARAGE	
G1	295.45 SQ. FT.
G2	135.54 SQ. FT.
G3	98.72 SQ. FT.
TOTAL	529.70 SQ. FT.
SECOND FLOOR AREA	
A	109.10 SQ. FT.
B	94.52 SQ. FT.
C	148.64 SQ. FT.
D	62.16 SQ. FT.
E	156.47 SQ. FT.
F	104.21 SQ. FT.
G	10.39 SQ. FT.
H	134.01 SQ. FT.
I	17.75 SQ. FT.
J	78.01 SQ. FT.
K	15.50 SQ. FT.
L	9.19 SQ. FT.
M	176.95 SQ. FT.
N	67.44 SQ. FT.
O	82.87 SQ. FT.
P	91.37 SQ. FT.
TOTAL (LIVING - STAIR AREA)	1358.59 SQ. FT.
FLOOR AREA RATIO	
FIRST FLOOR	2080.11 SQ. FT.
SECOND FLOOR	1358.59 SQ. FT.
GARAGE	529.70 SQ. FT.
TOTAL	3968.39 SQ. FT.
MAX. F.A.R.	3975 SQ. FT.

FLOOR AREA DIAGRAM 1

1513 FOLGER DRIVE, BELMONT

THOMAS JAMES HOMES

LICENSED ARCHITECT — GARY C. ANNE — No. C-31487 — REN. 08-31-23 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

THOMAS JAMES HOMES

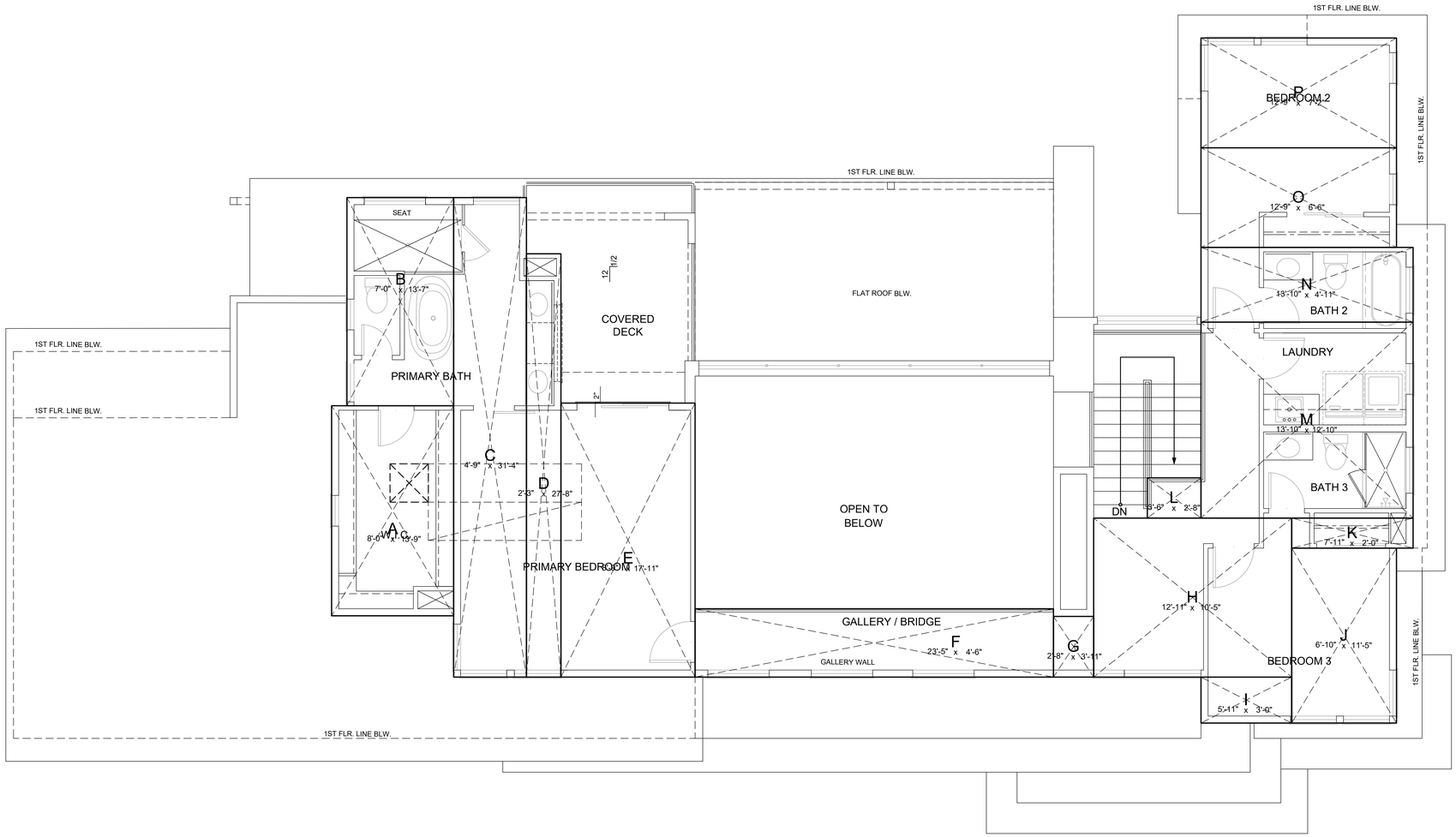
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0 4 8 16 NORTH

DATE 04-29-2022
JOB NO. 1580.022

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.6



FIRST FLOOR AREA	
A	162.72 SQ. FT.
B	86.84 SQ. FT.
C	11.25 SQ. FT.
D	131.32 SQ. FT.
E	141.33 SQ. FT.
F	693.97 SQ. FT.
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FLOOR AREA RATIO	
FIRST FLOOR	2080.11 SQ. FT.
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GARAGE	529.70 SQ. FT.
TOTAL	3968.39 SQ. FT.
MAX. F.A.R.	3975 SQ. FT.

FLOOR AREA DIAGRAM 2

1513 FOLGER DRIVE, BELMONT

THOMAS JAMES HOMES

LICENSED ARCHITECT
EMILY ANNE [illegible]
No. C-31407
REN. 10-31-23
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

THOMAS JAMES HOMES

DAHLIN

0 4 8 16

NORTH

DATE 04-29-2022
JOB NO. 1580.022

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.7

ROOF
TIMBERLINE COMPOSITION SHINGLES
Slate

TRIM COLOR
EAVES, GUTTERS, FASCIA TRIM
Caviar SW 6990

BODY COLOR 2
SIDING & PANELING
Cyberspace SW 7076

ACCENT SIDING
Stained Cedar

BODY COLOR 1
SIDING
Ceiling Bright White SW 7007

STONE VENEER
By Environmental Stoneworks
San Domino Grezzo Stone Veneer

FENCE - SEE LANDSCAPE DRAWINGS



FRONT ELEVATION 1/4" = 1'-0"

ROOF
TIMBERLINE COMPOSITION SHINGLES
Slate

TRIM COLOR
EAVES, GUTTERS, FASCIA TRIM
Caviar SW 6990

BODY COLOR 1
SIDING
Ceiling Bright White SW 7007

BODY COLOR 2
SIDING & PANELING
Cyberspace SW 7076

ACCENT SIDING
Stained Cedar

STONE VENEER
By Environmental Stoneworks
San Domino Grezzo Stone Veneer



REAR ELEVATION 1/4" = 1'-0"

WINDOW KEY

A - 3050 SH
B - 6020 FX
C - 4080 FX
D - 5016 FX
E - 40120 FX
F - 2060 FX
G - 2020 FX
H - 5020 FX
I - 5060 FX
J - 2080 FX
K - 70172 FX
L - 5080 FX
M - 3060 SH
N - 5080 FX
O - 3080 FX
P - 2040 SH
Q - 4016 FX
R - 4050 SH
S - 4020 FX
T - 2050 FX

DOOR KEY

1 - 5080
2 - 6080 SL
3 - 5090 SL
4 - 3080

ELEVATIONS

1513 FOLGER DRIVE, BELMONT

THOMAS JAMES HOMES

LICENSED ARCHITECT — GARY L. ANNE — No. C-31487 — REN. 8-31-23 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

THOMAS JAMES HOMES

DAHLIN

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A.8

ROOF
TIMBERLINE COMPOSITION SHINGLES
Slate

TRIM COLOR
EAVES, GUTTERS, FASCIA TRIM
Caviar SW 6990

BODY COLOR 1
SIDING
Ceiling Bright White SW 7007

BODY COLOR 2
SIDING & PANELING
Cyberspace SW 7076

ACCENT SIDING
Stained Cedar

STONE VENEER
By Environmental Stoneworks
San Domino Grezzo Stone Veneer



LEFT ELEVATION 1/4" = 1'-0"

ROOF
TIMBERLINE COMPOSITION SHINGLES
Slate

TRIM COLOR
EAVES, GUTTERS, FASCIA TRIM
Caviar SW 6990

BODY COLOR 1
SIDING
Ceiling Bright White SW 7007

ACCENT SIDING
Stained Cedar

BODY COLOR 2
SIDING & PANELING
Cyberspace SW 7076

STONE VENEER
By Environmental Stoneworks
San Domino Grezzo Stone Veneer



RIGHT ELEVATION 1/4" = 1'-0"

WINDOW KEY

A - 3050 SH
B - 6020 FX
C - 4080 FX
D - 5016 FX
E - 40120 FX
F - 2060 FX
G - 2020 FX
H - 5020 FX
I - 5060 FX
J - 2080 FX
K - 70172 FX
L - 5080 FX
M - 3060 SH
N - 5080 FX
O - 3080 FX
P - 2040 SH
Q - 4016 FX
R - 4050 SH
S - 4020 FX
T - 2050 FX

DOOR KEY

1 - 5080
2 - 6080 SL
3 - 5090 SL
4 - 3080

ELEVATIONS

1513 FOLGER DRIVE, BELMONT

THOMAS JAMES HOMES

LICENSED ARCHITECT — DAILY ANNE [illegible] — No. C-31487 — REN 01-31-23 — STATE OF CALIFORNIA

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A.9

FRONT ELEVATION

Building wall projections (min 2'-0"):	72+368+98+114+33+12	697 sq. ft.
Recessed windows (min. 1")	61	61 sq. ft.

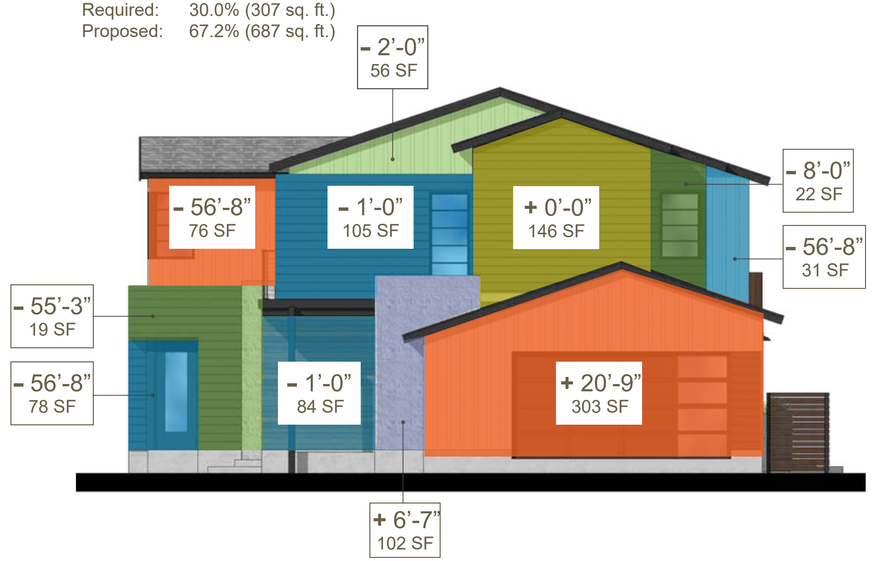
Total: 1,510 sq. ft.
Required: 50.0% (755 sq. ft.)
Proposed: 50.2% (758 sq. ft.)



LEFT ELEVATION

Building wall projections (min 2'-0"):	19+78+76+56+102+303+31+22	687 sq. ft.

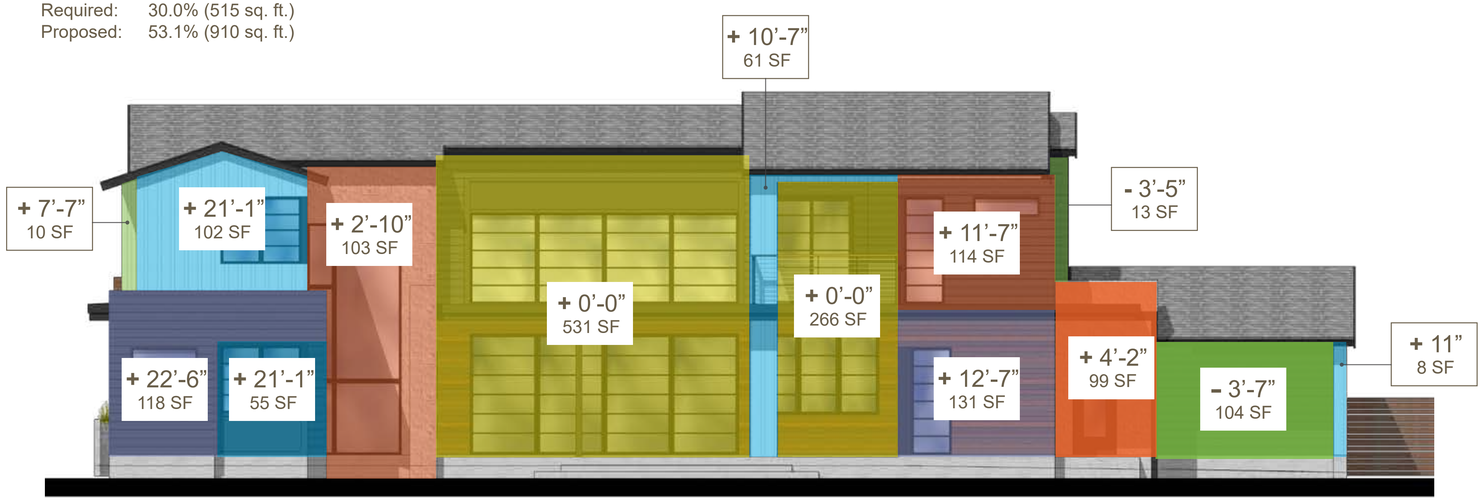
Total: 1022 sq. ft.
Required: 30.0% (307 sq. ft.)
Proposed: 67.2% (687 sq. ft.)



REAR ELEVATION

Building wall projections (min 2'-0"):	10+102+118+55+103+61+114+131+99+104+13	910 sq. ft.

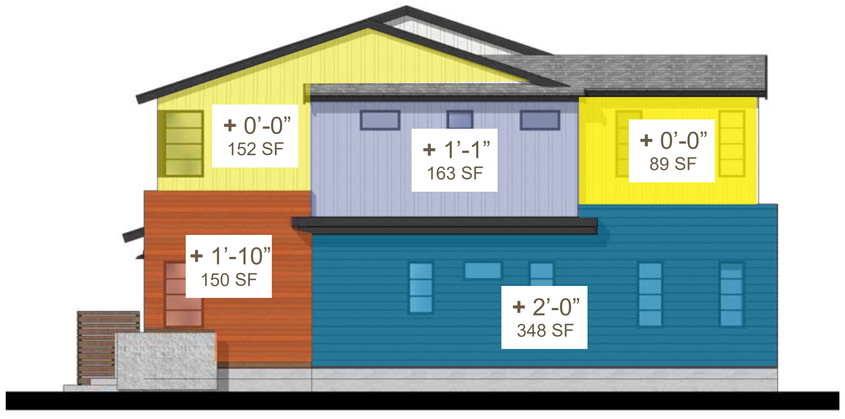
Total: 1,715 sq. ft.
Required: 30.0% (515 sq. ft.)
Proposed: 53.1% (910 sq. ft.)



RIGHT ELEVATION

Building wall projections (min 2'-0"):	348	348 sq. ft.

Total: 902 sq. ft.
Required: 30.0% (271 sq. ft.)
Proposed: 38.6% (348 sq. ft.)



PRESCRIBED ARTICULATION

1513 FOLGER DRIVE, BELMONT

THOMAS JAMES HOMES

LICENSED ARCHITECT GUILY ANNE BOTTO No. C-21487 REN. 08-31-23 STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

THOMAS JAMES HOMES TJ

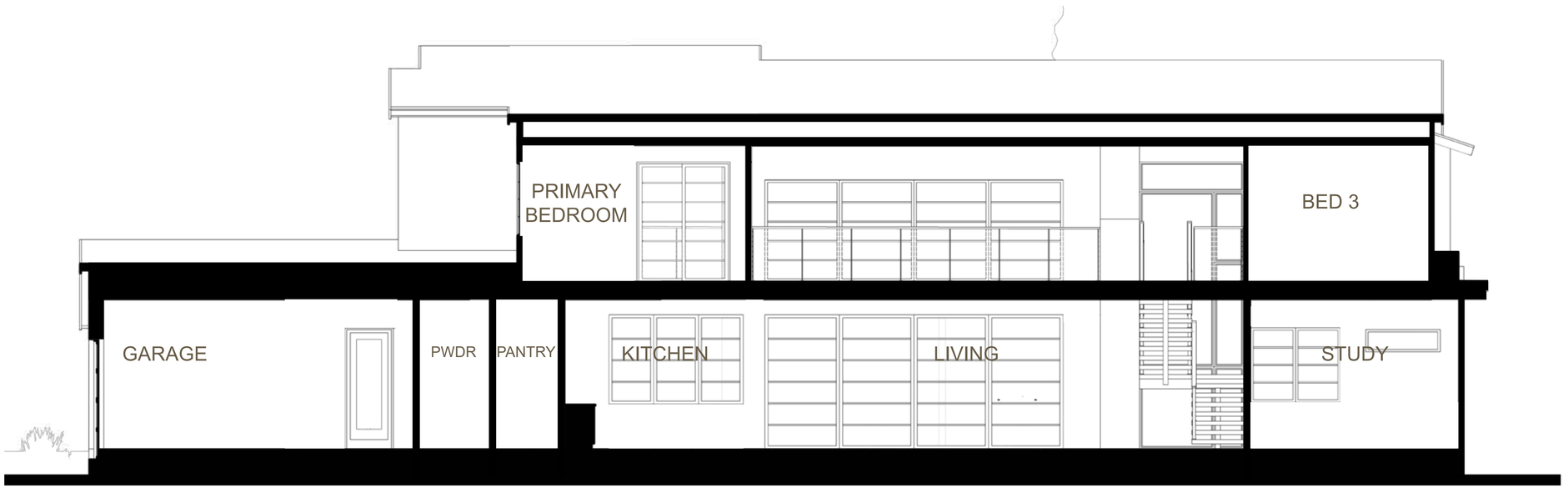
DAHLIN

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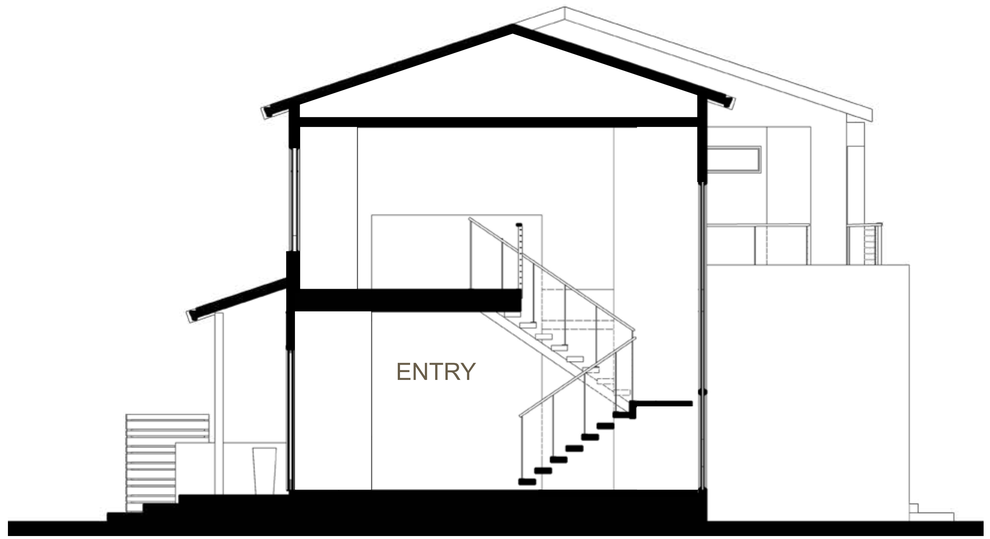
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A.10



PLAN 1 - SECTION - A 1/4” = 1’-0”



PLAN 1 - SECTION - B 1/4” = 1’-0”

SECTIONS

1513 FOLGER DRIVE, BELMONT

THOMAS JAMES HOMES

LICENSED ARCHITECT
No. C-31487
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

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A.11







RESIDENTIAL DESIGN CRITERIA DIAGRAMS - DAYLIGHT PLANES

1513 FOLGER DRIVE, BELMONT

THOMAS JAMES HOMES

LICENSED ARCHITECT — DARLY ANNE ORLOFF — No. C-31487 — REN. 08-31-23 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

THOMAS JAMES HOMES

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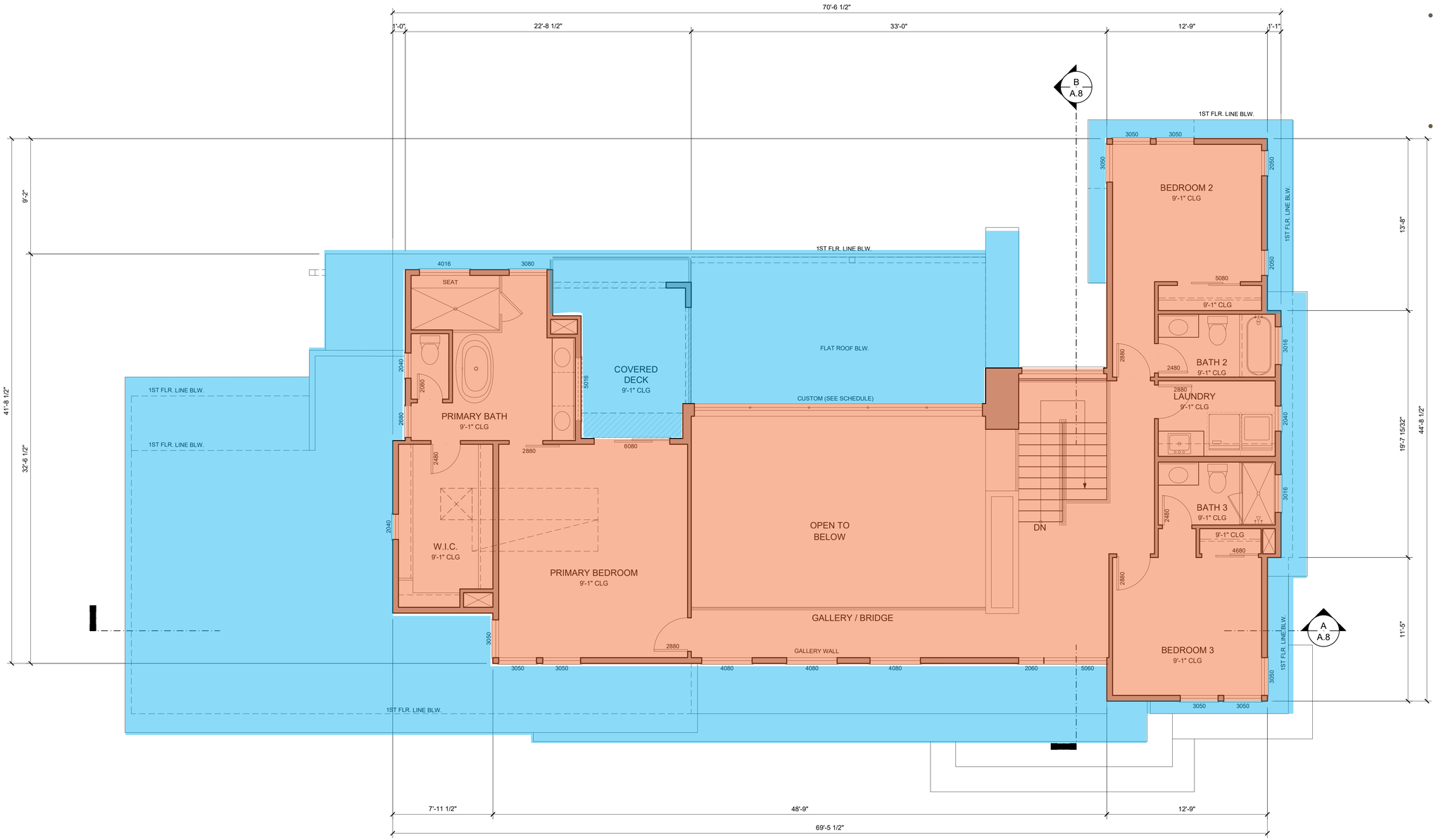
A.12

SECOND FLOOR PROPORTION EXHIBIT

- 2ND FLOOR PROPORTIONATELY SMALLER THAN GROUND FLOOR
- NO TWO STORY FLAT WALLS (SMALL SECTION OF REAR WALL AT STAIR IS FLAT, BUT IS RECESSED BEHIND GROUND FLOOR BUILDING FEATURES)
- 2ND FLOOR IS OFFSET FROM THE GROUND FLOOR

1ST FLOOR OUTLINE

2ND FLOOR OUTLINE



RESIDENTIAL DESIGN CRITERIA DIAGRAMS - SECOND FLOOR PROPORTION

1513 FOLGER DRIVE, BELMONT **THOMAS JAMES HOMES**

LICENSED ARCHITECT — EMILY ANNE [illegible] — No. C-31407 — REN. 08-31-23 — STATE OF CALIFORNIA

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THOMAS JAMES HOMES

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DATE 04-29-2022
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A.13



REDUCED THE BULK AND MASSING OF THE ROOF BY INTRODUCING A SHED ROOF FORM AND ELIMINATING BOTH GABLE “TOWER” FORMS.

THE DARKER COLOR MATERIAL WAS EXTENDED TO HELP FADE BACK THE UPPER FLOOR MASSING.

WINDOW MULLIONS ARE DESIGNED TO HELP FURTHER EMPHASIZE THE HORIZONTAL.

FULLY SEPARATED THE 2ND FROM 1ST STORY WITH A FULL WIDTH PORCH, MINIMIZING THE CENTER MASSING TO TWO SMALLER FORMS.

MINIMIZED THE AMOUNT OF VERTICAL GLAZING AND ADDED A ‘BANDING’ OF HORIZONTAL WINDOWS, ALL TO CREATE A RESIDENTIAL CHARACTER.

REPLACEMENT OF THE DARK SIDING WITH 2 DIFFERENT MATERIALS ON THE UPPER AND LOWER STORIES EMPHASIZES THE HORIZONTAL AND INCREASES THE PERCIEVED DEPTH.

PROPOSED FRONT ELEVATION 1/4” = 1’-0”

PREVIOUSLY PROPOSED
FRONT ELEVATION



REVISED ELEVATION COMPARISIONS

1513 FOLGER DRIVE, BELMONT

THOMAS JAMES HOMES

LICENSED ARCHITECT — GARY E. ANNE — No. C-31487 — REN. 08-31-23 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

THOMAS JAMES HOMES

DAHLIN

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DATE 04-29-2022
JOB NO. 1580.022

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925-251-7200

A.14



REDUCED THE BULK AND MASSING OF THE ROOF BY INTRODUCING A SHED ROOF FORM.

LOWERED THE RIDGE OF THIS GABLE ROOF FORM TO MINIMIZE THE MASSING

LOWERED THE STAIR TOWER AND OMITTED THE PARAPET 'TOWER' FORM.

REDUCED GLAZING AT SECOND STORY

LOWERED THE CORNER FORM BY 6" AND OFFSET THE UPPER STORY BY 1', THEN CHANGED THE 1ST STORY MATERIAL TO STAINED SIDING, CREATING A HORIZONTAL SEPARATION BETWEEN UPPER AND LOWER FORMS.

EXTENDED THE FIRST STORY FORM AROUND THE CORNER TO VISUALLY REDUCE THE UPPER FLOOR MASSING.

REPLACED THE DARK SIDING WITH TWO DIFFERENT MATERIALS ON THE UPPER AND LOWER STORIES, EMPHASIZING THE HORIZONTAL. A WARM STAINED SIDING AT THE FIRST FLOOR OUTDOOR LIVING SPACE (SIMILAR TO THE FRONT) AND A DARKER SIDING AT THE SECOND STORY INCREASED THE PERCEIVED DEPTH.

PROPOSED REAR ELEVATION 1/4" = 1'-0"

PREVIOUSLY PROPOSED REAR ELEVATION



REVISED ELEVATION COMPARISONS

1513 FOLGER DRIVE, BELMONT **THOMAS JAMES HOMES**

LICENSED ARCHITECT — DAILY ANNE PINTO — No. C-31487 — REN. 08.31.23 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

THOMAS JAMES HOMES

DAHLIN

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DATE 04-29-2022
JOB NO. 1580.022

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925-251-7200

A.15

FRONT CONTEXT PERSPECTIVE

1513 FOLGER DRIVE, BELMONT

THOMAS JAMES HOMES

LICENSED ARCHITECT
EMILY ANNE [illegible]
No. C-31487
REN: 12-31-23
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

THOMAS JAMES HOMES
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A.16



REAR CONTEXT PERSPECTIVE

1513 FOLGER DRIVE, BELMONT

THOMAS JAMES HOMES

LICENSED ARCHITECT
EMILY ANNE [illegible]
No. C-31487
REN: 08-31-23
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

THOMAS JAMES HOMES

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A.17



PERSPECTIVE VIEW

1513 FOLGER DRIVE, BELMONT

THOMAS JAMES HOMES

LICENSED ARCHITECT
DAILY ANNE [illegible]
No. C-21487
REN. 08-31-23
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

THOMAS JAMES HOMES

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A.18



PERSPECTIVE VIEW

1513 FOLGER DRIVE, BELMONT

THOMAS JAMES HOMES

LICENSED ARCHITECT
EMILY ANNE [illegible]
No. C-31487
REN: 08-31-23
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

THOMAS JAMES HOMES

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A.19

PERSPECTIVE VIEW

SEE SHEET A.17 FOR SITE CONTEXT INCLUDING TOPOGRAPHY AND RETAINING WALL.

1513 FOLGER DRIVE, BELMONT

THOMAS JAMES HOMES

LICENSED ARCHITECT — ANNE — No. C-21487 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

THOMAS JAMES HOMES

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A.20



ROOF

TIMBERLINE COMPOSITION SHINGLES
Slate

BODY COLOR 1

SIDING
Ceiling Bright White SW 7007



BODY COLOR 2

SIDING & PANELING
Cyberspace SW 7076



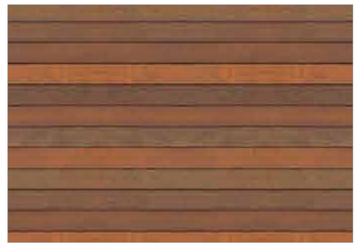
TRIM COLOR

EAVES, GUTTERS, FASCIA TRIM
Caviar SW 6990



STONE VENEER

By Environmental Stoneworks
San Domino Grezzo Stone Veneer



ACCENT SIDING
Stained Cedar

COLORS & MATERIALS

1513 FOLGER DRIVE, BELMONT

THOMAS JAMES HOMES

LICENSED ARCHITECT
EMILY ANNE [illegible]
No. C-31487
REN: 08-31-23
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

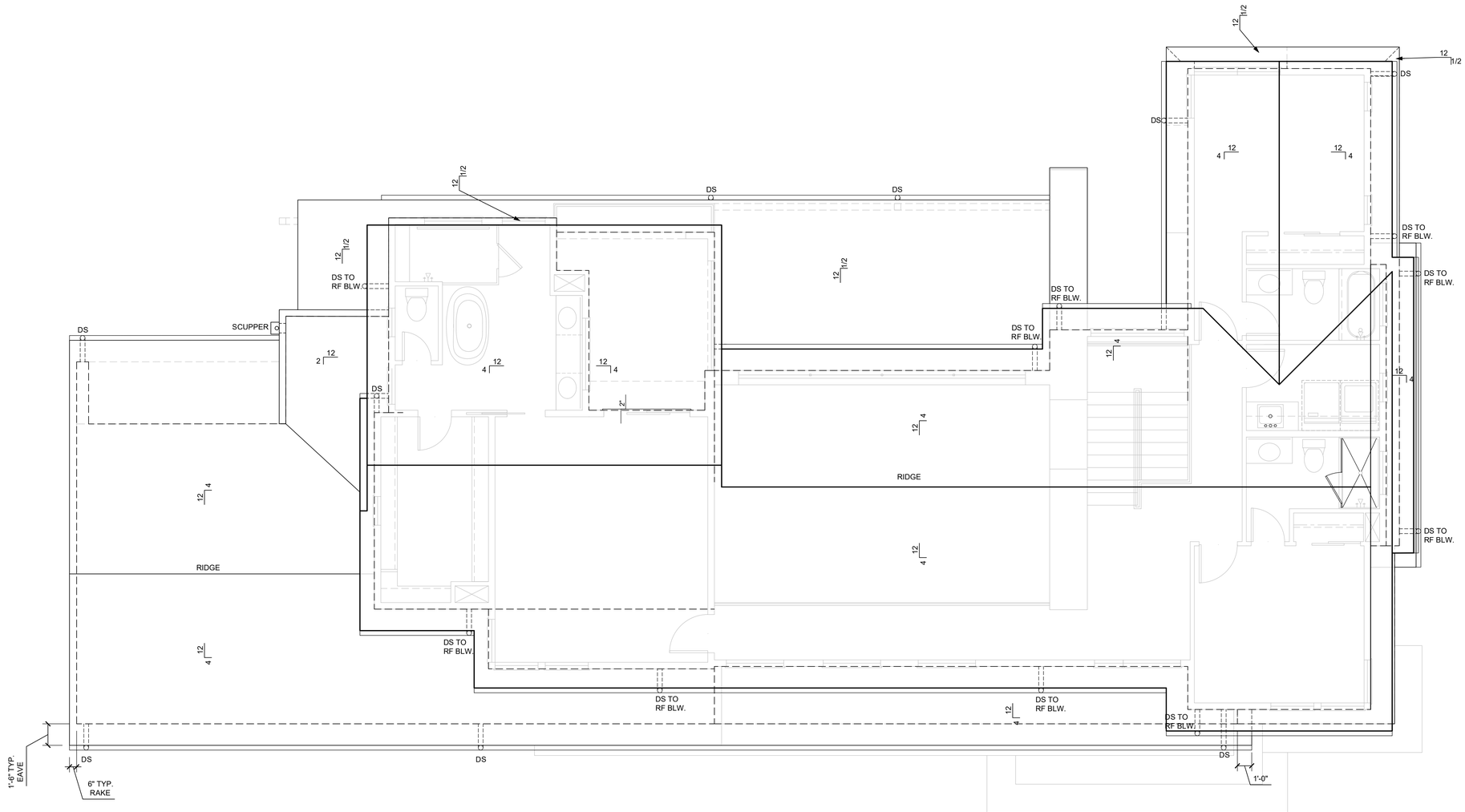
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A.21



ROOF PLAN

1513 FOLGER DRIVE, BELMONT

THOMAS JAMES HOMES

LICENSED ARCHITECT — GUILY ANNE [illegible] — No. C-21487 — REN. 08-31-23 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

THOMAS JAMES HOMES

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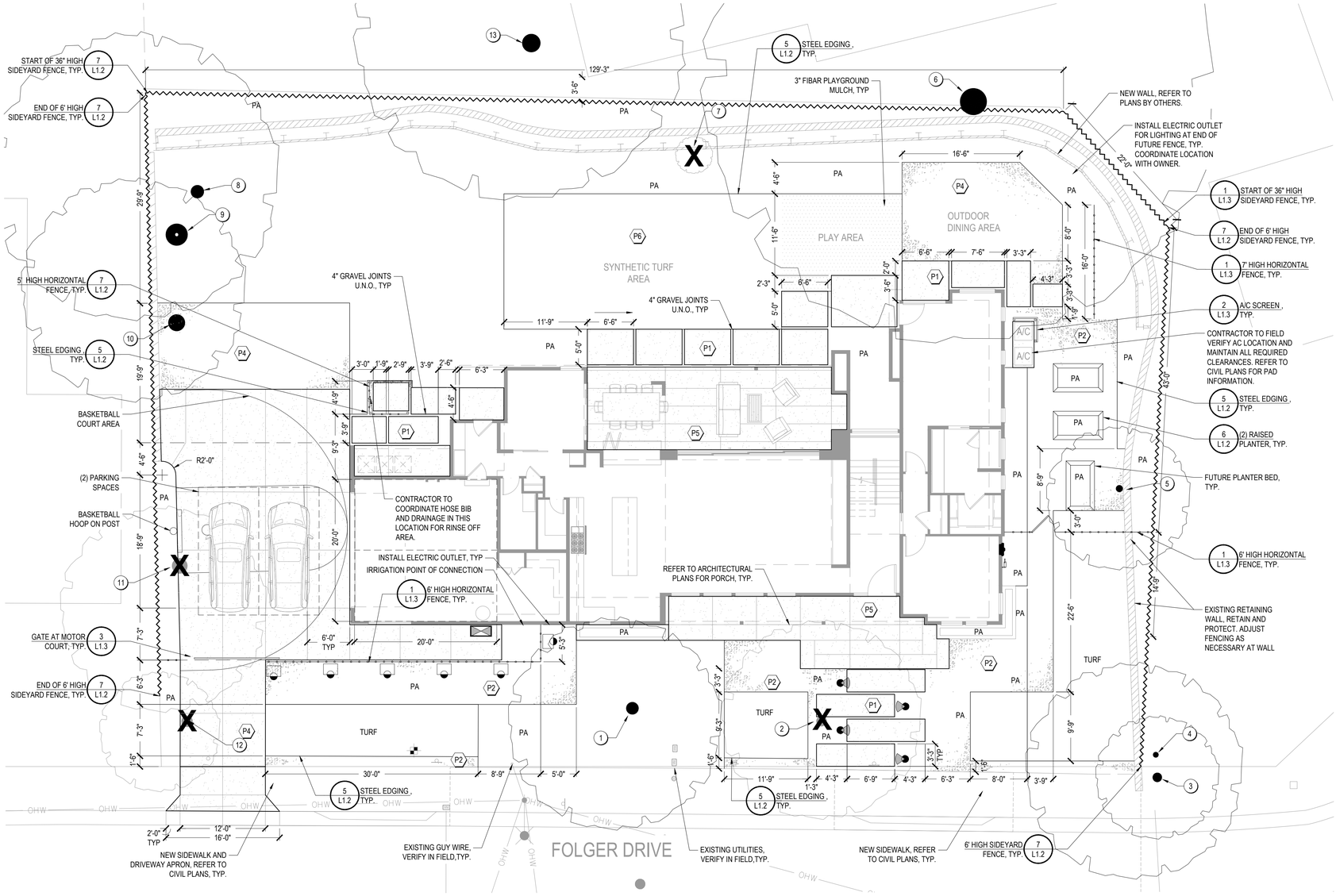
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A.22



CONSTRUCTION NOTES

1. LOCAL CODES AND ORDINANCES: WORK SHALL CONFORM TO ALL LOCAL CODES, ORDINANCES, AND REQUIREMENTS, INCLUDING FEDERAL ACCESSIBILITY GUIDELINES. NOTHING IN THE CONTRACT DOCUMENTS SHALL BE CONSTRUED AS AN EXEMPTION TO APPLICABLE CODES OR OTHER JURISDICTIONAL REQUIREMENTS.
2. UTILITIES: CONTACT COMMON GROUND ALLIANCE (C.G.A.) AT 811, AT LEAST TWO WORKING DAYS IN ADVANCE OF WORK (PER CA GOV. CODE 4216). THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, WHETHER SHOWN OR NOT, AND SHALL PAY FOR ANY REPAIRS REQUIRED DUE TO THE CONTRACTOR'S OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
3. DISCREPANCIES: NOTIFY DISTRICT'S REPRESENTATIVE OF ANY VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND FIELD CONDITIONS. DO NOT PROCEED WHERE DIFFERENCES EXIST THAT WOULD AFFECT THE WORK. ALL ADJUSTMENTS DUE TO FIELD CONDITIONS MUST BE APPROVED BY THE DISTRICT'S REPRESENTATIVE PRIOR TO CONTINUING.
4. LAYOUT NOTES: THE WRITTEN DIMENSION SUPERCEDES SCALED OR GRAPHIC DENOTATION. DIMENSIONS ARE BETWEEN PARALLEL OR PERPENDICULAR POINTS UNLESS NOTED OTHERWISE. DIMENSIONS ARE TO CENTERLINE OR FACE OF MASONRY, CONCRETE, OR FRAMING SUBSTRATE FINISH SURFACES, UNLESS NOTED OTHERWISE.
6. COORDINATION: CONTRACTOR SHALL COORDINATE WORK BETWEEN TRADES. ALL REQUIRED SLEEVING SHALL BE COORDINATED WITH SITE WORK, INCLUDING OTHER UNDERGROUND UTILITIES, CURBS, AND CONCRETE.
7. VERTICAL WORK: ALL VERTICAL CONSTRUCTION SHALL BE INSTALLED TRUE AND PLUMB. ALL UNIT COURSING AND TOPS OF WALLS, FENCES, ETC. SHALL BE LEVEL UNLESS NOTED OTHERWISE. ALL CURVES SHALL BE CONTINUOUS AND EVEN, WITH NO BREAKS OR ANGLES AT POINTS OF TANGENCY OR FORMWORK JOINTING.
8. LEAD TIME: SPECIFIED MATERIALS MAY REQUIRE A SIGNIFICANT LEAD TIME. CONTRACTOR IS SOLELY RESPONSIBLE TO LEAD TIMES AND TO PROVIDE SUBMITTALS, AND ORDER MATERIAL, AND ENSURE DELIVERY TO THE JOB SITE TO ALLOW TIMELY PROGRESSION OF WORK.
9. EXISTING WORK: WHERE NEW CONSTRUCTION ABUTS EXISTING WORK, ALL EXISTING WORK SHALL BE PROTECTED. CONTRACTOR SHALL REPLACE ANY DAMAGED EXISTING WORK AT NO ADDITIONAL EXPENSE TO THE OWNER. ALL NEW WORK WILL CONFORM TO TO EXISTING WORK , INCLUDING FLATWORK JOINTS, ELEVATIONS, COLOR, AND FINISH.
10. FENCING: FENCE LOCATIONS SHOWN ARE DIAGRAMMATIC AND FINAL LOCATIONS ARE TO BE COORDINATED IN THE FIELD BY THE LANDSCAPE CONTRACTOR.

LAYOUT LEGEND

DETAIL CALLOUT — - REFERENCED DETAIL NUMBER / - REFERENCED DETAIL SHEET

ADJ.	ADJACENT	NATIVE GRASS	NATIVE GRASS
BOC	BACK OF CURB	OH	OVERHANG
BOW	BACK OF WALK	PA	PLANTING AREA
CJ	CONSTRUCTION/COLD JOINT	PL	PROPERTY LINE
CL	CENTERLINE	POB	POINT OF BEGINNING
CLR	CLEAR	SIM	SIMILAR TO
EJ	EXPANSION JOINT	SYM	SYMMETRICAL
ILO	IN LIEU OF	TYP	TYPICAL
MAX	MAXIMUM	T, TURF	TURF AREA
MIN	MINIMUM	UNO	UNLESS NOTED OTHERWISE
		VIF	VERIFY IN FIELD

SITE CALCULATIONS (INCLUDES FUTURE SITE BUILDOUT)

NOTE: WATER SUPPLY IS DOMESTIC. PROVIDER IS MID-PENINSULA WATER DISTRICT.

AREA - 1513 FOLGER		SF	% OF LOT AREA
EXISTING			
TOTAL LOT SF		**13,168**	
PERMABLE AREA		**8,281**	63%
WALKABLE CONCRETE PADS WITH GAPS		589	
GRAVEL WALKWAY, PATIO, GARDEN AREA		1,064	
PLANTED LANDSCAPE AREA		4,124	
UNPLANTED LANDSCAPE AREA		1,550	
SYNTHETIC		743	
PLAY AREA (BARK MULCH)		211	
IMPERMEABLE AREA		**4,887**	37%
RESIDENCE/ GARGE FOOTPRINT		2,610	24%
CALIFORNIA ROOM (CONCRETE)		423	
FRONT PORCH/ STEPS		301	
DRIVEWAY		1,553	

PAVING AND FENCING LEGEND

- P1 CONCRETE PAVERS PER DETAIL 1/L1.2: STANDARD GRAY CONCRETE WITH ACID ETCH FINISH WITH TOP CAST #01 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. 4" GAP FILL WITH P2.
- P2 DECORATIVE GRAVEL PER DETAIL 4/L1.2: 1/2" CRUSHED GRAVEL, COLOR: CLOUD NINE (BUILDER TO VERIFY). BY DECORATIVE STONE SOLUTIONS (800.699.1878). 2" OVER COMPACTED SUBGRADE OVER FILTER FABRIC. WITH 8" GALVANIZED WIRE STAPLES.
- P3 CONCRETE PAVING (PEDESTRIAN)PER DETAIL 2/L1.2: STANDARD GRAY CONCRETE WITH ACID ETCH FINISH WITH TOP CAST #01 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS.
- P4 CONCRETE PAVING (VEHICULAR) PER DETAIL 3/L1.2: STANDARD GRAY CONCRETE WITH ACID ETCH FINISH WITH TOP CAST #01 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. TOOLED SCORE JOINTS AS SHOWN ON PLANS.
- P5 CONCRETE TO BE POURED WITH ARCHITECTURE. REFER TO STRUCTURAL DRAWINGS.
- P6 SYNTHETIC TURF: TBD BY OWNER. INSTALLATION TO BE COORDINATED WITH BUILDER.

SIDEYARD FENCE: PER DETAIL 5/L1.2, **162 LF** (CONTRACTOR TO VERIFY, DOES NOT INCLUDE 4'-1" GATE)

SIDEYARD FENCE, 36" HIGH: SIM. TO DETAIL 5/L1.2, **152 LF**

HORIZONTAL WOOD FENCE, 36" HIGH: SIM. TO DETAIL 7/L1.2, **114 LF**

LOW-VOLTAGE LIGHTING LEGEND

A. ALL MATERIALS AND INSTALLATION SHALL CONFORM TO GOVERNING CODES, INCLUDING NEC AND CALIFORNIA HEALTH AND SAFETY CODE. NO FIXTURES SHALL BE INSTALLED WITHIN 10' OF ANY STANDING BODY OF WATER, INCLUDING FOUNTAINS AND POOLS, UNLESS RATED FOR UNDERWATER INSTALLATION.

B. IF MULTIPLE TRANSFORMERS ARE USED, CONTRACTOR SHALL BALANCE LOADS. EACH TRANSFORMER SHALL BE LOCATED TO MINIMIZE VISIBILITY AND TO BE CENTERED ON THE WATTAGE LOAD. TRANSFORMERS AND VISIBLE CONDUIT SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR OR AS DIRECTED BY OWNER.

C. MINIMUM WIRE SIZE SHALL BE #12AWG. ADJUST WIRE SIZE AND RUNS TO PROVIDE A MAXIMUM OF 12.1 VOLTS AND A MINIMUM OF 10.5 VOLTS AT EACH LAMP. PROVIDE A MINIMUM OF 36" WIRE AT EACH FIXTURE TO ALLOW FOR PLACEMENT AND ADJUSTMENT. WIRE SPLICES SHALL BE MADE ONLY WITH FULLY ENCAPSULATED WATERPROOF CONNECTORS. DIRECT BURIAL WIRING SHALL BE INSTALLED ADJACENT CURBS AND PAVING, 12" DEEP.

D. ALL UPLIGHTS SHALL BE INSTALLED WITH A MAXIMUM ANGLE OF 35 DEGREES FROM VERTICAL TO AVOID GLARE, UNLESS OTHERWISE NOTED. GROUND-MOUNTED FIXTURES SHALL BE LOCATED A MINIMUM OF 12" FROM ALL HARDSCAPE, IN PLANTER AREAS.

E. VERIFY ALL LOCATIONS AND SITE CONDITIONS PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL OTHER TRADES, INCLUDING INSTALLATION OF SLEEVING AND OTHER WIRING PROVISIONS WHERE REQUIRED.

F. WIRING RUNS SHALL NOT BE VISIBLE. FOR OVERHEAD INSTALLATIONS, RUN WIRING UP BACK OF TREE OR POST. WHERE EVER POSSIBLE, ROUTE OUT POSTS OR COORDINATE WIRE RUNS INSIDE STRUCTURES.

G. TESTING: ONCE INSTALLATION IS COMPLETE, COORDINATE A TIME FOR TESTING WITH THE LANDSCAPE ARCHITECT AND OWNER. CONTRACTOR SHALL DEMONSTRATE OPERATION OF SYSTEM, AND MAKE ALL FINAL ADJUSTMENTS AS DIRECTED.

TRANSFORMER: "LZD-M-150," LUXOR ZD 150-WATT POWER CONTROLLER IN PAINTABLE MATTE GRAY CABINET. INCLUDE "FXWIFIMOD," LUXOR WI-FI MODULE FOR APP-BASED REMOTE CONTROL. VERIFY LOCATION IN FIELD WITH OWNER AND COORDINATE 120V ELECTRICAL SUPPLY.

"FB-ZD-3LED-BZ," ADJUSTABLE LED UPLIGHT, WITH ZONE DIMMING OPTION, 3-LED BOARD, BRONZE METALLIC FINISH

"QB-ZD-1LED-BZ," ADJUSTABLE LED SMALL WALL WASH, WITH ZONE DIMMING OPTION, 1-LED BOARD, BRONZE METALLIC FINISH.

"PB-ZD-3LED-BZ," ADJUSTABLE LED UPLIGHT, WITH ZONE DIMMING OPTION, 3-LED BOARD, BRONZE METALLIC FINISH.

"FG-ZD-3LED-BZ," LED PATH LIGHT, WITH ZONE DIMMING OPTION, 3-LED BOARD, BRONZE METALLIC FINISH.

TREE PROTECTION CHART

#	TAG#	DBH	SCIENTIFIC NAME	COMMON NAME	STATUS
1	6413	21"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
2	6414	17"	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	REMOVE
3	6415	16"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
4	6416	9"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
5	6417	11"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
6	6418	48"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
7	6419	5"	LIGUSTRUM	PRIVET	REMOVE
13	6420	30"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
8	6421	13"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
9	6422	20"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
10	6423	13"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
11	6424	13"	QUERCUS AGRIFOLIA	COAST LIVE AOK	REMOVE
12	6425	19"	CALLISTEMON	BOTTLE BRUSH	REMOVE

SEE SHEET L1.2-L1.3 FOR CONSTRUCTION DETAILS

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE. I HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

05/03/22
DATE

N

0' 10' 20'
1" = 10'

THOMAS JAMES HOMES

Roach & Campbell

111 Scripps Drive
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CRLA 5044

LANDSCAPE IMPROVEMENT PLANS FOR

1513 FOLGER AVENUE BELMONT, CA

BY
THOMAS JAMES HOMES

KEYMAP:

LAYOUT PLAN

DRAWN BY:
STAFF
CHECKED BY:
DWC
JOB NO.
20035
DATE
05/03/2022
REVISIONS:

LICENSED LANDSCAPE ARCHITECT — DAVID W. CAMPBELL — CRLA 5044 — Signature — Renewal Date: 09/30/22 — STATE OF CALIFORNIA

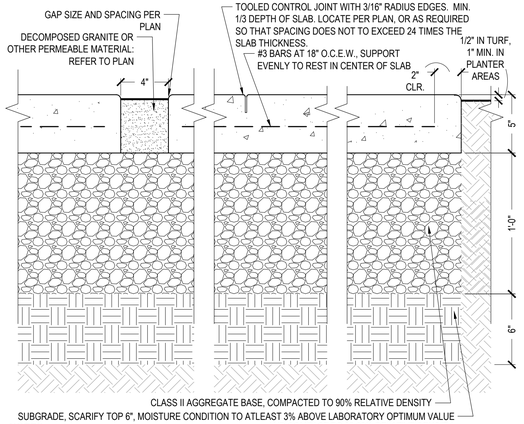
DATE SIGNED: 05/03/22

L1.1

DRAWINGS IN SET: 10

DESIGN REVIEW - NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ).

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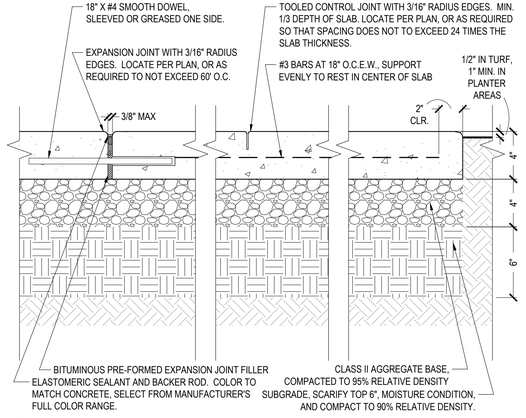


NOTES

A. PAVEMENT DEPTHS AND REQUIREMENTS HEREIN ARE SUPERCEDED BY THE PROJECT GEOTECHNICAL REPORT AND RECOMMENDATIONS.

1 CONCRETE PAVERS

1" = 0'-6" SECTION

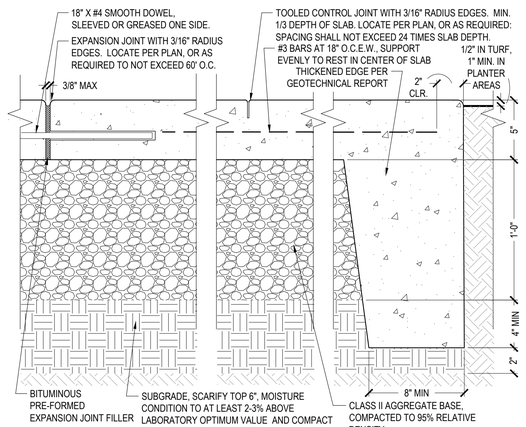


NOTES

A. PAVEMENT DEPTHS AND REQUIREMENTS HEREIN ARE SUPERCEDED BY THE PROJECT GEOTECHNICAL REPORT AND RECOMMENDATIONS, IF EXISTING.

2 CONCRETE PAVING (PEDESTRIAN)

1" = 0'-6" SECTION

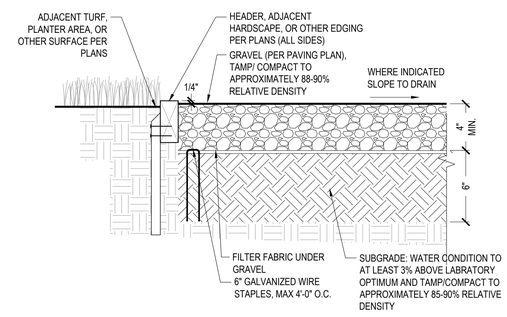


NOTES

A. PAVEMENT DEPTHS AND REQUIREMENTS HEREIN ARE SUPERCEDED BY THE PROJECT GEOTECHNICAL REPORT AND RECOMMENDATIONS.

3 CONCRETE PAVING (VEHICULAR)

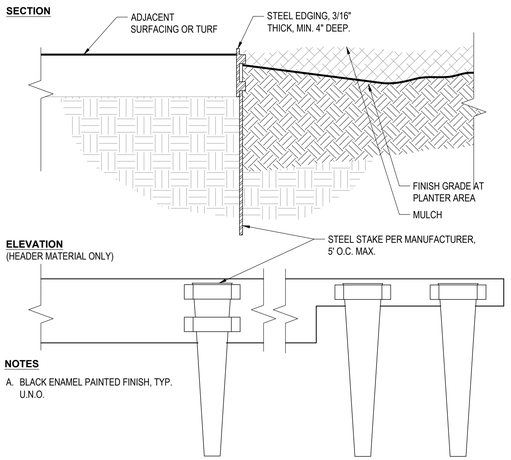
1" = 0'-6" SECTION



NOTE: WITHIN EXISTING TREE CANOPY, OR IN AREAS OF UNDISTURBED SUBGRADING, NO COMPACTION NEEDED.

4 CRUSHED GRAVEL (PEDESTRIAN)

1" = 0'-6" SECTION

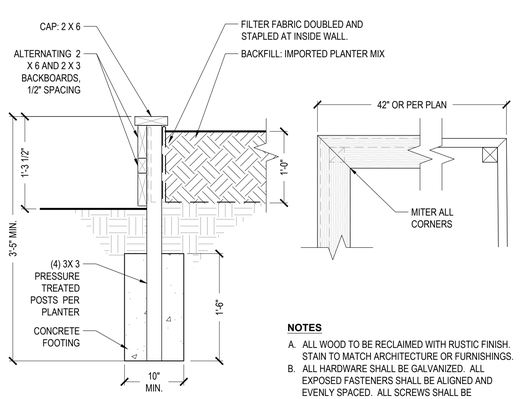


NOTES

A. BLACK ENAMEL PAINTED FINISH, TYP. U.N.O.

5 STEEL HEADER

1" = 0'-6" AS NOTED

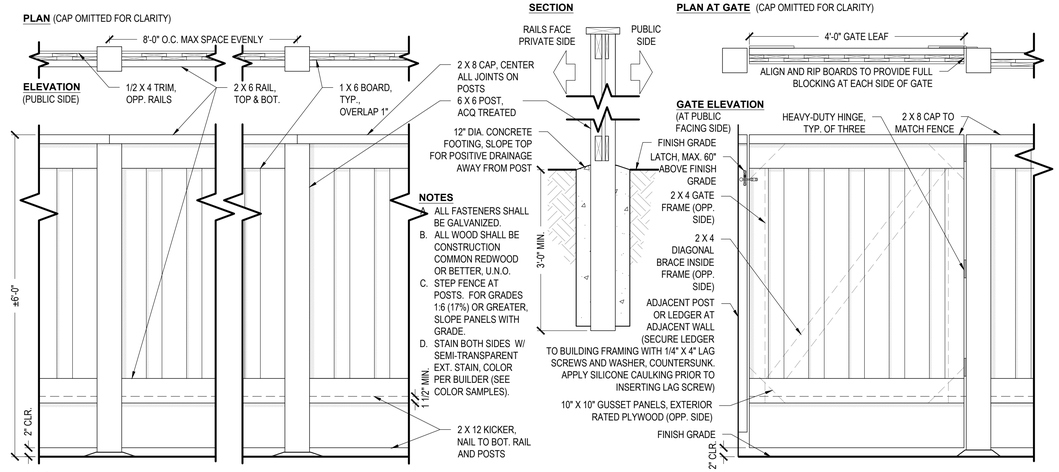


NOTES

A. ALL WOOD TO BE RECLAIMED WITH RUSTIC FINISH. STAIN TO MATCH ARCHITECTURE OR FURNISHINGS.
B. ALL HARDWARE SHALL BE GALVANIZED. ALL EXPOSED FASTENERS SHALL BE ALIGNED AND EVENLY SPACED. ALL SCREWS SHALL BE PRE-DRILLED. GAPS, SPLITS, OR IMPROPERLY FITTED JOINTS SHALL BE CAUSE FOR REJECTION.

6 RAISED PLANTER

1" = 1'-0" AS NOTED



NOTES

A. ALL FASTENERS SHALL BE GALVANIZED.
B. ALL WOOD SHALL BE CONSTRUCTION COMMON REDWOOD OR BETTER, U.N.O.
C. STEP FENCE AT POSTS. FOR GRADES 1:6 (17%) OR GREATER, SLOPE PANELS WITH GRADE.
D. STAIN BOTH SIDES W/ SEMI-TRANSPARENT EXT. STAIN, COLOR PER BUILDER (SEE COLOR SAMPLES).

7 SIDEYARD FENCE WITH GATE

3/4" = 1'-0" AS NOTED

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LANDSCAPE IMPROVEMENT PLANS FOR

1513 FOLGER AVENUE BELMONT, CA

BY
THOMAS JAMES HOMES

KEYMAP:

CONSTRUCTION DETAILS

DRAWN BY:
STAFF

CHECKED BY:
DWC

JOB NO.
20035

DATE
05/03/2022

REVISIONS:

LICENSED LANDSCAPE ARCHITECT
DAVID W. CAMPBELL
CRLA 5044
Signature
Renewal Date: 08/30/22
STATE OF CALIFORNIA

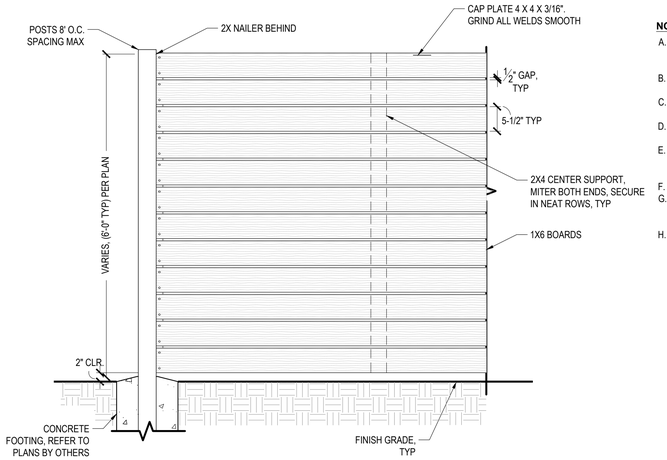
DATE SIGNED: 05/03/22

L1.2

DRAWINGS IN SET: 10

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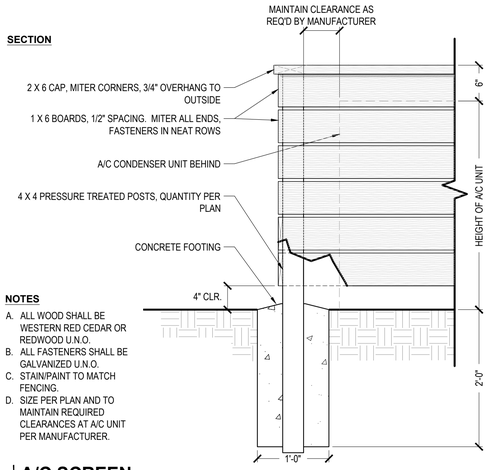


NOTES:

A. ILLUSTRATION FOR DESIGN INTENT ONLY. CONTRACTOR TO SUBMIT ALL HARDWARE AND SHOP DRAWINGS FOR APPROVAL BY BUILDER AND OWNER.
B. CONTRACTOR TO COORDINATE FENCE, MOTOR COURT GATE, AND PERSON GATES ARE UNIFORM IN APPEARANCE.
C. GATE FINISH AND COLOR TO MATCH ARCHITECTURE. STAIN/PAINT T.B.D.
D. MIN. SIZING: GATE POSTS 4" SQ. PRESSURE TREATED POST OR 3" SQ. 3/16" TUBULAR STEEL POST
E. ALL WOOD SHALL BE WESTERN RED CEDAR OR REDWOOD U.N.O. IF MANUFACTURED WOOD MATERIAL USED, RAW ENDS SHALL NOT BE VISIBLE.
F. FASTENERS TO BE GALVANIZED U.N.O.
G. FOOTINGS AND STRUCTURAL MEMBER SIZING PER STRUCTURAL CALCULATIONS TO BE PROVIDED BY DESIGN/BUILD SUBCONTRACTOR'S ENGINEER.
H. INSTALL PER ALL LOCAL CODES, EQUIPMENT MANUFACTURER'S INSTRUCTIONS AND GUIDELINES.

1 HORIZONTAL WOOD FENCE

3/4" = 1'-0" AS NOTED



NOTES

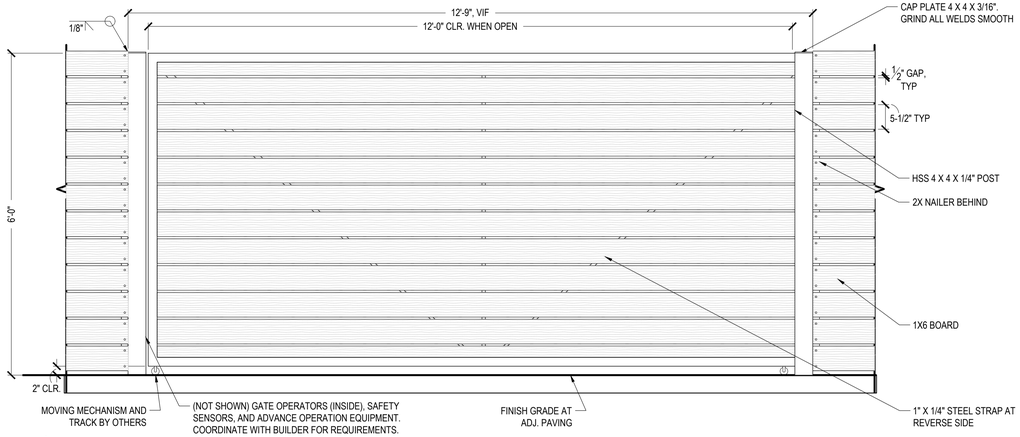
A. ALL WOOD SHALL BE WESTERN RED CEDAR OR REDWOOD U.N.O.
B. ALL FASTENERS SHALL BE GALVANIZED U.N.O.
C. STAIN/PAINT TO MATCH FENCING.
D. SIZE PER PLAN AND TO MAINTAIN REQUIRED CLEARANCES AT A/C UNIT PER MANUFACTURER.

2 A/C SCREEN

1" = 1'-0" AS NOTED

REPRESENTATIVE STAIN COLORS





NOTES:

A. ILLUSTRATION FOR DESIGN INTENT ONLY. CONTRACTOR TO SUBMIT ALL HARDWARE AND SHOP DRAWINGS FOR APPROVAL BY BUILDER AND OWNER.
B. GATES TO BE FABRICATED OFF SITE.
C. GATE FINISH AND COLOR TO MATCH ARCHITECTURE. STAIN/PAINT T.B.D.
D. MIN. SIZING: GATE POSTS 4" SQ., 1/4" HSS; GATE FRAME 2" SQ., 3/16" TUBULAR STEEL
E. ALL WOOD SHALL BE WESTERN RED CEDAR OR REDWOOD U.N.O.
F. FASTENERS TO BE GALVANIZED U.N.O.
G. OPERATOR AND EQUIPMENT NOT SHOWN, REFER TO PLANS BY OTHERS.
H. FOOTINGS AND STRUCTURAL MEMBER SIZING PER STRUCTURAL CALCULATIONS TO BE PROVIDED BY DESIGN/BUILD SUBCONTRACTOR'S ENGINEER.
I. INSTALL PER ALL LOCAL CODES, EQUIPMENT MANUFACTURER'S INSTRUCTIONS AND GUIDELINES.

FOOTING SECTION:
(AT MOTOR CT. GATE POSTS)

3 GATE AT MOTOR COURT

3/4" = 1'-0" AS NOTED

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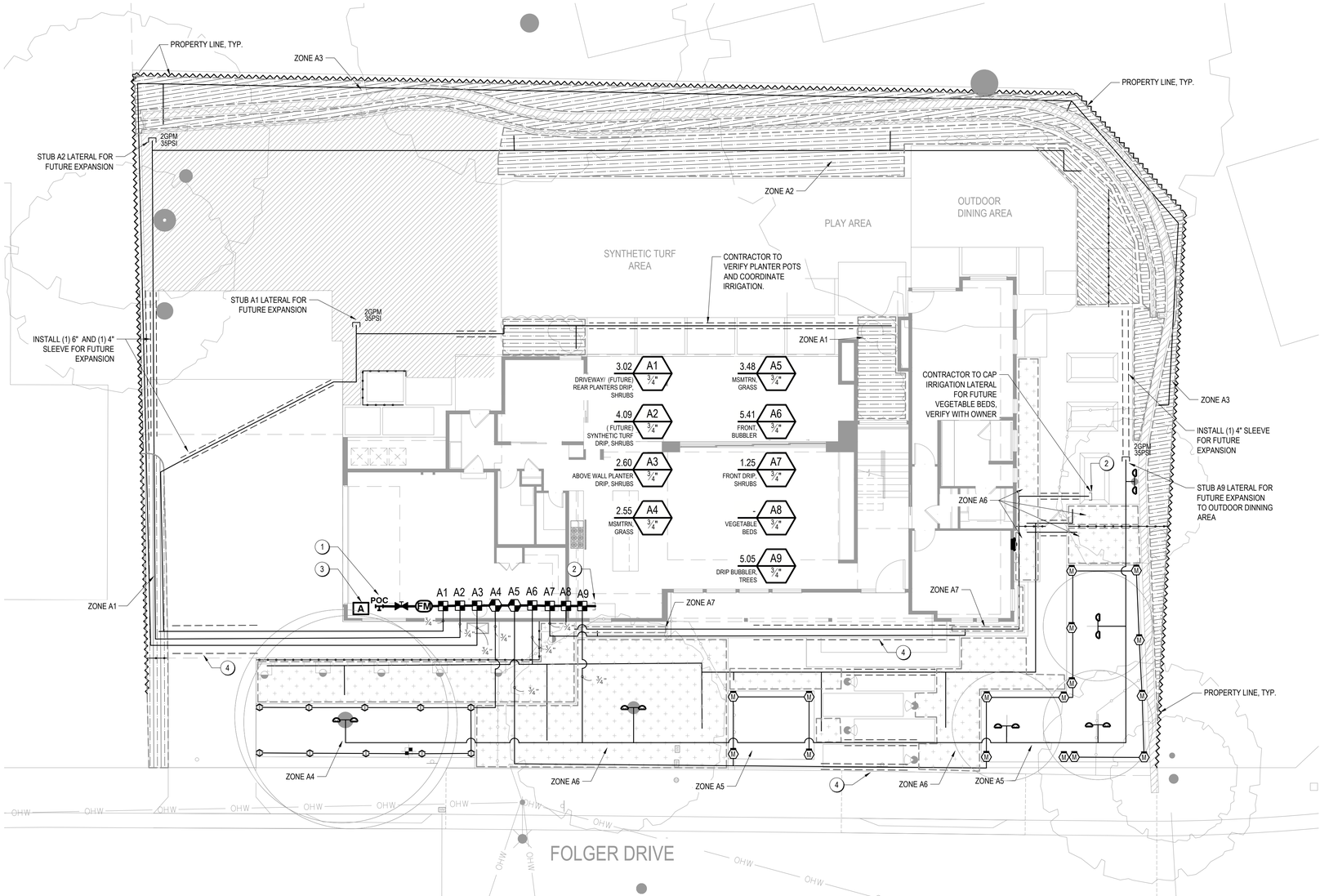
DATE SIGNED: 05/03/22

L1.3

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IRRIGATION LEGEND

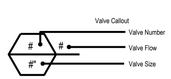
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
M L O	HUNTER MP1000 PROS-06-PRS30-CV TURF ROTATOR, 6" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	16	30
ADJ. 360	HUNTER MP800SR PROS-06-PRS30-CV-HY TURF ROTATOR, 6.0" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360). WITH HY- FILTER, MESH 150, SIZED PER VALVE.	10	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	IRRITROL 2711APRDK-LF ELECTRIC DRIP ZONE VALVE KIT: 3/4" 2711APR VALVE, AVB, FILTER, LOW FLOW REGULATOR & FITTINGS. (.25-8 GPM)	7
04 09 15 30	TORO DB-PC DRIP BUBBLER PRESSURE COMPENSATING DRIP BUBBLER EASILY THREADS ON A 1/2" THREADED RISER. FLOW RATE: 4.0 GPH,9.0 GPH,15.0 GPH,30.0 GPH.	12
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-B OR EQUAL PRESSURE COMPENSATING (PC) POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5, 1.0, 2.0, 4.0, AND 6.0 GPH. CAN BE INSERTED INTO 1/2" AND 3/4" TUBING. PC RANGE 15-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE. Emitter Notes: 20HE-B emitters (1 assigned to each 1 GAL. plant) 20HE-B emitters (2 assigned to each 5 GAL. plant) 40HE-B emitters (2 assigned to each 15 GAL plant) 40HE-B emitters (3 assigned to each 24" BOX plant)	1,250 S.F.

	AREA TO RECEIVE DRIPLINE TORO RGP-218 SUB-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH ROOTGUARD TECHNOLOGY. 0.53 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN.	442.4 L.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	IRRITROL 2711DPR ELECTRIC REMOTE CONTROL VALVE, 3/4", FLOW CONTROL, THREADED BONNET. INSTALL TORO Y-FILTER MODEL TALFS75150-S IF MP-800 OR MP-1000 NOZZLES ARE USED.	2
	SHUT-OFF VALVE NIBCO T-113, CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3". INSTALL ABOVE GRADE ON COPPER RISER FROM EXTERIOR HOSE BIB, UPSTREAM OF VALVE MANIFOLD.	1
A	HUNTER HPC-400 BASE 4 STATION UP TO 23 STATIONS WI-FI ENABLED. FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN. PLASTIC CABINET. NOTE: INCLUDE PCM-XXX EXPANSION MODULES AS REQUIRED.	1
FM	HUNTER HC-100-FLOW 1" FLOW METER FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.	1
POC	POINT OF CONNECTION LOCATE EXTERIOR HOSE BIB AND INSTALL COPPER TEE, SHUTOFF VALVE, AND LINE TO BELOW GRADE CONNECTION TO PVC.	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 MIN. DIAMETER 3/4" U.N.O.	1,277 L.F.

	IRRIGATION MAINLINE: PVC SCHEDULE 40 MIN. DIAMETER 1.5" U.N.O.	29.5 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40	168.6 L.F.



GENERAL IRRIGATION NOTES

1. SITE ACCEPTANCE: THE CONTRACTOR SHALL OBSERVE THE SITE AND VERIFY THAT ROUGH GRADING AND ALL OTHER WORK HAS BEEN COMPLETED TO THE CONTRACTOR'S SATISFACTION. ANY PREVIOUS WORK THAT IS NOT COMPLETE SHALL BE BROUGHT TO THE OWNER'S OR LANDSCAPE ARCHITECT'S ATTENTION IN WRITING. BEGINNING WORK CONSTITUTES ACCEPTANCE OF THE SITE.
2. UNDERGROUND UTILITIES: THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. CALL C.G.A. (811) TO LOCATE EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DAMAGED UTILITIES, TO THE SATISFACTORY OF THE OWNER AND GOVERNING AGENCY AT NO COST TO THE OWNER OR INCREASE IN BID AMOUNT.
3. QUANTITIES: (IF SHOWN) FOR CONTRACTOR'S CONVENIENCE ONLY, AND SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATION TO INSTALL A COMPLETE AND FUNCTIONAL IRRIGATION SYSTEM, WITH EVEN AND HEAD-TO-HEAD COVERAGE OF ALL IRRIGATED AREAS, UNLESS SPECIFICALLY NOTED OTHERWISE. AREAS SHOWN ARE REPRESENTATIVE OF FINAL LOTS. CONTRACTOR SHALL VERIFY ALL LOT SIZES PRIOR TO SUBMITTING A BID.
4. DIAGRAMMATIC PLANS: THESE PLANS ARE DIAGRAMMATIC IN NATURE, AND ARE NOT INTENDED TO SHOW EVERY FITTING OR EXACT PIPING LAYOUT. IN MANY CASES, THE MAINLINE AND LATERALS ARE SHOWN IN WALKWAYS OR PAVED AREAS. IRRIGATION EQUIPMENT AND PIPING SHALL BE INSTALLED IN PLANTED AREAS ONLY, UNLESS SPECIFICALLY NOTED OTHERWISE. MAINLINE SHALL BE INSTALLED AS CLOSELY AS POSSIBLE TO BACK OF WALK OR CURB, BUT IN NO CASE GREATER THAN 18" AWAY.
5. FIELD CONDITIONS: THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN WHEN EXISTING WORK, OBSTRUCTIONS, SITE CONDITIONS, GRADE DIFFERENCES, OR OTHER ASPECTS ARE APPARENT IN THE FIELD THAT AFFECT INSTALLATION OF THE IRRIGATION SYSTEM. IN THE EVENT THAT DISCREPANCIES ARE FOUND, INFORM THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT IN WRITING. IF WRITTEN NOTICE IS NOT RECEIVED, THE CONTRACTOR ASSUMES ALL LIABILITY FOR THE IRRIGATION SYSTEM, INCLUDING ANY RE-DESIGN OR RE-WORK THAT MAY BE REQUIRED.
6. FIELD ADJUSTMENTS: ARE REQUIRED TO OBTAIN OPTIMUM EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ADJUSTMENTS AS REQUIRED TO MINIMIZE OR ELIMINATE OVERSPRAY AND RUNOFF, AND TO MAXIMIZE DISTRIBUTION UNIFORMITY. ADJUSTMENTS INCLUDE BUT ARE NOT LIMITED TO: NOZZLE SELECTION, INSTALLATION OF IN-LINE OR IN-HEAD CHECK VALVES TO ELIMINATE LOW-HEAD DRAINAGE AND PONDING, AND ADJUSTMENT OF HEAD SPACING OR HEAD LAYOUT TO ACCOMMODATE IN-FIELD OBSTRUCTIONS OR CONDITIONS.
7. POINT OF CONNECTION: LOCATE AND COORDINATE IN FIELD. 1" TEE FROM INDIVIDUAL LOT DOMESTIC LINE. THE CONTRACTOR SHALL VERIFY A MINIMUM OF 87 PSI (STATIC) AND A MINIMUM FLOW OF 12 GPM IS AVAILABLE AT THE POINT OF CONNECTION. IN THE EVENT THIS PRESSURE IS NOT AVAILABLE, IMMEDIATELY INFORM THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT IN WRITING. IF WRITTEN NOTICE IS NOT RECEIVED, THE CONTRACTOR ASSUMES ALL LIABILITY FOR THE IRRIGATION SYSTEM DESIGN, INCLUDING ANY RE-DESIGN OR RE-WORK THAT MAY BE REQUIRED.
8. NEW MATERIALS: ALL EQUIPMENT AND PIPING SHALL BE NEW. CONFORM TO ALL MANUFACTURER'S HANDLING AND INSTALLATION REQUIREMENTS.
9. PIPE SIZING: PIPE SIZES AS SHOWN ON PLAN INCLUDE THE LARGEST PIPE DIAMETER IN EACH ZONE, AND THEN PIPE DIAMETER AT REDUCTIONS ONLY. IF NO PIPE SIZE IS SHOWN, PIPE SHALL BE THE SAME DIAMETER AS THE NEXT UPSTREAM SIZE LABELED. IN NO CASE SHALL THE VELOCITY OF WATER THROUGH IRRIGATION LATERALS EXCEED 5 FPS UNLESS SPECIFICALLY NOTED OTHERWISE.
10. IRRIGATION SCHEDULE: IS PROVIDED AS A GUIDELINE ONLY. THE CONTRACTOR SHALL OBSERVE EXISTING AND INSTALLED CONDITIONS, AND SHALL ADJUST THE CONTROLLER SCHEDULE ACCORDING TO ACTUAL FIELD CONDITIONS, USING THE PROVIDED SCHEDULE AS A BASELINE. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL PLANTED AREAS RECEIVE ADEQUATE MOISTURE, WITHOUT OVERWATERING. THIS INCLUDES MANUAL WATERING AS REQUIRED. DEPENDING ON SEASON, CONTRACTOR MAY ANTICIPATE ADJUSTING IRRIGATION SCHEDULE BY UP TO 50% DURING PLANT ESTABLISHMENT PERIOD. ALL OVERHEAD IRRIGATION SHALL BE SCHEDULED BETWEEN THE HOURS OF 8PM AND 10AM (OR AS PER LOCAL REQUIREMENTS).
11. CONTROL WIRING (SINGLE FAMILY RESIDENTIAL ONLY): CONTROL WIRING SHALL BE MINIMUM 18 AWG FOR MULTI-STRAND JACKETED DIRECT BURIAL WIRE. COMMON WIRE INSULATION SHALL BE WHITE. BUNDLED WIRE SHALL BE SIZED TO INCLUDE INCLUDE TWO SPARE CONDUCTORS.
12. WARRANTY: ALL WORK SHALL BE WARRANTIED FROM ONE YEAR OF THE DATE OF SUBSTANTIAL COMPLETION. PRIOR TO ACCEPTANCE, PROVIDE A GUARANTEE STATING THE PROJECT NAME, PROJECT LOCATION, DATE OF SUBSTANTIAL COMPLETION, INSTALLING CONTRACTOR'S NAME, CONTACT INFORMATION (PHONE, ADDRESS, EMAIL) AND LICENSE NUMBER ON COMPANY LETTERHEAD.
13. THREADED CONNECTIONS: ALL PLASTIC THREADED CONNECTIONS EXCEPT MARLEX SHALL RECEIVE THREE WRAPS "EXTRA HEAVY" OR "FULL DENSITY" TEFLON OR PTFE TAPE PRIOR TO ASSEMBLY. PLASTIC MALE THREADS SHALL NOT BE USED AND WILL BE REJECTED, EXCEPT WHEN MAKING CONNECTION TO METAL: ALL THREADED CONNECTIONS TO METAL PIPE SHALL USE PLASTIC MALE THREADS TO FEMALE METAL THREADS.
14. SLEEVES: ALL PIPING UNDER PAVED AREAS TO BE RUN IN PVC SCH. 40 SLEEVES AT LEAST TWICE THE DIAMETER OF THE PIPE BEING SLEEVED. ALL CONTROL WIRING UNDER PAVED AREAS TO BE RUN IN A SEPARATE SLEEVE, SIZED TO FACILITATE PULLING WIRE BUNDLE. SLEEVES TO EXTEND A MINIMUM OF 18" BEYOND PAVEMENT.
15. JURISDICTIONAL REQUIREMENTS AND STATEMENTS:
    - 15.1. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
    - 15.2. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
    - 15.3. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
    - 15.4. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
    - 15.5. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

IRRIGATION KEYNOTES

1. LOCATE POINT-OF-CONNECTION IN FIELD. EQUIPMENT SHOWN IN HOUSE FOR PLAN CLARITY ONLY.
2. STUB MAINLINE / LATERAL.
3. LOCATE CONTROLLER AS DIRECTED BY BUILDER. CONTROLLER SHOWN AT APPROXIMATE LOCATION ONLY. COORDINATE WITH BUILDER FOR ALL REQUIRED PENETRATIONS AND 120V POWER.
4. COORDINATE WITH OTHER TRADES FOR ALL SLEEVING, ETC. IRRIGATION CONTROL WIRING SHALL BE SLEEVED (SEPARATELY FROM IRRIGATION PIPING) WHEN UNDER PAVING.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE. I HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

05/03/22
DATE

SEE SHEET L2.2 FOR IRRIGATION DETAILS

N

0' 10' 20'
1" = 10'

THOMAS JAMES HOMES

Roach & Campbell

111 Scripps Drive
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CRLA 5044

LANDSCAPE IMPROVEMENT PLANS FOR

1513 FOLGER AVENUE BELMONT, CA

BY
THOMAS JAMES HOMES

KEYMAP:

IRRIGATION PLAN

DRAWN BY:
STAFF
CHECKED BY:
DWC
JOB NO.
20035
DATE
05/03/2022
REVISIONS:

LICENSED LANDSCAPE ARCHITECT
DAVID W. CAMPBELL
CRLA 5044
Signature
Renewal Date:
09/30/22
STATE OF CALIFORNIA

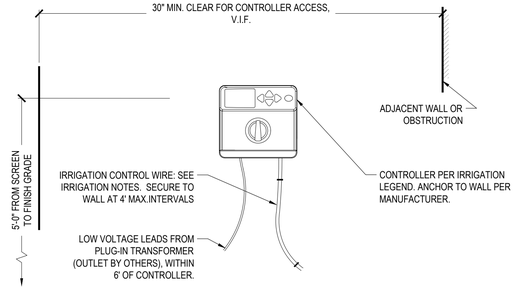
DATE SIGNED: 05/03/22

L2.1

DRAWINGS IN SET: 10

DESIGN REVIEW - NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ).

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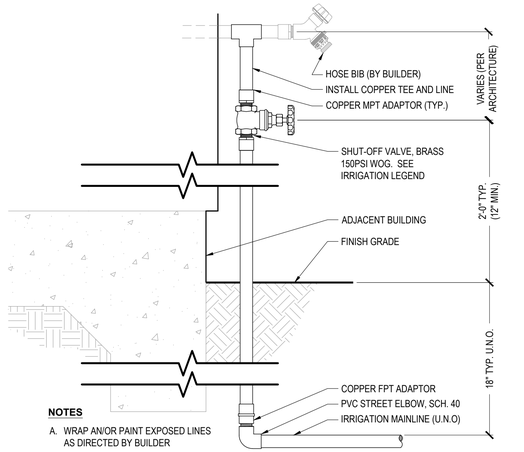


NOTES

A. VERIFY CONTROLLER LOCATION PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE POWER AND ROUTING OF IRRIGATION CONTROL WIRES WITH SUPERINTENDENT AND LOCAL INSPECTOR.
B. ALL WIRING AND ATTACHMENT PER NEC AND APPLICABLE LOCAL REQUIREMENTS.
C. TYPE OR NEATLY HAND-WRITE CONTROLER STATION ASSIGNMENTS AND SCHEDULE ON MANUFACTURER-PROVIDED INFORMATION CARD OR ON SEPARATE SHEET ATTACHED TO CONTROLLER MANUAL. LEAVE ALL PRODUCT LITERATURE WITH CONTROLLER OR AS DIRECTED BY BUILDER.

1 IRRIGATION CONTROLLER: INTERIOR WALL MOUNT

NO SCALE ELEVATION

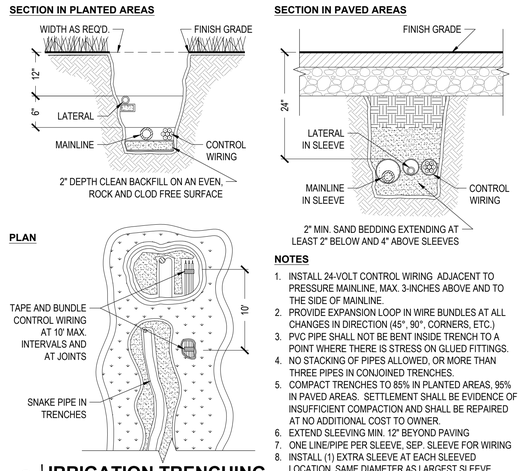


NOTES

A. WRAP AN/OR PAINT EXPOSED LINES AS DIRECTED BY BUILDER

2 SHUTOFF VALVE (RESIDENTIAL)

NO SCALE

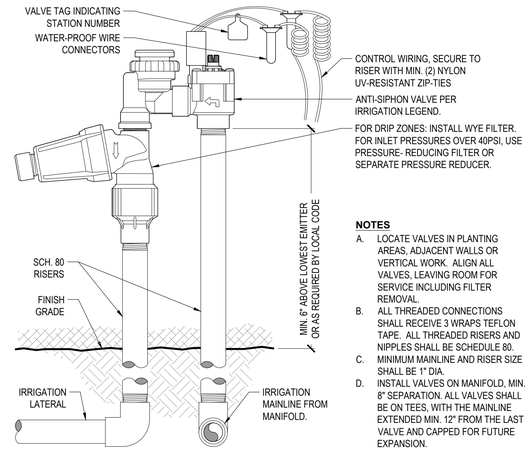


NOTES

1. INSTALL 24-VOLT CONTROL WIRING ADJACENT TO PRESSURE MAINLINE, MAX. 3-INCHES ABOVE AND TO THE SIDE OF MAINLINE.
2. PROVIDE EXPANSION LOOP IN WIRE BUNDLES AT ALL CHANGES IN DIRECTION (45°, 90°, CORNERS, ETC.)
3. PVC PIPE SHALL NOT BE BENT INSIDE TRENCH TO A POINT WHERE THERE IS STRESS ON GLUED FITTINGS.
4. NO STACKING OF PIPES ALLOWED, OR MORE THAN THREE PIPES IN CONJOINED TRENCHES.
5. COMPACT TRENCHES TO 85% IN PLANTED AREAS, 95% IN PAVED AREAS. SETTLEMENT SHALL BE EVIDENCE OF INSUFFICIENT COMPACTION AND SHALL BE REPAIRED AT NO ADDITIONAL COST TO OWNER.
6. EXTEND SLEEVING MIN. 12" BEYOND PAVING
7. ONE LINE/PIPE PER SLEEVE, SEP. SLEEVE FOR WIRING
8. INSTALL (1) EXTRA SLEEVE AT EACH SLEEVED LOCATION, SAME DIAMETER AS LARGEST SLEEVE.

3 IRRIGATION TRENCHING

NO SCALE AS NOTED

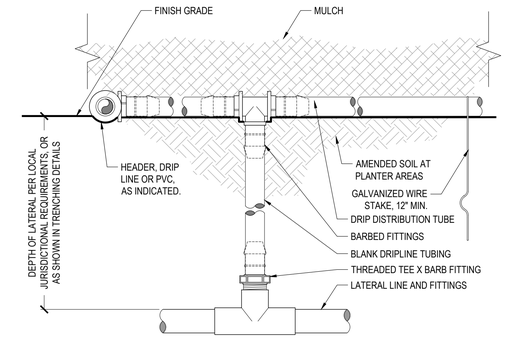


NOTES

A. LOCATE VALVES IN PLANTING AREAS, ADJACENT WALLS OR VERTICAL WORK. ALIGN ALL VALVES, LEAVING ROOM FOR SERVICE INCLUDING FILTER REMOVAL.
B. ALL THREADED CONNECTIONS SHALL RECEIVE 3 WRAPS TEFLON TAPE. ALL THREADED RISERS AND NIPPLES SHALL BE SCHEDULE 80.
C. MINIMUM MAINLINE AND RISER SIZE SHALL BE 1" DIA.
D. INSTALL VALVES ON MANIFOLD, MIN. 8" SEPARATION. ALL VALVES SHALL BE ON TEES, WITH THE MAINLINE EXTENDED MIN. 12" FROM THE LAST VALVE AND CAPPED FOR FUTURE EXPANSION.

4 REMOTE CONTROL VALVE: RESIDENTIAL

NO SCALE

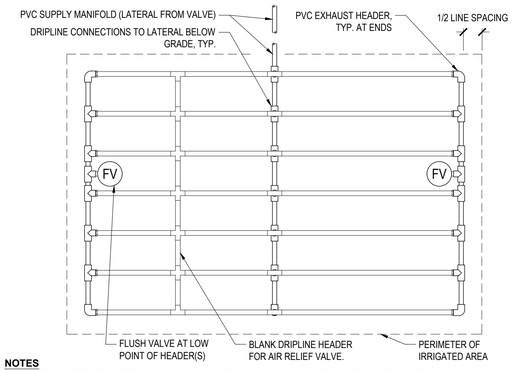


NOTES

A. INSTALL PER MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
B. PLACE STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
C. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

5 AT-GRADE DRIP: LATERAL CONNECTION

NO SCALE

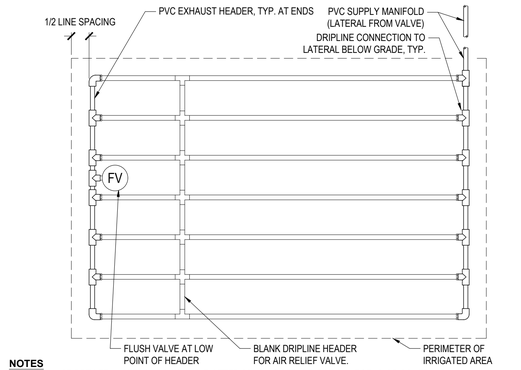


NOTES

A. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING PER IRRIGATION LEGEND OR SCHEDULE.
B. LENGTH OF LONGEST DRIPLINE LATERAL SHALL NOT EXCEED THE MANUFACTURER'S RECOMMENDED MAXIMUM.
C. FLUSH VALVE TO BE INSTALLED AT EACH LOCALIZED LOW POINT. VERIFY LOCATIONS IN FIELD AND INSTALL ADDITIONAL VALVES AS REQUIRED.
D. DO NOT ALLOW THE INLET PRESSURE TO EXCEED 50 PSI. INSTALL PRESSURE REDUCERS AT THE CONTROL VALVE IF REQUIRED.

6 AT-GRADE DRIPLINE: CENTER FEED

NO SCALE

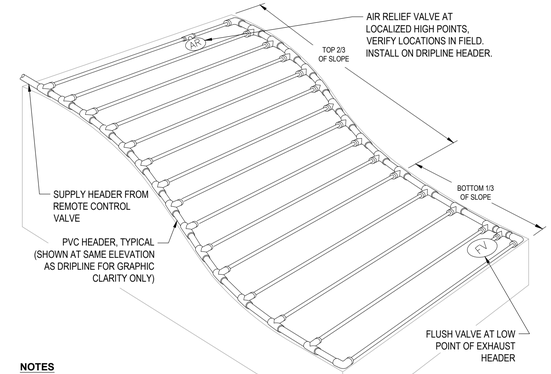


NOTES

A. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING PER IRRIGATION LEGEND OR SCHEDULE.
B. LENGTH OF LONGEST DRIPLINE SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDED LENGTH.
C. FLUSH VALVE TO BE INSTALLED AT EACH LOCALIZED LOW POINT(S). VERIFY LOCATIONS IN FIELD AND INSTALL ADDITIONAL VALVES AS REQUIRED.
D. DO NOT ALLOW THE INLET PRESSURE TO EXCEED 50 PSI. INSTALL PRESSURE REDUCERS AT THE CONTROL VALVE IF REQUIRED.

7 AT-GRADE DRIPLINE: END FEED

NO SCALE

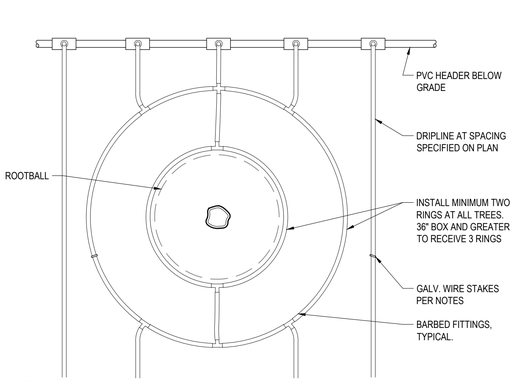


NOTES

A. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING PER IRRIGATION LEGEND OR SCHEDULE. DISTANCE BETWEEN LATERAL ROWS FOR BOTTOM 1/3 OF SLOPE TO BE SPACED 1.5X GREATER THAN REGULAR SPACING.
B. LENGTH OF LONGEST DRIPLINE SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDED LENGTH. AIR RELIEF VALVE TO BE INSTALLED AT EACH LOCALIZED HIGH POINT. VERIFY LOCATIONS IN FIELD AND INSTALL ADDITIONAL AIR RELIEF VALVES AS REQUIRED TO AVOID TRAPPED AIR POCKETS.
C. DO NOT ALLOW THE INLET PRESSURE TO EXCEED 50 PSI. INSTALL PRESSURE REDUCER(S) AT THE REMOTE CONTROL VALVE IF REQUIRED.

8 SUBSURFACE DRIPLINE: SLOPED LAYOUT

NO SCALE

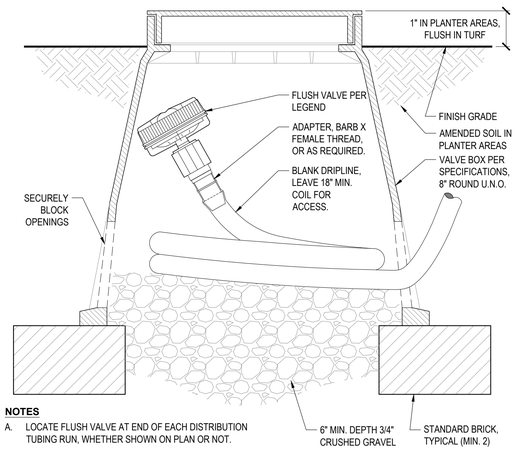


NOTES

A. DISTANCE BETWEEN LATERAL ROWS AND RINGS AT TREE SHALL BE EQUAL, AND PER IRRIGATION LEGEND.
B. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH RECOMMENDED BY THE MANUFACTURER.
C. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.

9 AT-GRADE DRIPLINE: LAYOUT AT TREES

NO SCALE

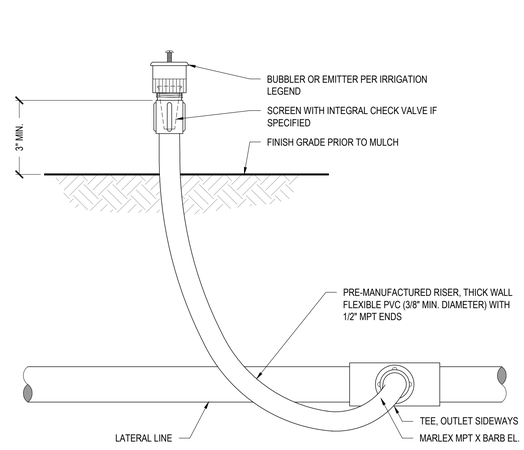


NOTES

A. LOCATE FLUSH VALVE AT END OF EACH DISTRIBUTION TUBING RUN, WHETHER SHOWN ON PLAN OR NOT.

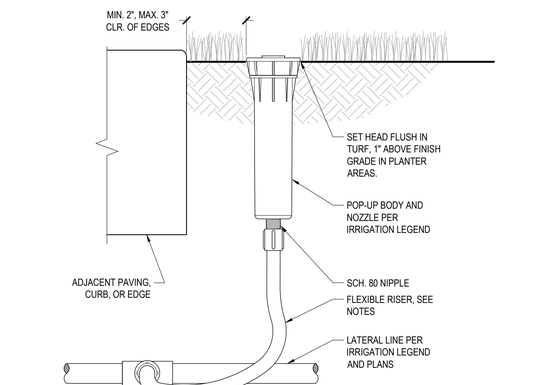
10 DRIPLINE: FLUSH VALVE

NO SCALE



11 FLEX-RISER EMITTER/BUBBLER

NO SCALE SECTION



NOTES:

A. APPLY THREE WRAPS TEFLON TAPE TO ALL THREADED CONNECTIONS EXCEPT MARLEX.
B. FLEXIBLE RISER SHALL BE PRE-MANUFACTURED THICK-WALL HDPE WITH MPT ADAPTERS, LENGTH AS REQUIRED TO ALLOW MOVEMENT IN THREE DIRECTIONS.

12 POP-UP HEAD

NO SCALE

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Sacramento, California 95825
916.945.8003 | 916.342.7119
4409 CRLA 5044

LANDSCAPE IMPROVEMENT PLANS FOR

1513 FOLGER AVENUE BELMONT, CA

BY
THOMAS JAMES HOMES

KEYMAP:

IRRIGATION LEGEND, NOTES, & DETAILS

DRAWN BY:
STAFF
CHECKED BY:
DWC
JOB NO.
20035
DATE
05/03/2022
REVISIONS:

LICENSED LANDSCAPE ARCHITECT
DAVID W. CAMPBELL
CRLA 5044
Signature
Renewal Date: 09/30/22
STATE OF CALIFORNIA

DATE SIGNED: 05/03/22

L2.2

DRAWINGS IN SET: 10

DESIGN REVIEW - NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ).

IRRIGATION SCHEDULE (INCLUDES FUTURE SITE BUILDOUT)

Recommended Irrigation Schedule — **Project: 20035**
1513 Folger Drive — **Date: 4/7/2022**

Reference data

Nearest data location:	Redwood City

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Reference Eto (in./mo.)	1.50	1.80	2.90	3.80	5.20	5.30	6.20	5.60	4.80	3.10	1.70	1.00
Historical average precipitation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Effective precip (hist. ave. - 0.2" * 75%)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Base required irrigation (in./mo.)	1.50	1.80	2.90	3.80	5.20	5.30	6.20	5.60	4.80	3.10	1.70	1.00

Hydrozone Information Table

Hydrozone data summary

Zone	Description	Ks	Kd	Kmc	KL	Irr Type	IE	PR	Soil Type	BIR	AW	RZ	PAW	MAD	AD
A1	Shrub and groundcover, driveway and rear planters (Low)	0.3	1.0	1.0	0.30	DripLine	0.88	0.77	Clay Loam	0.2	0.18	18	3.24	50%	1.62
A2	Shrub and groundcover, Synthetic (Low and medium)	0.4	1.0	1.0	0.40	DripLine	0.88	0.62	Clay Loam	0.2	0.18	18	3.24	50%	1.62
A3	Shrub and groundcover, above wall (Low and medium)	0.4	1.0	1.0	0.40	DripLine	0.88	0.59	Clay Loam	0.2	0.18	18	3.24	50%	1.62
A4	Turf, front (High)	0.8	1.0	1.0	0.80	MultiStrm	0.71	0.83	Clay Loam	0.2	0.18	4	0.72	50%	0.36
A5	Turf, front (High)	0.8	1.0	1.0	0.80	MultiStrm	0.71	0.41	Clay Loam	0.2	0.18	4	0.72	50%	0.36
A6	Shrub and groundcover, front (Low)	0.2	1.0	1.0	0.20	DripLine	0.88	0.23	Clay Loam	0.2	0.18	12	2.16	50%	1.08
A7	Shrub and groundcover, front (Low)	0.3	1.0	1.0	0.30	DripEmtr	0.88	0.40	Clay Loam	0.2	0.18	18	3.24	50%	1.62
A8	Garden area (future)	0.5	1.0	1.0	0.50	DripLine	0.88	0.43	Clay Loam	0.2	0.18	12	2.16	50%	1.08
A9	Trees, (Low)	0.3	1.3	1.0	0.39	Bubbler	0.85	0.52	Clay Loam	0.2	0.18	18	3.24	50%	1.62

Model Ord. Area Calculations

HA (sqft)	% of landscape area
405	10%
861	21%
867	21%
219	5%
516	12%
1224	29%
32	1%
47	1%
0	0%
Total: 4171	100%

Controller Schedule by Zone

Zone	Description		Temp?		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
A1	Shrub and groundcover, driveway and rear planters (Low)		N	Irr. Days / Wk	1	1	1	1	1	1	1	1	1	1	1	1
				Cycles / Day	1	1	2	2	2	3	3	3	2	2	1	1
	Max. Minutes / Cycle	16		Min. / Cycle	9	12	9	12	16	11	13	12	15	10	11	6
A2	Shrub and groundcover, Synthetic (Low and medium)		N	Irr. Days / Wk	1	1	1	1	1	1	1	1	1	1	1	1
				Cycles / Day	1	2	2	3	3	3	4	3	3	2	1	1
	Max. Minutes / Cycle	19		Min. / Cycle	15	10	15	14	18	19	16	19	17	16	18	10
A3	Shrub and groundcover, above wall (Low and medium)		N	Irr. Days / Wk	1	1	1	2	2	3	3	3	2	1	1	1
				Cycles / Day	1	2	2	2	2	1	2	1	2	2	1	1
	Max. Minutes / Cycle	20		Min. / Cycle	16	11	16	11	14	20	11	20	13	17	19	11
A4	Turf, front (High)		N	Irr. Days / Wk	1	1	2	2	2	3	3	3	2	2	1	1
				Cycles / Day	2	3	2	3	4	3	3	3	4	3	3	2
	Max. Minutes / Cycle	14		Min. / Cycle	14	13	14	13	12	12	13	12	12	10	11	10
A5	Turf, front (High)		N	Irr. Days / Wk	1	1	2	2	2	2	2	2	3	2	1	1
				Cycles / Day	2	3	2	3	4	4	4	4	3	2	3	2
	Max. Minutes / Cycle	29		Min. / Cycle	28	25	27	25	25	26	29	27	21	29	22	19
A6	Shrub and groundcover, front (Low)		N	Irr. Days / Wk	1	1	1	2	2	3	3	3	2	1	1	1
				Cycles / Day	1	1	1	1	1	1	1	1	1	1	1	1
	Max. Minutes / Cycle	52		Min. / Cycle	21	27	39	27	35	25	28	25	34	42	24	14
A7	Shrub and groundcover, front (Low)		N	Irr. Days / Wk	1	1	1	2	2	3	3	3	2	1	1	1
				Cycles / Day	1	1	2	1	2	1	1	1	1	2	1	1
	Max. Minutes / Cycle	30		Min. / Cycle	18	24	17	23	16	22	24	22	29	18	21	12
A8	Garden area (future)		N	Irr. Days / Wk	1	1	1	1	2	2	2	2	2	1	1	1
				Cycles / Day	1	2	2	3	2	2	2	2	2	2	2	1
	Max. Minutes / Cycle	28		Min. / Cycle	27	18	26	24	24	25	28	26	23	28	16	18
A9	Trees, (Low)		N	Irr. Days / Wk	1	1	1	1	2	2	2	2	1	1	1	1
				Cycles / Day	1	2	2	3	2	2	2	2	3	2	1	1
	Max. Minutes / Cycle	23		Min. / Cycle	18	12	18	16	16	17	19	17	20	19	21	12

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916.945.8003 | 916.342.7119
4409 CRLA 5044

LANDSCAPE IMPROVEMENT PLANS FOR

1513 FOLGER AVENUE BELMONT, CA

BY
THOMAS JAMES HOMES

KEYMAP:

IRRIGATION SUPPORT

DRAWN BY:
STAFF
CHECKED BY:
DWC
JOB NO.
20035
DATE
05/03/2022
REVISIONS:

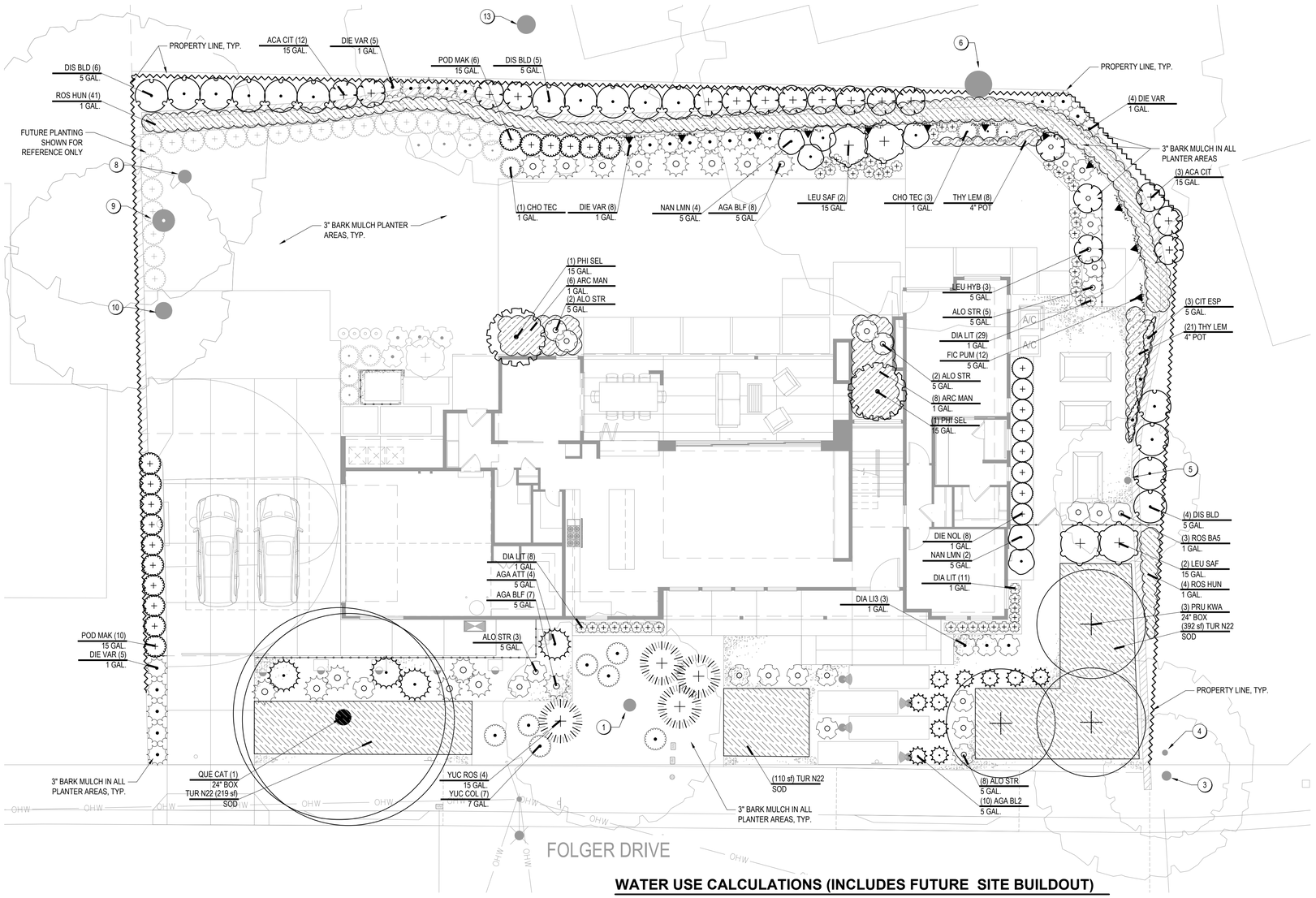
LICENSED LANDSCAPE ARCHITECT
DAVID W. CAMPBELL
CRLA 5044
Signature
Renewal Date: 09/30/22
STATE OF CALIFORNIA

DATE SIGNED: 05/03/22

L2.3

DRAWINGS IN SET: 10

DESIGN REVIEW - NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ).



TREE PROTECTION CHART

#	TAG#	DBH	SCIENTIFIC NAME	COMMON NAME	STATUS
1	6413	21"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
2	6414	17"	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	REMOVE
3	6415	16"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
4	6416	9"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
5	6417	11"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
6	6418	48"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
7	6419	5"	LIGUSTRUM	PRIVET	REMOVE
13	6420	30"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
8	6421	13"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
9	6422	20"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
10	6423	13"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
11	6424	13"	QUERCUS AGRIFOLIA	COAST LIVE AOK	REMOVE
12	6425	19"	CALLISTEMON	BOTTLE BRUSH	REMOVE

WATER USE CALCULATIONS (INCLUDES FUTURE SITE BUILDOUT)

Water Efficient Landscape Worksheet — **Project:** 20035
1513 Folger — **Date:** 4/7/2022

Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use
Regular Landscape Areas							
Shrub and groundcover, driveway and rear planters (Low) A1	0.3	DripLine	0.81	0.37	405	150	4,714
Shrub and groundcover, Synthetic (Low and medium) A2	0.4	DripLine	0.81	0.49	861	425	13,378
Shrub and groundcover, above wall (Low and medium) A3	0.4	DripLine	0.81	0.49	867	428	13,471
Turf, front (High) A4	0.8	MultiStrm	0.75	1.07	219	234	7,350
Turf, front (High) A5	0.8	MultiStrm	0.75	1.07	516	550	17,317
Shrub and groundcover, front (Low) A6	0.2	DripEmtr	0.81	0.25	1224	302	9,509
Shrub and groundcover, front (Low) A7	0.3	DripEmtr	0.81	0.37	32	12	373
Trees, (Low) A9	0.2	Bubbler	0.81	0.25	0	-	-
				Totals	4,124	2,101	
Special Landscape Areas				aa			
Garden Area A8				1.00	47	47	1,460
				Totals	47	47	

Nearest Data Location: Redwood City
Reference Eto: 50.1
Reference ETAF: 0.55

Estimated Total Water Use (ETWU)[1]: **67,570**
Maximum Allowed Water Allowance (MAWA)[2]: **71,906**

ETAF Calculations/Regular Landscape

Total ETAF x Area	2,101
Total Area (sf)	4,124
Average ETAF	0.51

ETAF Calculations/All Landscape

Total ETAF x Area	2,148
Total Area (sf)	4,171
Average ETAF	0.52

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, 0.45 or below for non-residential areas, and 0.65 for DSA projects. These values are also reference values for determining MAWA.

[1]ETWU= Eto x 0.62 x ETAF x Area
[2]MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
**ETWU must be less than or equal to MAWA*

PLANTING NOTES

1. SITE ACCEPTANCE: THE CONTRACTOR SHALL OBSERVE THE SITE AND VERIFY THAT ROUGH GRADING AND ALL OTHER WORK HAS BEEN COMPLETED TO THE CONTRACTOR'S SATISFACTION. ANY PREVIOUS WORK THAT IS NOT COMPLETE SHALL BE BROUGHT TO THE OWNER'S OR LANDSCAPE ARCHITECT'S ATTENTION IN WRITING. BEGINNING WORK CONSTITUTES ACCEPTANCE OF THE SITE.
2. SITE PREPARATION: ALL EXISTING VEGETATION SHALL BE REMOVED (CLEAR AND GRUB). PRIOR TO ROUGH GRADING OPERATIONS, PRESERVE ALL TOPSOIL BY STOCKPILING ON SITE. TOPSOIL SHALL BE REPLACED IN PLANTING AREAS TO ACHIEVE FINAL FINISH GRADES. FOR PLANTERS IN LIME-TREATED AREAS, REMOVE AND DISPOSE OF EXISTING SOIL TO A DEPTH OF 24" THROUGHOUT THE ENTIRE PLANTER, AND REPLACE WITH CLEAN TOPSOIL.
3. POSITIVE DRAINAGE: ENSURE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS, AND SHALL ADJUST ELEVATIONS AS REQUIRED. MINIMUM SLOPE IN TURF AREAS SHALL BE 0.5% TO OUTLET, MINIMUM SLOPE IN PLANTED AREAS SHALL BE 1.0%.
4. EXPLANATION OF DRAWINGS: PLANTING INTENT IS TO COMPLETELY FILL ALL PLANTING AREAS, UNLESS SPECIFICALLY NOTED OTHERWISE. QUANTITIES, (IF SHOWN) ARE FOR CONTRACTOR'S CONVENIENCE ONLY, AND SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATION TO INSTALL PLANTS TO MEET THIS INTENT. PLANTING DETAILS ARE CONSIDERED TYPICAL AND ALL WORK SHALL CONFORM TO THESE DETAILS.
5. SUBSTITUTIONS: IN THE EVENT ANY PLANT MATERIAL SPECIFIED IS NOT AVAILABLE, CONTRACTOR SHALL SUBMIT PROPOSED SUBSTITUTION IMMEDIATELY TO LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO DETERMINE THE SUITABILITY OF ANY PROPOSED SUBSTITUTION. SUBSTITUTIONS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
6. PLANTING PIT DRAINAGE: EXCAVATED PLANTING PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN 2 HOURS OF FILLING. IF PLANTING PITS DO NOT DRAIN, OTHER MEASURES, INCLUDING A 1' DIAMETER X 8' DEEP AUGURED HOLE BACKFILLED WITH CRUSHED DRAIN ROCK, WILL BE REQUIRED.
7. PLANT MATERIAL: ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z60.1 "STANDARD FOR NURSERY STOCK." NOTES AND DETAILS ON THE DRAWINGS. UNLESS OTHERWISE NOTED MINIMUM PLANT SIZES SHALL BE AS FOLLOWS. EVERGREEN SHRUBS (EXCEPT DWARF VARIETIES): 9" H. X 8" W. FOR 1-GALLON (#1); 15" H. X 12" W. FOR 5-GALLON (#5); AND 30" H. X 24" W. FOR 15-GALLON (#15). SINGLE TRUNK TREES: 5' H. W/ 1" CALIPER FOR 15-GALLON (#15); 8' H. W/ 2" CALIPER FOR 24" BOX (#25). CONTRACTOR SHALL SUBMIT PHOTOS OF ALL TREES 36" AND ABOVE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PURCHASE OR DELIVERY. APPROVAL OF PHOTOS DOES NOT PRECLUDE ON-SITE REJECTION OF UNSUITABLE PLANT MATERIAL.
8. SITE CLEANLINESS: THE CONTRACTOR IS RESPONSIBLE TO KEEP THE SITE CLEAN, FOR SOIL EROSION CONTROL MEASURES, AND FOR ANY OTHER GENERAL REQUIREMENTS. SHOULD EXISTING CONDITIONS REQUIRE MITIGATION, THE CONTRACTOR SHALL ALERT THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO PERFORMING WORK.
9. UNDERGROUND UTILITIES: THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. CALL C.G.A. (811) TO LOCATE EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DAMAGED UTILITIES, TO THE SATISFACTORY OF THE OWNER AND GOVERNING AGENCY AT NO COST TO THE OWNER OR INCREASE IN BID AMOUNT.
10. BARK MULCH: A 3" LAYER OF 'WALK-ON' BARK MULCH SHALL BE INSTALLED IN ALL PLANTING BEDS. CONTRACTOR SHALL SUBMIT A MULCH SAMPLE PRIOR TO ORDER. APPLY PRE-EMERGENT PRIOR TO PLACING MULCH. IF MAINTENANCE PERIOD EXTENDS PAST 60 CALENDAR DAYS FROM APPLICATION, APPLY AGAIN PER MANUFACTURER'S INSTRUCTIONS.
11. SOIL FERTILITY ANALYSIS AND AMENDMENT: THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOIL SAMPLE AND LABORATORY SOIL FERTILITY ANALYSIS FOR EACH 10,000SF OF PLANTED AREA, AND FOR ALL SOURCES OF IMPORT (IF APPLICABLE). SUBMIT ANALYSIS TO LANDSCAPE ARCHITECT FOR REVIEW, AND DOCUMENTATION OF AMENDMENT FOR COMPLIANCE WITH WATER EFFICIENT LANDSCAPE ORDINANCE. ALL PLANTING AREAS, INCLUDING PLANTING PITS, SHALL BE AMENDED PER THE SOILS REPORT, AND PER LOCAL ORDINANCE. IN ADDITION, BACKFILL FOR ALL SUCCULENTS SHALL BE 50% CLEAN WASHED SAND.
12. MAINTENANCE PERIOD: SHALL BE A MINIMUM OF 60 CALENDAR DAYS. ANY PLANT THAT HAS BEEN REPLACED DURING THE MAINTENANCE PERIOD SHALL BE SUBJECT TO AN ADDITIONAL 60 DAYS FROM THE DATE OF REPLACEMENT. ANY DAY OF IMPROPER MAINTENANCE, AS DETERMINED BY THE LANDSCAPE ARCHITECT OR LOCAL JURISDICTION, SHALL NOT COUNT TOWARD THE MAINTENANCE PERIOD.
13. ROOT CONTROL BARRIERS: WHERE STREET TREES ARE WITHIN 3 FEET OF THE SIDEWALK OR CURB, PROVIDE A ROOT CONTROL BARRIER PANEL ALONG THE FACE OF SIDEWALK/CURB. PANELS SHALL BE 12' DEEP ALONG SIDEWALKS, AND 18' DEEP ALONG CURBS. CENTER PANELS AT EACH TREE AND EXTEND 10' IN EACH DIRECTION.
14. UTILITY CLEARANCE: NO TREES SHALL BE PLANTED WITHIN 5' OF WATER AND SANITARY SEWER LINES. NO TREES SHALL BE PLANTED UNDER EXISTING OR FUTURE OVERHEAD POWERLINES, AND ALL REQUIRED CLEARANCES SHALL BE MAINTAINED. ALL PLANTING EXCEPT LOW-GROWING GROUNDCOVER SHALL BE 3' CLEAR OF ALL FIRE APPURTENANCES PER NFPA 18.5.7
15. WORK IN RIGHT-OF-WAY: ALL WORK WITHIN THE RIGHT OF WAY OR TO BE MAINTAINED BY THE LOCAL AGENCY SHALL BE INSTALLED PER THE LATEST EDITION OF THE AGENCY CONSTRUCTION STANDARDS, AND ALL OTHER AGENCY REQUIREMENTS.
16. TURF INSTALLATION: CONTRACTOR SHALL PLACE AND ESTABLISH SOD IN ALL AREAS AS DELINEATED ON THE PLANS AS FOLLOWS.
    - 16.1. REMOVE ALL ROCKS AND OTHER DELETERIOUS MATERIAL GREATER THAN 3/4" IN DIAMETER. ESTABLISH SMOOTH GRADES, WITH NO PONDING. ENSURE ADEQUATE SOIL COMPACTION TO AVOID SETTLEMENT, WITHOUT EXCEEDING 85% RELATIVE DENSITY. SUBSEQUENT SETTLEMENT SHALL BE CLEAR EVIDENCE OF INADEQUATE COMPACTION.
    - 16.2. WITHIN 24 TO 48 HOUR OF SODDING, MOISTEN AREA TO BE SODDED TO A DEPTH OF AT LEAST 6", AND MAINTAIN MOISTURE UNTIL SODDING. DO NOT ALLOW SOIL TO BE COME SATURATED.
    - 16.3. APPLY A STARTER FERTILIZER PRIOR TO LAYING SOD.
    - 16.4. INSTALL SOD WITHIN 12 HOURS OF DELIVERY. DO NOT ALLOW SOD TO SIT IN DIRECT SUNLIGHT OR TO DRY OUT.
    - 16.5. STARTING AT A STRAIGHT EDGE, LAY SOD IN STAGGERED ROWS, OFFSETTING JOINTS A MINIMUM OF 2 FEET.
    - 16.6. AFTER LAYING, ROLL SOD WITH A LIGHT-WEIGHT WATER-DRUM ROLLER (APPROXIMATELY 50 LBS), AND ENSURE FULL CONTACT WITH SOIL. WATER AS SOON AS POSSIBLE, AND IN ALL CASES, WITHIN 1 HOUR AFTER LAYING.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE. I HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

05/03/22
DATE

SEE SHEET L3.2 FOR PLANTING LEGEND AND L3.3 FOR DETAILS

N
0' 10' 20'
1" = 10'

THOMAS JAMES HOMES

Roach & Campbell

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Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CRLA 5044

LANDSCAPE IMPROVEMENT PLANS FOR

1513 FOLGER AVENUE BELMONT, CA

BY
THOMAS JAMES HOMES

KEYMAP:

PLANTING PLAN

DRAWN BY:
STAFF
CHECKED BY:
DWC
JOB NO.
20035
DATE
05/03/2022
REVISIONS:

LICENSED LANDSCAPE ARCHITECT
DAVID W. CAMPBELL
CRLA 5044
Signature
Renewal Date: 09/30/22
STATE OF CALIFORNIA

DATE SIGNED: 05/03/22

L3.1

DRAWINGS IN SET: 10

DESIGN REVIEW - NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ).

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PLANT LEGEND

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY	REMARKS
	PRU KWA	PRUNUS SP. / JAPANESE FLOWERING CHERRY	24" BOX	3	WUCOLS (L). 20 - 30 (H/W), SPECIES BY OWNER
	QUE CAT	QUERCUS VIRGINIANA `SDLN` TM / CATHEDRAL LIVE OAK	24" BOX	1	WUCOLS (L). 40 - 80 (H) X 25 - 40 (W)
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**QTY**	**REMARKS**
	ACA CIT	ACACIA COGNATA `ACCOG01` / COUSIN ITT LITTLE RIVER WATTLE	15 GAL.	15	WUCOLS (L), 2`-3` (H) X 4`-6` (W)
	AGA ATT	AGAVE ATTENUATA / FOXTAIL AGAVE	5 GAL.	4	WUCOLS (L) 5` X 5` (H/W)
	AGA BLF	AGAVE X `BLUE FLAME` / BLUE FLAME AGAVE	5 GAL.	15	WUCOLS (L), (H/W) 2.5`-3`
	AGA BL2	AGAVE X `BLUE GLOW` / BLUE GLOW AGAVE	5 GAL.	10	WUCOLS (L), (H) 2` X (W) 3`
	ALO STR	ALOE STRIATA / CORAL ALOE	5 GAL.	20	WUCOLS (L), 3` (H/W)
	CHO TEC	CHONDROPETALUM TECTORUM / CAPE RUSH	1 GAL.	4	WUCOLS (L). 2 - 3` (H/W)
	CIT ESP	CITRUS SP. / (ESPALLIER) VARIETIES: IMPROV	5 GAL.	3	WUCOLS (M), 6' (W) X 5' (H)
	DIA LIT	DIANELLA CAERULEA `DCMP01` TM / LITTLE BECCA FLAX LILY	1 GAL.	48	WUCOLS(M), 2` (H) X 1-1/2` (W)
	DIA LI3	DIANELLA REVOLUTA `LITTLE REV` / LITTLE REV FLAX LILY	1 GAL.	3	WUCOLS (M), 2`-3` (H) X 1`-2` (W)
	DIE VAR	DIETES GRANDIFLORA 'VARIEGATA' / STRIPED FORTNIGHT LILY	1 GAL.	22	WUCOLS (L), 3-4' (H) X 2'-3' (W)
	DIE NOL	DIETES X `NOLA ALBA` TM / KATRINA AFRICAN IRIS	1 GAL.	8	WUCOLS (L), 3`
	DIS BLD	DISTYLIUM X `BLDY01` TM / JEWEL BOX DISTYLIUM	5 GAL.	15	WUCOLS (UNK), 2`-3` (H) X 3`-5` (W)
	FIC PUM	FICUS PUMILA / CREEPING FIG	5 GAL.	12	WUCOLS (M),
	LEU SAF	LEUCADENDRON X `SAFARI SUNSET` / CONEBUSH	15 GAL.	4	WUCOSL (L), 8`-10` (H) X 6`-8` (W)
	LEU HYB	LEUCADENDRON X 'JESTER' / JESTER CONEBUSH	5 GAL.	3	WUCOLS (L), 4' (H/W)
	NAN LMN	NANDINA DOMESTICA `LEMON LIME` / LEMON LIME HEAVENLY BAMBOO	5 GAL.	6	WUCOLS (L), 3`-4` (H/W)
	PHI SEL	PHILODENDRON SELLOUM / TREE PHILODENDRON	15 GAL.	2	WUCOLS (M), 6`-10` (H/W)
	POD MAK	PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW	15 GAL.	16	WUCOLS (L). 10` - 15` (H) X 2` - 4` (W)
	ROS BA5	ROSMARINUS OFFICINALIS `BARBEQUE` / ROSEMARY	1 GAL.	3	WUCOLS (L). 3` - 4` (H) X 2` - 3` (W)
	YUC COL	YUCCA FILAMENTOSA `COLOR GUARD` / ADAM`S NEEDLE	7 GAL.	7	WUCOLS (L), 3' (H/W)
	YUC ROS	YUCCA ROSTRATA / BEAKED YUCCA	15 GAL.	4	WUCOLS (L), 12' (H) X 6'-8' (W)

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
	ARC MAN	ARCTOSTAPHYLOS X `EMERALD CARPET` / EMERALD CARPET MANZANITA	1 GAL.	36" o.c.	14	WUCOLS (L), 10"-16" (H) X 3'-6' (W)
	ROS HUN	ROSMARINUS OFF. `HUNTINGTON CARPET` / PROSTRATE ROSEMARY	1 GAL.	36" o.c.	45	WUCOLS (L), 1'-2' (H) X 4'-8' (W)
	THY LEM	THYMUS X CITRIODORUS / LEMON THYME	4" POT	18" o.c.	29	WUCOLS (L), 6"-10" (H) X 12" (W)
	TUR N22	TURF SOD NO-MOW / NO-MOW FESCUE MIX	SOD		721 SF	WUCOLS (M)

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LANDSCAPE IMPROVEMENT PLANS FOR

1513 FOLGER AVENUE BELMONT, CA

BY
THOMAS JAMES HOMES

KEYMAP:

PLANTING LEGEND AND SUPPORT

DRAWN BY:
STAFF

CHECKED BY:
DWC

JOB NO.
20035

DATE
05/03/2022

REVISIONS:

LICENSED LANDSCAPE ARCHITECT
DAVID W. CAMPBELL
CRLA 5044
Signature
Renewal Date:
09/30/22
STATE OF CALIFORNIA

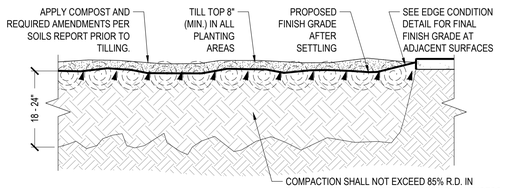
DATE SIGNED: 05/03/22

L3.2

DRAWINGS IN SET: 10

DESIGN REVIEW - NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ).

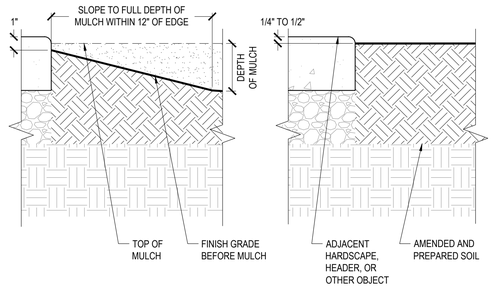
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1 PLANTING AREA SOIL PREPARATION

NO SCALE — SECTION

PLANTED AREAS **SODDED OR SEEDED AREAS**



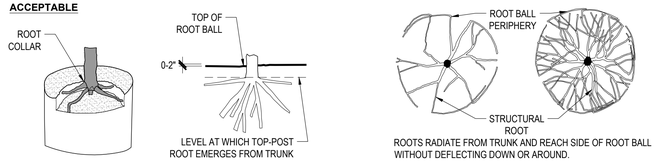
NOTES

A. PROVIDE POSITIVE DRAINAGE TO OUTLET IN ALL PLANTED AREAS. DO NOT ALLOW SURFACE DRAINAGE ONTO WALKWAYS, DRIVEWAYS, OR OTHER HARDSCAPE, OR SURFACE DRAINAGE TOWARD OR AGAINST STRUCTURES.

2 PLANTED AREA EDGE CONDITION AT HARDSCAPE

NO SCALE — SECTION

ACCEPTABLE



THE POINT WHERE TOP-MOST ROOT(S) EMERGES FROM THE TRUNK (ROOT COLLAR) SHOULD BE WITHIN THE TOP 2" OF SUBSTRATE. THE ROOT COLLAR AND THE ROOT BALL INTERIOR SHOULD BE FREE OF DEFECTS INCLUDING CIRCLING, KINKED, ASCENDING, AND STEM GIRDLING ROOTS. STRUCTURAL ROOTS SHALL REACH THE PERIPHERY NEAR THE TOP OF THE ROOT BALL.

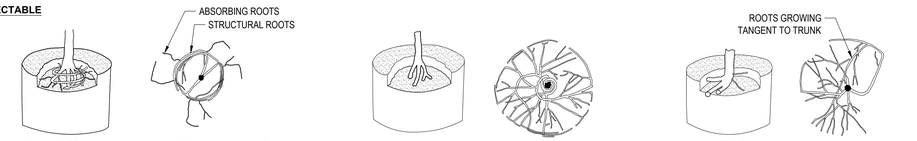
NOTES

A. OBSERVATIONS OF ROOTS SHALL OCCUR PRIOR TO ACCEPTANCE. ROOTS AND SUBSTRATE MAY BE REMOVED DURING THE OBSERVATION PROCESS; SUBSTRATE/SOIL SHALL BE REPLACED AFTER OBSERVATION HAS BEEN COMPLETED.

B. SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY MAY BE REMOVED AT THE TIME OF PLANTING.

C. SEE SPECIFICATIONS FOR OBSERVATION PROCESS AND REQUIREMENTS.

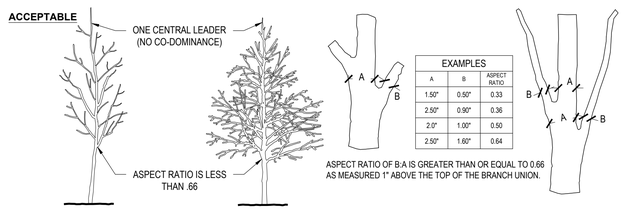
REJECTABLE



3 ROOT STRUCTURE: CONTAINERIZED PLANTS

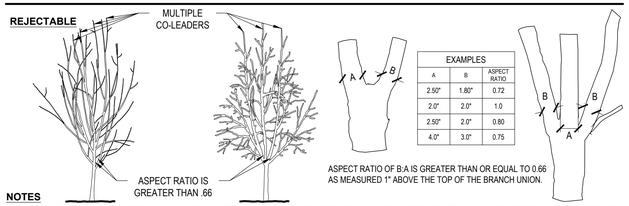
NO SCALE — AS NOTED

ACCEPTABLE



EXAMPLES		
A	B	ASPECT RATIO
1.50"	0.50"	0.33
2.50"	0.90"	0.36
2.0"	1.00"	0.50
2.50"	1.60"	0.64

REJECTABLE



EXAMPLES		
A	B	ASPECT RATIO
2.50"	1.80"	0.72
2.0"	2.0"	1.0
2.50"	2.0"	0.80
4.0"	3.0"	0.75

NOTES

A. ASPECT RATIO SHALL BE LESS THAN 0.66 ON ALL BRANCH UNIONS. ASPECT RATIO IS THE DIAMETER OF BRANCH (B) DIVIDED BY THE DIAMETER OF THE TRUNK (A) AS MEASURED 1" ABOVE THE TOP OF THE BRANCH UNION.

B. ANY TREE NOT MEETING THESE REQUIREMENTS MAY BE REJECTED, EXCEPTING THOSE NOTED AS "MULTI-TRUNKED"

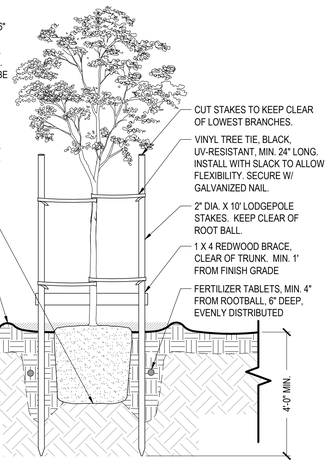
4 TREE BRANCHING STRUCTURE

NO SCALE — AS NOTED

NOTES

A. MULCH MIN. 3" DEPTH, KEEP 6" FROM TRUNK.
B. PLANTING PIT DIAMETER MIN. 2X DIAMETER OF CONTAINER.
C. FERTILIZER TABLETS SHALL BE 21 GRAM, SLOW-RELEASE, QUANTITY AS FOLLOWS:

15 GALLON: 8 TABLETS
24" BOX: 16 TABLETS
36" BOX: 20 TABLETS
48" BOX: 32 TABLETS



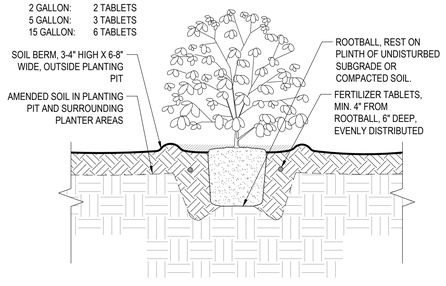
5 TREE PLANTING: STANDARD UP TO 36" BOX

NO SCALE — SECTION

NOTES

A. MULCH MIN. 3" DEPTH, KEEP 6" FROM TRUNK.
B. PLANTING PIT DIAMETER MIN. 2X DIAMETER OF CONTAINER.
C. FERTILIZER TABLETS SHALL BE 21 GRAM, SLOW-RELEASE, QUANTITY AS FOLLOWS:

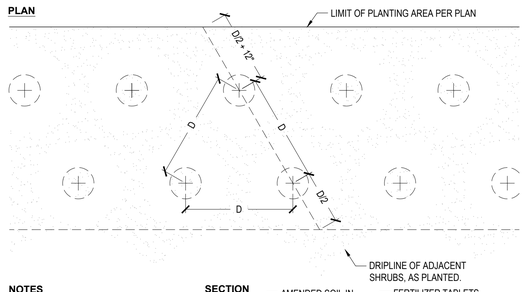
1 GALLON: 1 TABLET
2 GALLON: 2 TABLETS
5 GALLON: 3 TABLETS
15 GALLON: 6 TABLETS



6 SHRUB PLANTING

NO SCALE — SECTION

PLAN

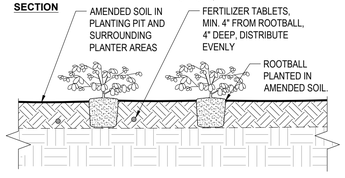


NOTES

A. "D" IS ON-CENTER SPACING PER PLANTING LEGEND
B. GROUNDCOVER SHALL BE EQUILATERALLY SPACED UNLESS NOTED OTHERWISE.
C. MULCH MIN. 3" DEPTH, KEEP 3" FROM TRUNK.
D. FERTILIZER TABLETS SHALL BE 21 GRAM, SLOW-RELEASE. QUANTITY:

1 GALLON: 1 TABLET
2 GALLON: 2 TABLETS

SECTION



7 GROUNDCOVER PLANTING

NO SCALE — SECTION

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4409 CRLA 5044

LANDSCAPE IMPROVEMENT PLANS FOR

1513 FOLGER AVENUE BELMONT, CA

BY
THOMAS JAMES HOMES

KEYMAP:

PLANTING DETAILS

DRAWN BY:
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JOB NO.
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REVISIONS:

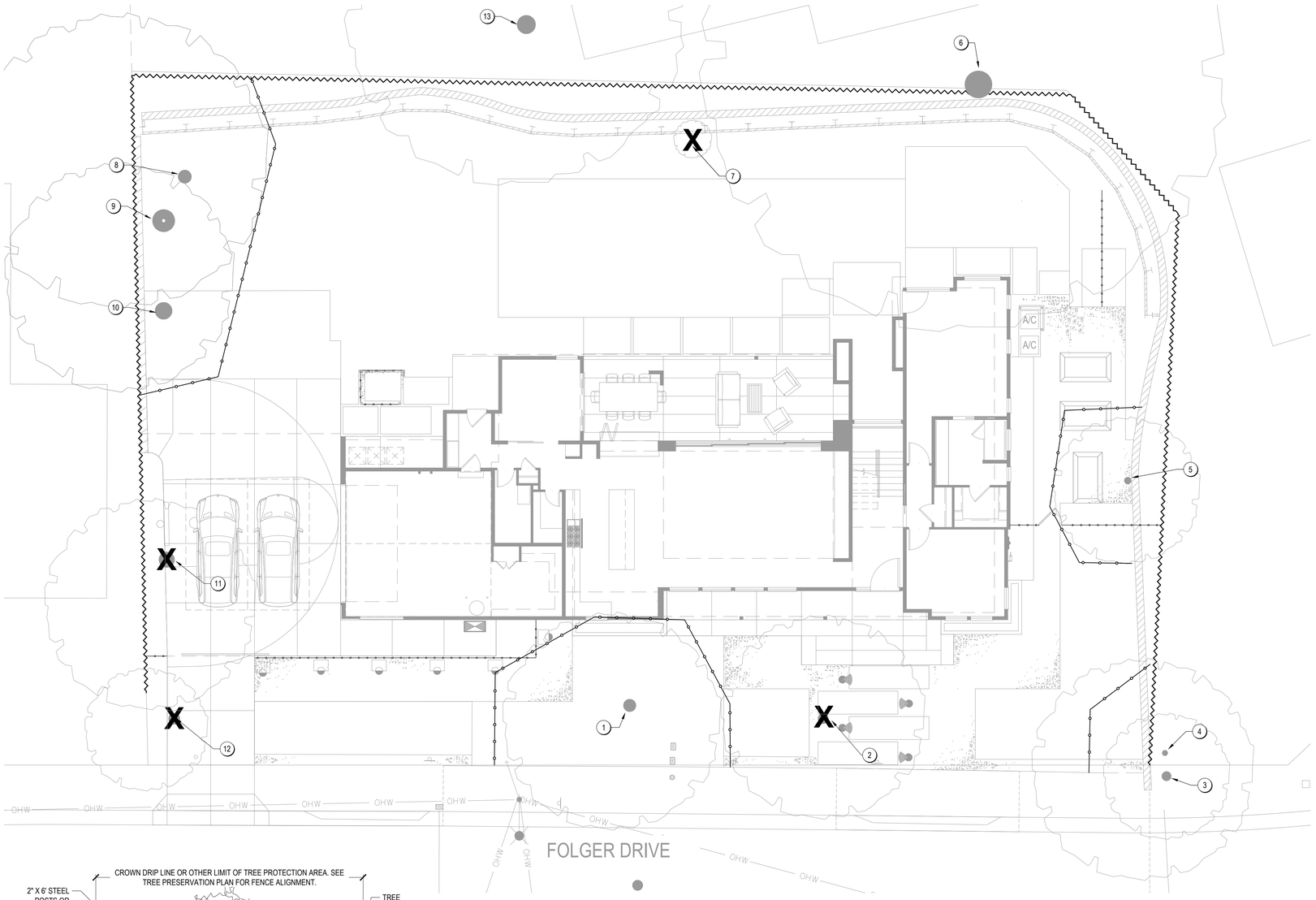
LICENSED LANDSCAPE ARCHITECT
DAVID W. CAMPBELL
CRLA 5044
Signature
Renewal Date: 08/30/22
STATE OF CALIFORNIA

DATE SIGNED: 05/03/22

L3.3

DRAWINGS IN SET: 10

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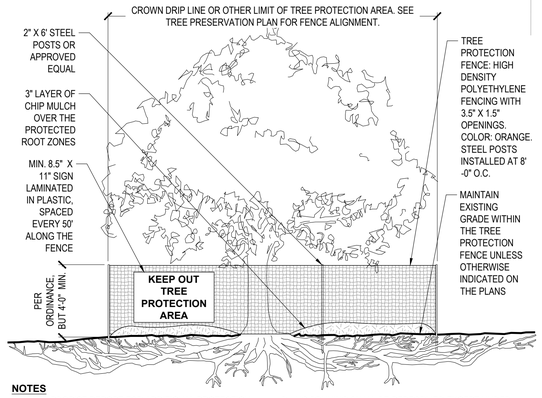


NOTES:

1. REFER TO THE ARBORIST REPORT "TREE INVENTORY, CONSTRUCTION IMPACT ASSESSMENT AND TREE PROTECTION PLAN 1513 FOLGER DRIVE, BELMONT, CALIFORNIA " PREPARED BY CALIFORNIA TREE AND LANDSCAPE CONSULTING, INC. DATED APRIL 23, 2021 FOR FULL DETAILS.
2. TREES AND SHRUBS NOT IDENTIFIED WITHIN THE REPORT, BUT AS PART OF THE TOPOGRAPHICAL SURVEY, ARE INCLUDED FOR REFERENCE ONLY.
3. PROTECT ALL EXISTING ITEMS NOTED TO REMAIN OR OTHERWISE UN-LABELED.
4. EXISTING TREES TO REMAIN UNLESS NOTED OTHERWISE. DO NOT STOCKPILE, DRIVE OVER, OR OTHERWISE DISTURB SOIL UNDER DRIPLINES OF EXISTING TREES, EXCEPT AS REQUIRED FOR PLANTING OPERATIONS.
5. USE HAND TOOLS ONLY FOR SOIL CULTIVATION UNDER DRIPLINES OF EXISTING TREES TO REMAIN.
6. TREES NOTED TO BE REMOVED SHALL BE COMPLETELY REMOVED, INCLUDING STUMP AND ROOT MASS. REFER TO ARBORIST REPORT FOR INSTRUCTIONS ON REMOVING TREE STUMPS WITHIN PROTECTED TREE ROOT ZONES.
7. NO ROOTS OVER 2" IN DIAMETER SHALL BE CUT EXCEPT UNDER THE DIRECTION OF AN ARBORIST. ALL CUT ROOTS SHALL BE COVERED WITH BURLAP OR STRAW AND SHALL REMAIN MOIST UNTIL RE-BURIED IN SOIL.
8. CALL COMMON GROUND ALLIANCE (811) AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE TO PROTECT FOR ALL EXISTING UTILITIES. SEE GENERAL NOTES, SHEET L1.1, FOR MORE INFORMATION.

LEGEND

- EXISTING TREE CANOPY, TYPICAL
- X — TREES TO REMOVE, TYPICAL
- TREE PROTECTION FENCING; REFER TO ARBORIST REPORT



NOTES

A. SEE ARBORIST REPORT FOR ADDITIONAL PROTECTION REQUIREMENTS. COMPLY WITH ALL TREE PROTECTION REQUIREMENTS PER JURISDICTION.
B. IRRIGATE AS NEEDED TO MAINTAIN HEALTH OF TREE.
C. KEEP EXPOSED ROOTS MOIST.
D. NO PRUNING SHALL BE PERFORMED EXCEPT UNDER THE DIRECTION OF APPROVED ARBORIST.
E. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
F. NO MATERIALS SHALL BE STORED INSIDE FENCE.

1 TREE PROTECTION FENCING
NO SCALE — SECTION

TREE PROTECTION CHART

#	TAG#	DBH	SCIENTIFIC NAME	COMMON NAME	STATUS
1	6413	21"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
2	6414	17"	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	REMOVE
3	6415	16"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
4	6416	9"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
5	6417	11"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
6	6418	48"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
7	6419	5"	LIGUSTRUM	PRIVET	REMOVE
13	6420	30"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
8	6421	13"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
9	6422	20"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
10	6423	13"	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
11	6424	13"	QUERCUS AGRIFOLIA	COAST LIVE AOK	REMOVE
12	6425	19"	CALLISTEMON	BOTTLE BRUSH	REMOVE

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE. I HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

05/03/22
DATE

N
0' 10' 20'
1" = 10'

THOMAS JAMES HOMES

Roach & Campbell

111 Scripps Drive
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CRLA 5044

LANDSCAPE IMPROVEMENT PLANS FOR

1513 FOLGER AVENUE BELMONT, CA

BY
THOMAS JAMES HOMES

KEYMAP:

TREE PROTECTION PLAN

DRAWN BY:
STAFF
CHECKED BY:
DWC
JOB NO.
20035
DATE
05/03/2022
REVISIONS:

LICENSED LANDSCAPE ARCHITECT
DAVID W. CAMPBELL
CRLA 5044
Signature
Renewal Date: 09/30/22
STATE OF CALIFORNIA

DATE SIGNED: 05/03/22

L3.4

DRAWINGS IN SET: 10

DESIGN REVIEW - NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ).

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SOIL FERTILITY ANALYSIS: NOTE: SEE PLANTING NOTE #11.

Waypoint ANALYTICAL

Anaheim Office
June 11, 2021
Report 21-155-0005

Romig Engineers
1390 El Camino Real, 2nd
San Carlos, CA 94070

RE: 1513 Folger Drive – Belmont Job #: 5366-1

Background

One sample was processed on 06/04/2021 identified as site soil from a depth of 0-2' taken from an area where new landscaping is scheduled for installation. Fertilizer and amendment recommendations were requested. The sample was analyzed for horticultural suitability, fertility and physical characteristics. The results of the analyses are attached.

Analytical Results

The reaction of the sample is neutral at a pH of 7.0, which is within the range preferred for most plants and no pH adjustment is recommended. A moderate level of free lime is present. Salinity (ECe) and sodium are safely low. The sodium adsorption ratio (SAR) indicates that sodium is adequately balanced by soluble calcium and magnesium; this balance is important for soil structure quality, which relates to the rate at which water infiltrates the soil. Boron is safely low.

According to the USDA Soil Classification, the less than 2mm fraction of this sample is classified as 'sandy loam'. The 50% gravel present classifies this material as 'very gravelly'. This, in combination with wide distribution of particle sizes in the sand category, indicates that the soil at this site will have strong potential for issues with compaction and cementation. This can impede drainage, aeration and root development. Also keep in mind that the gravel will decrease rooting space. Organic content is low at 0.44% dry weight. Based on this information, the estimated infiltration rate is a very slow 0.08 inch per hour. Infiltration rates may vary due to differences in compaction across the site. The susceptibility towards compaction and cementation may be only partially offset by incorporation of organic matter.

In terms of soil fertility, nitrogen is slightly below optimum. Phosphorus, potassium, calcium and magnesium are sufficient. In the minor element category, copper is well supplied and iron is sufficient. Zinc is very low and manganese is excessive. Application of fertilizer materials that contain manganese should be avoided in the routine maintenance program until a soil test indicates that this element is low.

Comments and Recommendations

Incorporation of nitrogen fertilizer is recommended at the time of planting. Incorporation of a nitrogen stabilized amendment or composted greenwaste product is also recommended in order to help improve soil nutrient and water holding capacity and porosity. If a composted greenwaste amendment is chosen, that should provide additional phosphorus and potassium as well as supplemental micronutrients, product depending.

The primary symptom of zinc deficiency is a general yellowing of leaves with veins remaining green. In severe cases, leaves may become pale yellow or whitish, but veins remain green. Brown spots may develop between veins and leaf margins may turn brown. Zinc deficiencies typically appear first on older, interior leaves. If these symptoms are present after plant installation they may be treated with an application of zinc chelate at the manufacturer's recommended rate. A composted greenwaste amendment would also provide additional micronutrients and may be sufficient to negate any deficiency, product depending.

4741 East Hunter Ave., Ste. A Anaheim CA 92807
(714) 282-8777 (714) 282-8575 fax
www.waypointanalytical.com

Waypoint ANALYTICAL

Anaheim Office
Report 21-155-0005

To Prepare for Mass Planting:
Drainage of the root zone should be improved by first loosening the top 10 inches of any undisturbed or compacted soil after placement. The following materials should then be evenly spread and thoroughly blended with the top 6 inches of soil to form a homogenous layer:

Amount per 1000 Square Feet	
5 cubic yards	Nitrogen Stabilized Organic Amendment*
5 pounds	Ammonium Sulfate (21-0-0)

For turf areas the organic amendment should be decreased by half.

*The rate may change based on the analysis of the chosen organic amendment. This rate is based on 270 lbs. of dry weight of organic matter per cubic yard of amendment.

To Prepare Backfill for Trees and Shrubs:

- Excavate planting pits at least twice as wide as the diameter of the rootball.
- Soil immediately below the rootball should be left undisturbed to provide support but the sides and the bottom around the side should be cultivated to improve porosity.
- The top of the rootball should be at or slightly above final grade.
- The top 12 inches of backfill around the sides of the rootball of trees and shrubs may consist of the above amended soil or may be prepared as follows:

3 parts	Site Soil
1 part	Nitrogen Stabilized Organic Amendment*

Uniformly blended with:

Amount per Cubic Yard of Backfill	
1/4 pound	Ammonium Sulfate (21-0-0)

- Backfill below 12 inches required for 24 inch box or larger material should not contain the organic amendment or fertilizer.
- Ideally a weed and turf free zone should be maintained just beyond the diameter of the planting hole. A 2-4 inch deep layer of coarse mulch can be placed around the tree or shrub. Mulch should be kept a minimum 4 inches from the trunk.
- Irrigation of new plantings should take into consideration the differing texture of the rootball substrate and surrounding soil matrix to maintain adequate moisture during this critical period of establishment.

Maintenance

Maintenance fertilization should rely primarily on a nitrogen only program supplemented with a complete fertilizer in the fall and spring. Beginning 45 days after planting, ammonium sulfate (21-0-0) should be applied at a rate of 5 pounds per 1000 square feet with reapplication every 45-60 days. Alternatively, slow release Sulfur Coated Urea (43-0-0) may be applied at 6 pounds per 1000 square feet every 90 days. Once plants are performing satisfactorily, the frequency of fertilization may be decreased depending on color and rate of growth desired. Early fall and spring, substitute a complete fertilizer such as 15-15-15 to help insure continuing adequate phosphorus and potassium.

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Anaheim Office
Report 21-155-0005

Alternatively, Blood Meal (12-0-0) provides available nitrogen fairly rapidly while materials such as Feather Meal (12-0-0), Soybean or Cotton Seed Meal (7-1-1) are slower to provide available nitrogen, but they extend the length of time they make this contribution. In order to provide a good supply of nitrogen for a 3-4 month time frame a good combination would be 6 pounds Blood Meal and 14 pounds Feather Meal per 1000 square feet. In the fall and spring, substitute a complete organic fertilizer such as 5-5-5 applied at the manufacturer's label rate. Or in general planting areas, nutrient rich composted greenwaste may be spread in a 1 to 2 inch layer, which generally carries enough nutrition to boost complete nutrition though a source of nitrogen might also be added at a half rate to assure adequate nitrogen availability.

If we can be of any further assistance, please feel free to contact us.

Joe Kiefer, CCA

jkiefer@waypointanalytical.com

Emailed 4 Pages: jonathan@romigengineers.com

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Romig Engineers
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San Carlos CA 94070

Waypoint ANALYTICAL

4741 East Hunter Ave. Suite A
Anaheim, CA 92807
Main 714-282-8777 * Fax 714-282-8575
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Project : 1513 Folger Drive - Belmont
Job #: 5366-1

COMPREHENSIVE SOIL ANALYSIS

Report No : **21-155-0005**
Purchase Order :
Date Recd : 06/04/2021
Date Printed : 06/09/2021
Page : 1 of 1

Sample Description - Sample ID	Half Sat %	pH	ECe dS/m	NO_3-N ppm	NH_4-N ppm	PO_4-P ppm	K ppm	Ca ppm	Mg ppm	Cu ppm	Zn ppm	Mn ppm	Fe ppm	Organic % dry wt.	Lab No.
	TEC	Qual Lime		Sufficiency Factors											
Site Soil	11	7.0	2.7	2	15	9	172	1530	288	2.3	0.5	117	25	0.44	25463
	98	Medium		0.8		0.7	1.8	1.2	1.7	2.3	0.1	14.0	0.7		

Saturation Extract Values						SAR	Gravel %		Percent of Sample Passing 2 mm Screen					USDA Soil Classification	Lab No.
									Sand						
Ca meq/L	Mg meq/L	Na meq/L	K meq/L	B ppm	SO_4 meq/L		Coarse 5 - 12	Fine 2 - 5	Very Coarse 1 - 2	Coarse 0.5 - 1	Med. to Very Fine 0.05 - 0.5	Silt .002-.05	Clay 0-.002		
22	10.7	3.0	0.6	0.14	27	0.7	9.8	40.3	36.2	15.6	21.6	10.8	15.7	Very Gravelly Sandy Loam	25463

Sufficiency factor (1.0=sufficient for average crop) below each nutrient value. N factor based on 200 ppm constant feed. SAR = Sodium adsorption ratio. Half Saturation %=approx field moisture capacity. Nitrogen(N), Potassium(K), Calcium(Ca) and Magnesium(Mg) by sodium chloride extraction. Phosphorus(P) by sodium bicarbonate extraction. Copper(Cu), Zinc(Zn), Manganese(Mn) & Iron(Fe) by DTPA extraction. Sat. ext. method for salinity (ECe as dS/m),Boron (B), Sulfate(SO_4), Sodium(Na). Gravel fraction expressed as percent by weight of oven-dried sample passing a 12mm(1/2 inch) sieve. Particle sizes in millimeters. Organic percentage determined by Walkley-Black or Loss on Ignition.

* LOW , SUFFICIENT , HIGH

THOMAS JAMES HOMES

Roach & Campbell

111 Scripps Drive
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CRLA 5044

LANDSCAPE IMPROVEMENT PLANS FOR

1513 FOLGER AVENUE BELMONT, CA

BY
THOMAS JAMES HOMES

KEYMAP:

PLANTING SUPPORT

DRAWN BY:
STAFF
CHECKED BY:
DWC
JOB NO.
20035
DATE
05/03/2022
REVISIONS:

LICENSED LANDSCAPE ARCHITECT * DAVID W. CAMPBELL * CRLA 5044 * Signature Renewal Date: 09/30/22 * STATE OF CALIFORNIA

DATE SIGNED: 05/03/22

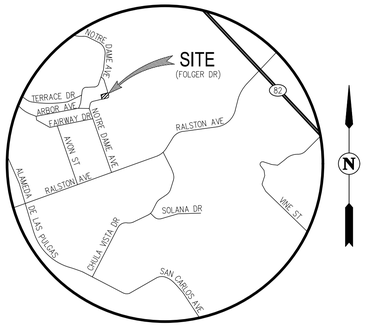
L3.5

DRAWINGS IN SET: 10

DESIGN REVIEW - NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ).

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811 Know what's below. Call 811 before you dig.



VICINITY MAP

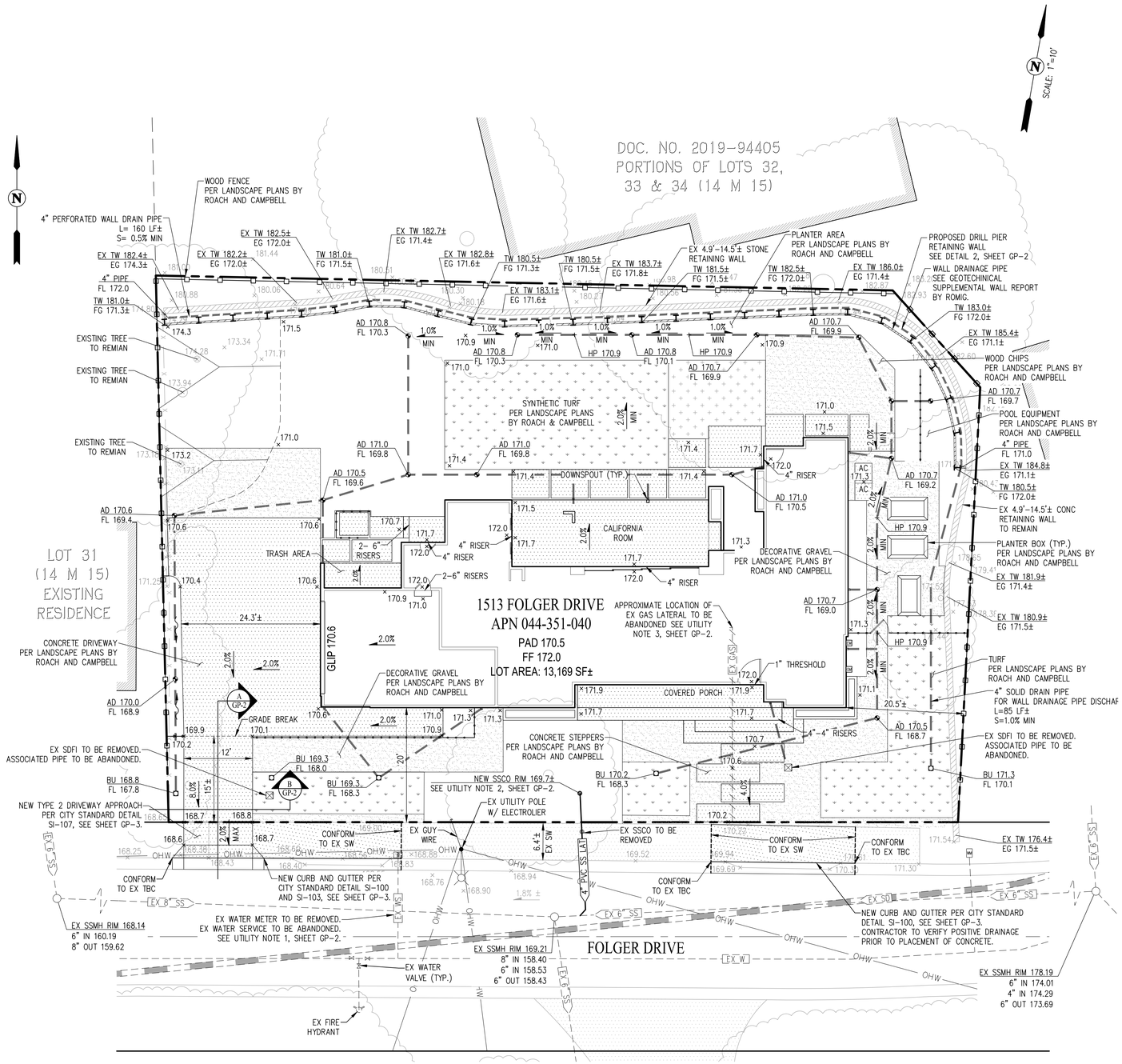
NOT TO SCALE

GENERAL NOTES

1. SITE ADDRESS: 1515 FOLGER DRIVE, BELMONT, CA 94002
2. OWNER: THOMAS JAMES HOMES, 255 SHORELINE DRIVE, SUITE 428, REDWOOD CITY, CA 94065, (650) 434–7966, KEN KING
3. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC., 2633 CAMINO RAMON, SUITE 350, SAN RAMON, CA 94583, (925) 866–0322, JUSTIN R. DEKNOBLOUGH, R.C.E. 79604
4. SOILS ENGINEER: ROMIG ENGINEERS, 1390 EL CAMINO REAL, SECOND FLOOR, SAN CARLOS, CA 94070, (650) 591–5224, JONATHAN FONE, R.C.E 80875
5. ARCHITECT: DAHLIN, 5865 OWENS DRIVE, PLEASANTON, CA 94588, (925) 251–7304, JAIME MATHERON
6. LANDSCAPE ARCHITECT: ROACH & CAMPBELL, 111 SCRIPPS DRIVE, SACRAMENTO, CA 95825, (916) 501–4646, AIMEE HENDRIE
7. FLOOD ZONE: ZONE X PER FLOOD INSURANCE RATE MAP(FIRM) COMMUNITY PANEL 06081C0168F DATED 7/16/15
8. CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES, AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, OSHA, AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT, AND LABOR PERSONNEL.
9. THE CONTRACTOR SHALL CONTACT CARLSON, BARBEE AND GIBSON, INC. AT (925) 866–0322 IF DISCREPANCIES EXIST ON THESE PLANS OR IF THE WORK TO BE DONE, OR ANY MATTER RELATED THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS.
10. GRADING SHOWN REPRESENTS FINAL MASTER CONDITION. PROJECT MAY BUILT IN PHASES ACCORDING TO ASSOCIATED BUILDING PERMITS. IN ANY INTERIM CONDITIONS GRADES SHALL SLOPE AWAY FROM THE STRUCTURE ACCORDING TO CALIFORNIA RESIDENTIAL CODE SECTION R401.3.
11. THE APPLICABLE DESIGN CODE FOR THESE PLANS IS THE 2019 CALIFORNIA BUILDING CODE AND APPLICABLE LOCAL AMENDMENTS.

ROUGH EARTHWORK SUMMARY	
CUT	72 CY (+)
FILL	72 CY (–)
NET (BALANCE)	0 CY

NOTE:
ROUGH EARTHWORK NUMBERS ARE PRELIMINARY AND DO NOT INCLUDE GRAVEL BACKFILL PER PROPOSED DRILLED PIER RETAINING WALL OR POOL CONSTRUCTION. POOL SHOWN FOR REFERENCE ONLY AND TO BE CONSTRUCTED BY POOL PLANS UNDER SEPARATE PERMIT.



LEGEND AND ABBREVIATIONS

- PROPERTY BOUNDARY
- ADJOINER PROPERTY LINE
- CENTERLINE
- PROPOSED BUILDING
- PROPOSED FENCE TO REPLACE EXISTING FENCE
- EXISTING WATER (EX W)
- EXISTING SANITARY SEWER (EX SS)
- PROPOSED CURB AND GUTTER
- PROPOSED SAW CUT
- PERFORATED WALL DRAIN PIPE
- SOLID UNDERDRAIN PIPE
- CONCRETE FLATWORK (PER LANDSCAPE PLANS)
- PLAYGROUND WOOD CHIPS (PER LANDSCAPE PLANS)
- TURF AREA (PER LANDSCAPE PLANS)
- DECORATIVE GRAVEL (PER LANDSCAPE PLANS)
- EXISTING TREE AND DRIPLINE TO REMAIN
- EXISTING TREE AND DRIPLINE TO REMAIN
- PROPOSED AREA DRAIN
- PROPOSED BUBBLE UP DRAIN
- DOWNSPOUT (PER ARCHITECTURE PLANS)
- 87.9 EXISTING SPOT GRADE
- × 88.0 PROPOSED SPOT GRADE
- PROPOSED GAS METER (SEE PLANS BY DAHLIN)
- PROPOSED ELECTRIC METER (SEE PLANS BY DAHLIN)
- EXISTING STRUCTURE ON ADJOINER LOT

AD	AREA DRAIN
AC	AIR CONDITIONER
BU	BUBBLE UP
CONC	CONCRETE
DW	DRIVEWAY
EG	EXISTING GRADE
EX	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
FL	FLOWLINE
GLIP	GARAGE LIP
HP	HIGH POINT
MIN	MINIMUM
SD	STORM DRAIN
SDFI	STORM DRAIN FIELD INLET
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
TBC	TOP OF BEVELED CURB
TW	TOP OF WALL
W	WATER
WM	WATER METER
WS	WATER SERVICE

SHEET INDEX

SHEET NO.	SHEET TITLE
GP–1	GRADING AND DRAINAGE PLAN
GP–2	ADDITIONAL NOTES AND DETIALS
GP–3	CITY STANDARD DETAILS
GP–4	CLEAN BAY BLUEPRINT
ECP–1	EROSION CONTROL NOTES & DETAILS
ECP–2	EROSION CONTROL PLAN
ECP–3	EROSION CONTROL & CONSTRUCTION BMPS
S0.0	GENERAL NOTES AND DETAILS
S1.0	STRUCTURAL SITE PLAN

10' 0' 5' 10' 20' 40'
GRAPHIC SCALE

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

NO.	BY	DATE	REVISIONS	CITY APPROVAL

DATE: APR 2022
DRAWN BY: BJR
PROJ. ENGR: REN
PROJ. MGR: JRD

REGISTERED PROFESSIONAL ENGINEER JUSTIN R. DEKNOBLOUGH 79604 CIVIL STATE OF CALIFORNIA

cbg CIVIL ENGINEERS
SAN RAMON (925) 866-0322 • SURVEYORS • PLANNERS
SACRAMENTO (916) 375-1877
WWW.CBANDG.COM

1513 FOLGER DRIVE CALIFORNIA

GRADING AND DRAINAGE PLAN

THOMAS JAMES HOMES CITY OF BELMONT

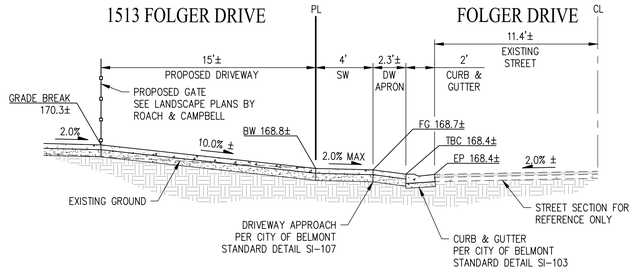
SHEET NUMBER
GP-1
OF 4

JOB NUMBER
3085-00

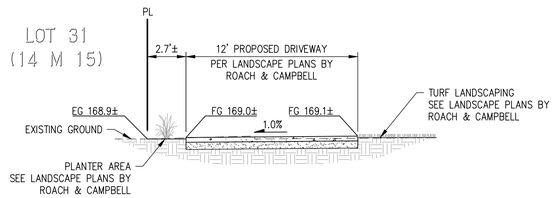
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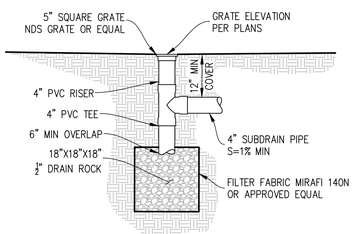
811 Know what's below. Call 811 before you dig.



Ⓐ DRIVEWAY SECTION DETAIL
NOT TO SCALE



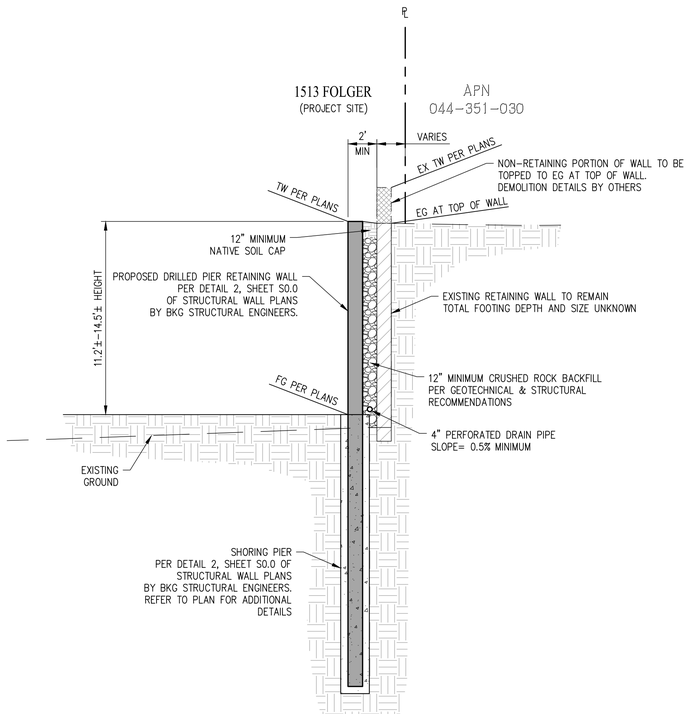
Ⓑ DRIVEWAY SECTION DETAIL
NOT TO SCALE



① BUBBLE UP DETAIL
NOT TO SCALE

UTILITY NOTES

1. EXISTING WATER SERVICE LATERAL TO BE ABANDONED. EXISTING WATER METER TO BE RE-USED UNLESS IT IS LESS THAN 1" METER. NEW 1" WATER SERVICE CONNECTION TO BE INSTALLED PER MID-PENINSULA WATER DISTRICT STANDARD DETAIL MP-12. WATER PROVIDER TO DETERMINE IF NEW SERVICE LATERAL IS SUITABLE FOR PROJECT FLOWS.
2. EXISTING SANITARY SEWER LATERAL TO BE REMOVED AND REPLACED IN THE SAME LOCATION. NEW 4" SANITARY SEWER LATERAL AND CLEANOUT SHALL BE INSTALLED PER CITY OF BELMONT STANDARD DETAILS SS-202 (LATERAL) AND SS-200 (CLEANOUT). ONLY ONE SANITARY SEWER LATERAL IS ALLOWED PER PROPERTY. PLUMBING CONNECTIONS FOR THE ADU, POOL, AND OUTDOOR SINK MUST ALL CONNECT TO THE PRIMARY STRUCTURE'S SANITARY SEWER LATERAL.
3. THE EXISTING GAS SERVICE LATERAL WILL BE ABANDONED AND A NEW GAS SERVICE LATERAL WILL BE TAPPED. THIS PLAN DOES NOT COVER THE NEW GAS SERVICE LINE. THE LOCATION OF THE EXISTING GAS MAIN IS UNKNOWN AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
4. THE LOCATIONS OF THE UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY WORK THAT MAY AFFECT EXISTING UTILITY LINES TO DETERMINE IF CONFLICTS EXIST.



② DRILLED PIER RETAINING WALL
NOT TO SCALE

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

NO.	BY	DATE	REVISIONS	CITY APPROVAL

DATE: APR 2022
DRAWN BY: BJR
PROJ. ENGR: REN
PROJ. MGR: JRD

REGISTERED PROFESSIONAL ENGINEER
JUSTIN R. DEKNOBOUGH
79604
CIVIL
STATE OF CALIFORNIA

cbg CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON • (925) 866-0322
SACRAMENTO • (916) 375-1877
WWW.CBANDG.COM

THOMAS JAMES HOMES
1513 FOLGER DRIVE
CITY OF BELMONT
CALIFORNIA

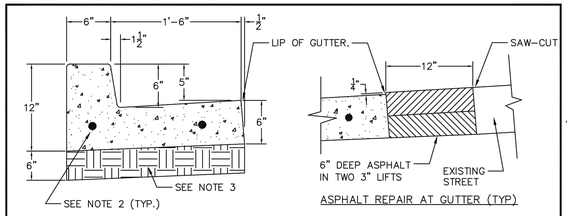
ADDITIONAL NOTES & DETAILS

SHEET NUMBER
GP-2
OF 4

JOB NUMBER
3085-00

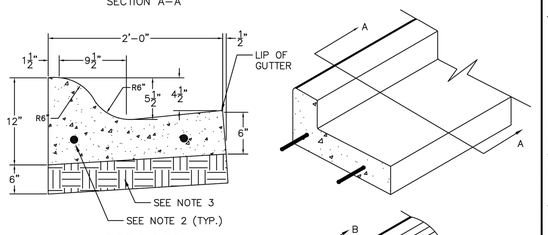
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811 Know what's below. Call 811 before you dig.



TYPE A CURB
SECTION A–A

ASPHALT REPAIR AT GUTTER (TYP)

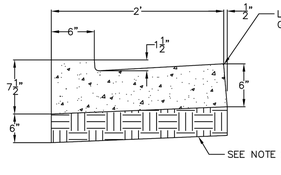


TYPE E CURB
SECTION B–B

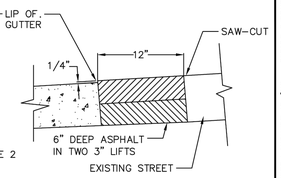
NOTES:
1. PRIOR TO BEGINNING ANY WORK, AN ENCROACHMENT PERMIT SHALL BE OBTAINED.
2. 12" #4 REBAR DOWELS, 6" MINIMUM DEPTH INTO EXISTING SIDEWALK, CURB & GUTTER. DO NOT DOWEL PRIVATE IMPROVEMENTS INTO PUBLIC IMPROVEMENTS.
3. 6" MINIMUM CLASS 2 A.B. COMPACTED TO 90%.
4. 1/2" DEEP CONTRACTION JOINTS AT 20', 1/4" DEEP CONTRACTION JOINS AT 10'.
5. ALL CONCRETE SHALL BE 6 SACK 3/4" WITH ONE POUND LAMP BLACK PER CUBIC YARD. FINISH TO BE UNIFORM FINE BROOMED TEXTURE.
6. ASPHALT TO BE HOT MIX ASPHALT 1/2" FINE.

CITY OF BELMONT	TYPE A & E CONCRETE CURB AND GUTTER	SI–100 N.T.S.
	APPROVED BY: L. ALVAREZ DATE: NOVEMBER 2016	SHEET: 1 OF 2

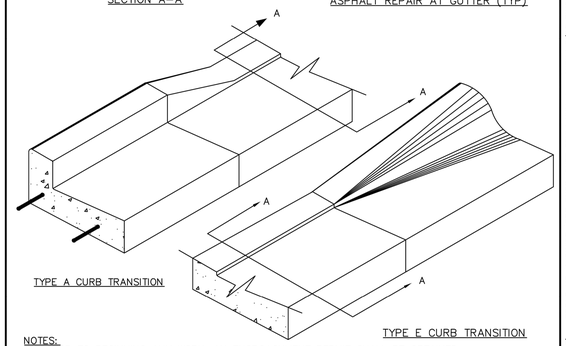
Standard Details – City of Belmont Public Works Department – 1 Twin Pines Lane, Suite 385, Belmont, CA 94002 – (650) 595–7425 – pworks@belmont.gov



SECTION A–A



ASPHALT REPAIR AT GUTTER (TYP)



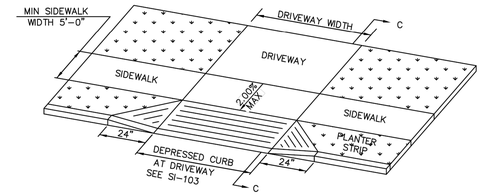
TYPE A CURB TRANSITION

TYPE E CURB TRANSITION

NOTES:
1. PRIOR TO BEGINNING ANY WORK, AN ENCROACHMENT PERMIT SHALL BE OBTAINED.
2. 6" MINIMUM CLASS 2 A.B. COMPACTED TO 90%.
3. ALL CONCRETE SHALL BE 6 SACK 3/4"WITH ONE POUND OF LAMP BLACK PER CUBIC YARD. FINISH TO BE UNIFORM FINE BROOMED TEXTURE.
4. ASPHALT TO BE HOT MIX ASPHALT 1/2" FINE.
5. 12" #4 REBAR DOWLS, 6" MINIMUM DEPTH INTO EXISTING SIDEWALK, CURB & GUTTER. DO NOT DOWEL PRIVATE IMPROVEMENTS INTO PUBLIC IMPROVEMENTS.
6. SEE SI–107 FOR DRIVEWAY APPROACH
7. SEE SI–100 FOR CURB AND GUTTER

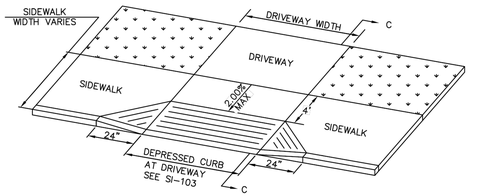
CITY OF BELMONT	CONCRETE CURB & GUTTER AT DRIVEWAY APPROACH	SI–103 N.T.S.
	APPROVED BY: L. ALVAREZ DATE: NOVEMBER 2016	SHEET: 1 OF 1

Standard Details – City of Belmont Public Works Department – 1 Twin Pines Lane, Suite 385, Belmont, CA 94002 – (650) 595–7425 – pworks@belmont.gov



TYPE 1
DRIVEWAY APRON

GUTTER NOT SHOWN
FOR CLARITY

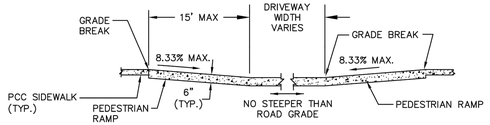


TYPE 2
DRIVEWAY APRON

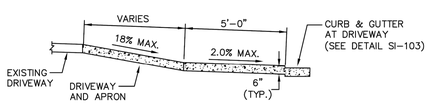
NOTES:
1. PRIOR TO BEGINNING ANY WORK, AN ENCROACHMENT PERMIT SHALL BE OBTAINED.
2. CONCRETE TO BE 6 INCHES THICK.

CITY OF BELMONT	DRIVEWAY APPROACH	SI–107 N.T.S.
	APPROVED BY: L. ALVAREZ DATE: NOVEMBER 2016	SHEET: 1 OF 3

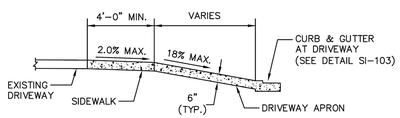
Standard Details – City of Belmont Public Works Department – 1 Twin Pines Lane, Suite 385, Belmont, CA 94002 – (650) 595–7425 – pworks@belmont.gov



SECTION A–A



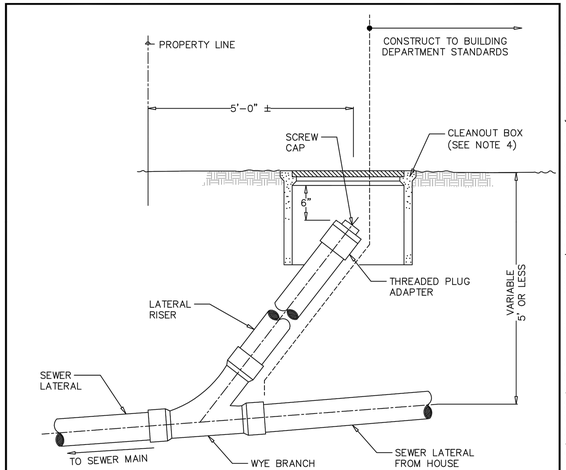
SECTION B–B



SECTION C–C

CITY OF BELMONT	DRIVEWAY APPROACH SECTIONS	SI–107 N.T.S.
	APPROVED BY: L. ALVAREZ DATE: NOVEMBER 2016	SHEET: 3 OF 3

Standard Details – City of Belmont Public Works Department – 1 Twin Pines Lane, Suite 385, Belmont, CA 94002 – (650) 595–7425 – pworks@belmont.gov



NOTES:
1. PRIOR TO BEGINNING ANY WORK, AN ENCROACHMENT PERMIT SHALL BE OBTAINED.
2. THE CITY SHALL NOT BE RESPONSIBLE FOR FLUSHING PRIVATE LATERALS. OWNER IS RESPONSIBLE FOR LATERAL TO THE MAIN, INCLUDING THE CONNECTION TO THE MAIN.
3. SEWER LATERAL FROM THE CLEANOUT TO MAIN SHALL BE MADE OF PVC SDR 26/35 WITH A MINIMUM OF 4" DIAMETER FOR A SINGLE FAMILY HOME.
4. IN DRIVEWAY AREA, USE B03 BOX. LID SHALL CONTAIN THE LETTERS "SEWER".
5. WHEN INSTALLED IN PLANTED AREAS, CLEANOUT BOX SHALL BE SET A MINIMUM OF 4" ABOVE GRADE. IN LAWNS, THE BOX MAY BE LOWER TO ALLOW MOWING.
6. STAINLESS STEEL SHIELDED ADJUSTABLE REPAIR COUPLES TO BE USED WHEN CONNECTION FROM EXISTING TO NEW CONSTRUCTION.

CITY OF BELMONT	STANDARD 4" SEWER LATERAL CLEANOUT	SS–200 N.T.S.
	APPROVED BY: L. ALVAREZ DATE: SEPT 2016	SHEET: 1 OF 1

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

NO.	BY	DATE	REVISIONS	CITY APPROVAL

DATE: APR 2022
DRAWN BY: BJR
PROJ. ENGR: REN
PROJ. MGR: JRD

REGISTERED PROFESSIONAL ENGINEER
JUSTIN R. DEKNOCKEN
79604
CIVIL
STATE OF CALIFORNIA

SAN RAMON • (925) 866-0322
SACRAMENTO • (916) 375-1877
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1513 FOLGER DRIVE

CITY STANDARD DETAILS

CALIFORNIA

THOMAS JAMES HOMES

CITY OF BELMONT

SHEET NUMBER
GP-3
OF 4

JOB NUMBER
3085-00

5/12/2022 10:12 AM

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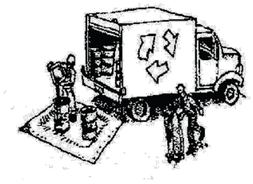
811 Know what's below. Call 811 before you dig.

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



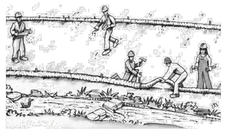
Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work

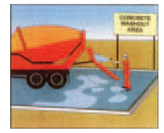


- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



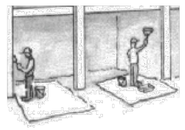
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

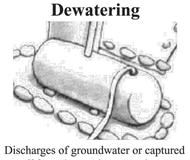
Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

NO.	BY	DATE	REVISIONS	CITY APPROVAL

DATE: APR 2022
DRAWN BY: BJR
PROJ. ENGR: REN
PROJ. MGR: JRD

REGISTERED PROFESSIONAL ENGINEER
JUSTIN R. DEKNOCKEN
79604
CIVIL
STATE OF CALIFORNIA

cbg CIVIL ENGINEERS
SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
WWW.CBANDG.COM
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1513 FOLGER DRIVE

THOMAS JAMES HOMES

EROSION CONTROL & CONSTRUCTION BMPS

CITY OF BELMONT

CALIFORNIA

SHEET NUMBER
GP-4
OF 4

JOB NUMBER
3085-00

5/12/2022 10:12 AM
F:\3085-000\BELMONT\1513 FOLGER DRIVE\ACAD\GP\GP-04.DWG

811 Know what's below. Call 811 before you dig.

GENERAL NOTES

1. SITE ADDRESS: 1513 FOLGER DRIVE, BELMONT, CA 94002

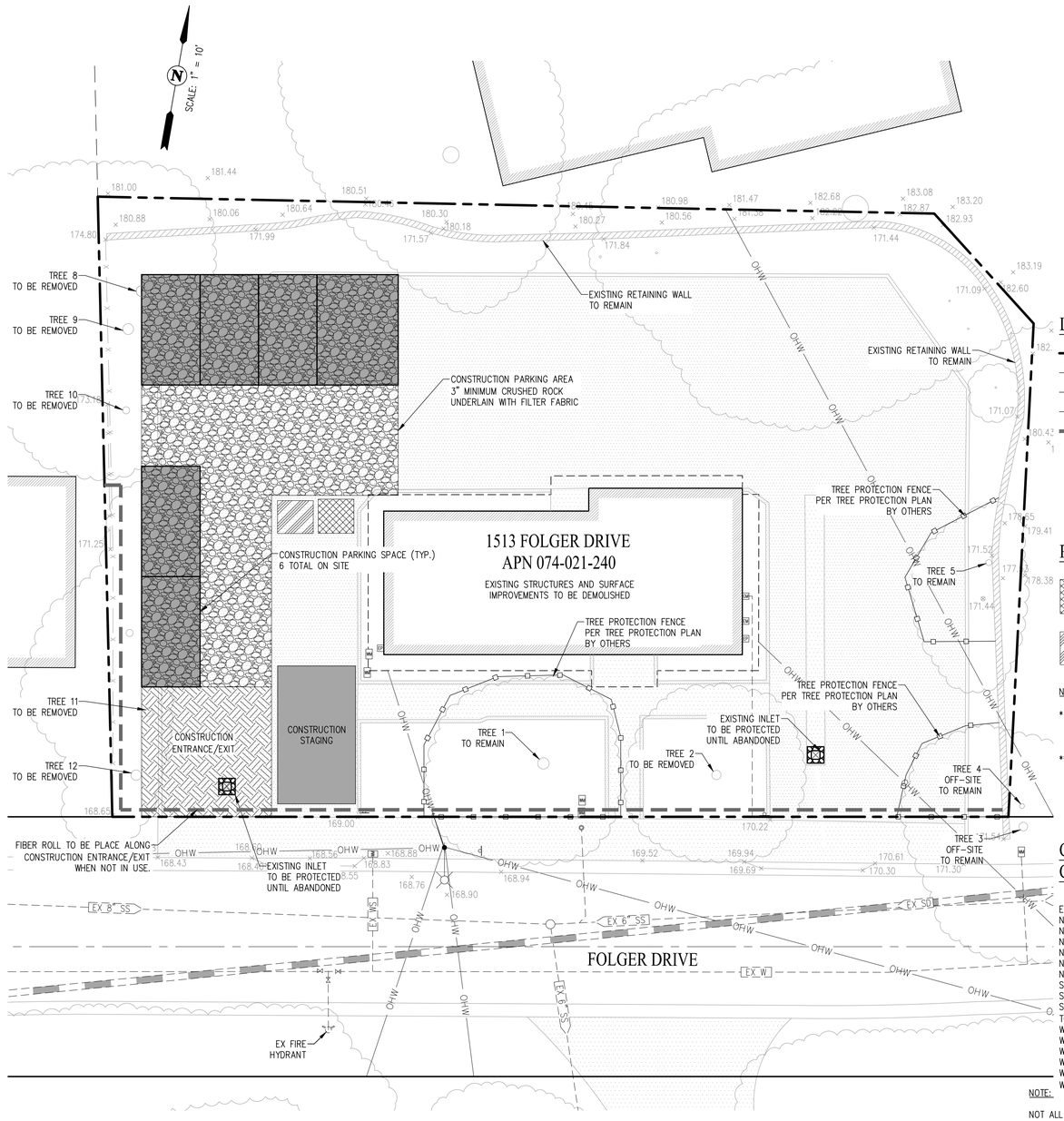
2. OWNER/DEVELOPER: THOMAS JAMES HOMES, LLC, 255 SHORELINE DRIVE SUITE 428, REDWOOD CITY, CA 94065, (650) 434-7966, KEN KING

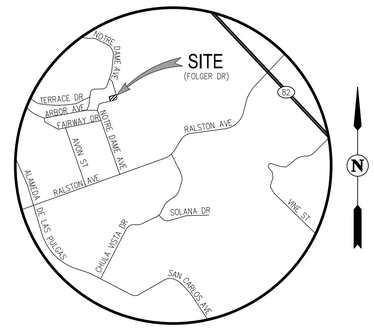
3.. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC., 2633 CAMINO RAMON, SUITE 350, SAN RAMON, CA 94583, (925) 866-0322, JUSTIN R. DEKNOBLOUGH, R.C.E. 79604

COUNTY BEST MANAGEMENT PRACTICE NOTES

1. IT SHALL BE THE OWNER'S DUTY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO ENSURE THE ENTIRE SITE IS IN COMPLIANCE WITH LOCAL ORDINANCES PROTECTION THE CASQA CONSTRUCTION BMP GUIDANCE HANDBOOK.
2. THIS PLAN IS INTENDED TO BE UTILIZED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE UTILIZED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
3. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN AS NECESSARY IN THE FIELD. DOCUMENT AND REPORT ANY FIELD CHANGES AND NOTIFY THE CITY OR COUNTY REPRESENTATIVE OF THE FIELD CHANGES. UNDER NO CIRCUMSTANCE SHALL CONSTRUCTION MATERIALS OR EQUIPMENT BE STORED IN THE PUBLIC RIGHT-OF-WAY,
4. ALL MAINTENANCE AND OPERATION REQUIREMENTS SHALL FOLLOW THE CASQA CONSTRUCTION BMP GUIDANCE HANDBOOK.
5. THE CONTRACTOR OR OWNER SHALL EFFECT AND MAINTAIN PRECAUTIONARY MEASURES NECESSARY TO PROTECT ADJACENT WATERCOURSES AND PUBLIC OR PRIVATE PROPERTY FROM DAMAGE BY EROSION, FLOODING AND DEPOSITION OF MUD OR DEBRIS ORIGINATING FROM THE SITE.
6. PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION.
7. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR-ROUND. STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
8. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
9. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
10. USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PERMIT(S) AS NECESSARY.
11. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
12. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
13. LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
14. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
15. TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
16. PLACEMENT OF EROSION MATERIALS AT THESE LOCATIONS ARE REQUIRED ON WEEKENDS AND DURING RAIN EVENTS:

    2024 GORDON AVE
    MENLO PARK, CA 94025
17. THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE, ETC., SHALL NOT BE ENLARGED OR "RUN OVER."
18. CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON."
19. DUST CONTROL IS REQUIRED YEAR-ROUND.
20. EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
21. USE OF PLASTIC SHEETING BETWEEN OCTOBER 1 AND APRIL 30 IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
22. TREE PROTECTION SHALL BE IN PLACE BEFORE ANY DEMOLITION, GRADING, EXCAVATING OR GRUBBING IS STARTED. TREE PROTECTION FENCING IS PLACED AROUND TREES TO CREATE A TREE PROTECTION ZONE. TREE PROTECTION SHOWN IS FOR REFERENCE ONLY AND SHALL BE PLACE ACCORDING TO TREE PROTECTION PLAN BY ROACH AND CAMPBELL AND RECOMMENDATIONS SET FORTH IN THE PROJECT'S ARBORIST REPORT.





VICINITY MAP

NOT TO SCALE

LEGEND

- PROJECT BOUNDARY
- ADJOINER PROPERTY LINE
- EXISTING FENCE
- TREE PROTECTION FENCE
- FIBER ROLL – (SE-5)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT – (TC-1)
- STABILIZED CONSTRUCTION PARKING

PROJECT SUPERINTENDENT TO MARK KNOWN LOCATIONS*

- MATERIALS AND EQUIPMENT STORAGE AREA (WM-1 – WM-3**)
- SANITARY FACILITY (WM-9**)

NOTE:

* THE MATERIALS AND EQUIPMENT STORAGE AREA, SANITARY FACILITY, AND CONCRETE/WASTE WASHOUT ARE ASSUMED LOCATIONS AND ARE SUBJECT TO CHANGE AT THE PROJECT SUPERINTENDENT'S DISCRETION OR DUE TO FIELD CONDITIONS.

** DENOTES SECTION RELATED TO BMP IN THE CASQA BMP HANDBOOK.

CURRENT CASQA STORMWATER BMP CONSTRUCTION HANDBOOK DETAILS

EC-1	SCHEDULING
NS-1	WATER CONSERVATION PRACTICES
NS-8	VEHICLE & EQUIPMENT CLEANING
NS-9	VEHICLE & EQUIPMENT FUELING
NS-10	VEHICLE & EQUIPMENT MAINTENANCE
NS-12	CONCRETE CURING
NS-13	CONCRETE FINISHING
SE-1	SILT FENCE
SE-5	FIBER ROLLS
SE-10	STORM DRAIN INLET PROTECTION
TC-1	STABILIZED CONSTRUCTION ENTRANCE/EXIT
WE-1	WIND EROSION CONTROL
WM-1	MATERIAL DELIVERY & STORAGE
WM-2	MATERIAL USE
WM-3	STOCKPILE MANAGEMENT
WM-8	CONCRETE WASTE MANAGEMENT
WM-9	SANITARY/SEPTIC WASTE MANAGEMENT

NOTE:

NOT ALL DETAILS LISTED MAY BE APPLICABLE FOR THIS SITE.

SHEET INDEX

ECP-1 EROSION CONTROL & CONSTRUCTION MANAGEMENT PLAN
ECP-2 EROSION CONTROL DETAILS
ECP-3 EROSION CONTROL & CONSTRUCTION BMP

10' 0' 5' 10' 20' 40'

GRAPHIC SCALE

NO.	BY	DATE	REVISIONS	CITY APPROVAL

DATE: OCT 2021
DRAWN BY: REN
PROJ. ENGR: REN
PROJ. MGR: JRD

REGISTERED PROFESSIONAL ENGINEER JUSTIN R. DEKNOBLOUGH 79604 CIVIL STATE OF CALIFORNIA

SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
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THOMAS JAMES HOMES

1513 FOLGER DRIVE

EROSION CONTROL & CONSTRUCTION MANAGEMENT PLAN

SAN MATEO COUNTY CALIFORNIA

SHEET NUMBER
ECP-1
OF 3

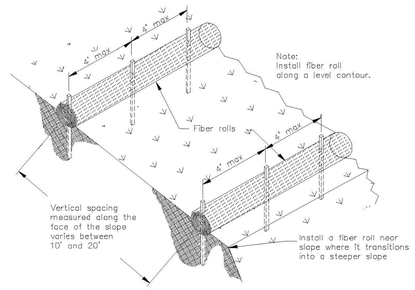
JOB NUMBER
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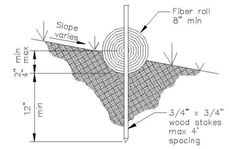
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811 Know what's below. Call 811 before you dig.

Fiber Rolls SE-5

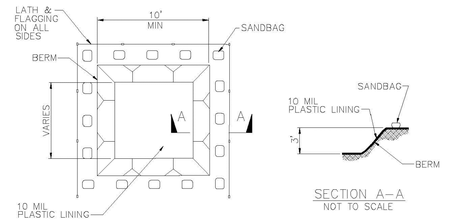


TYPICAL FIBER ROLL INSTALLATION
N.T.S.



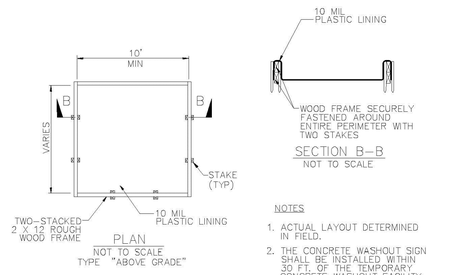
ENTRENCHMENT DETAIL
N.T.S.

Concrete Waste Management WM-8



PLAN
NOT TO SCALE
TYPE "BELOW GRADE"

SECTION A–A
NOT TO SCALE



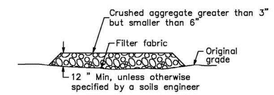
PLAN
NOT TO SCALE
TYPE "ABOVE GRADE"

SECTION B–B
NOT TO SCALE

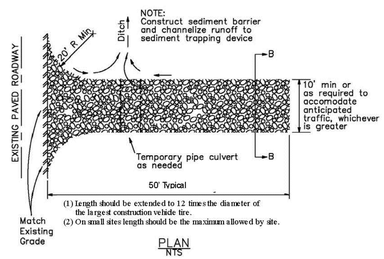
NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

Stabilized Construction Entrance/Exit TC-1



SECTION B–B
NTS



PLAN
NTS

NO.	BY	DATE	REVISIONS	CITY APPROVAL

DATE: OCT 2021
DRAWN BY: REN
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REGISTERED PROFESSIONAL ENGINEER JUSTIN R. DEKNOBOUGH 78504 CIVIL STATE OF CALIFORNIA

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1513 FOLGER DRIVE

EROSION CONTROL DETAILS

THOMAS JAMES HOMES

CALIFORNIA

SAN MATEO COUNTY

SHEET NUMBER
ECP-2
OF 3

JOB NUMBER
3085-000

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811 Know what's below. Call 811 before you dig.

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



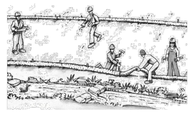
Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work



- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



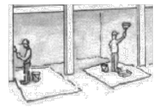
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

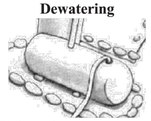
Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

NO.	BY	DATE	REVISIONS	CITY APPROVAL

DATE: OCT 2021
DRAWN BY: REN
PROJ. ENGR: REN
PROJ. MGR: JRD

REGISTERED PROFESSIONAL ENGINEER — JUSTIN R. DEKNOBOUGH — 78504 — CIVIL — STATE OF CALIFORNIA

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SACRAMENTO ▪ (916) 375-1877
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1513 FOLGER DRIVE

THOMAS JAMES HOMES

EROSION CONTROL & CONSTRUCTION BMPS

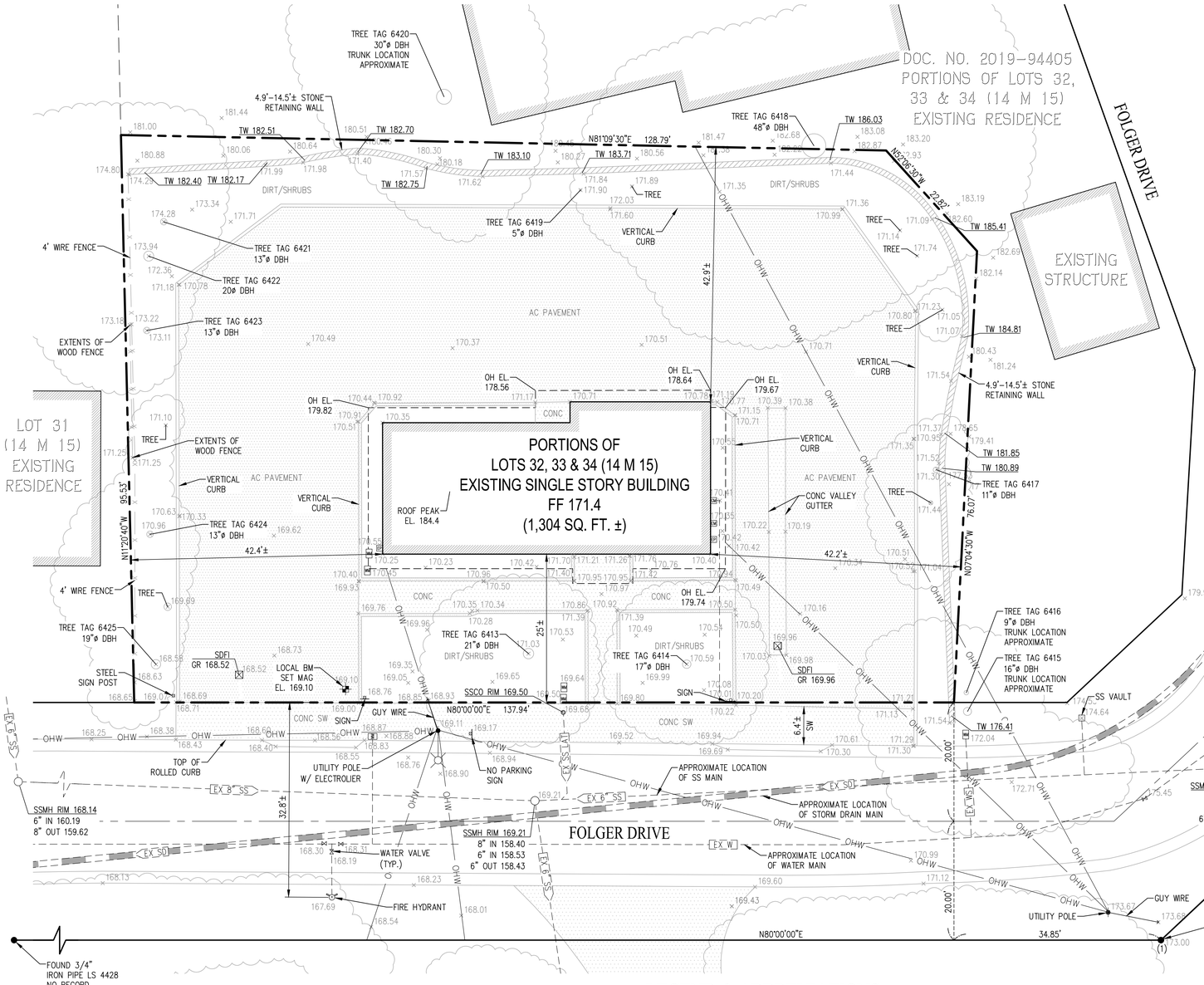
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3085-000

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TITLE REPORT

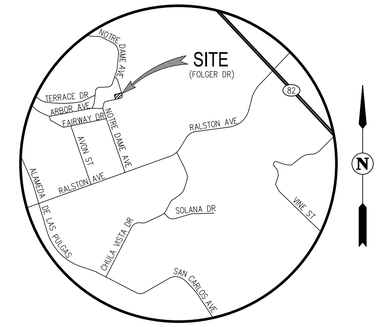
FIDELITY NATIONAL TITLE COMPANY
TITLE NO. FSMO-1082002751-BD
DATED DECEMBER 5, 2020

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BELMONT, COUNTY OF SAN MATEO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 32, 33 AND 34 AS DELINEATED UPON THAT CERTAIN MAP ENTITLED "MAP OF RE-SUBDIVISION "H", BELMONT COUNTRY CLUB PROPERTIES, BELMONT, SAN MATEO COUNTY, CALIFORNIA", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON AUGUST 16TH, 1926 IN BOOK 14 OF MAPS, PAGES 15 AND 16, DESCRIBED AS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 32; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT, NORTH 11° 20' 40" WEST, 95.53 FEET TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED AS PARCEL 1 IN DEED FROM ALFRED GEORGE MICHELL TO DEWEY DONATO AND LILIAN DONATO, RECORDED AUGUST 3, 1949 IN BOOK 1695 OF OFFICIAL RECORDS, PAGE 391, SAN MATEO COUNTY RECORDS; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL 1, AND ALONG THE SOUTHERLY AND WESTERLY LINES PROPERTY ALSO CONVEYED BY ALFRED GEORGE MICHELL TO DEWEY DONATO AND LILLIAN DONATO BY DEED RECORDED SEPTEMBER 6, 1946 IN BOOK 1291 OF OFFICIAL RECORDS, PAGE 283, SAN MATEO COUNTY RECORDS, NORTH 81° 09' 30" EAST, 128.79 FEET, SOUTH 52° 06' 30" EAST 22.82 FEET AND SOUTH 07° 04' 30" EAST, 76.13 FEET TO THE NORTHERLY LINE OF FOLGER DRIVE; THENCE ALONG THE NORTHERLY LINE OF FOLGER DRIVE, SOUTH 80° 00' WEST, 137.99 FEET TO THE POINT OF BEGINNING.



VICINITY MAP

NOT TO SCALE

EXCEPTIONS AND EXCLUSIONS:

(#) INDICATES TITLE REPORT ITEM NUMBER

ITEMS (1) THRU (5) RELATE TO TAXES AND LIENS AND CANNOT BE PLOTTED.

ITEMS (6) THRU (12) RELATE TO PROPERTY RIGHTS, DEEDS OF TRUST, A VESTEE, TRANSACTION REVIEW, THE TITLE AND AN AFFIDAVIT AND CANNOT BE PLOTTED.

BENCHMARK:

BENCHMARK ID: POINT 415
DESCRIPTION: SET MAG NAIL AT HARBOR BOULEVARD AND FAIRWAY DRIVE AND 5 FEET EASTERLY (DOWNHILL) FROM SANITARY SEWER MANHOLE.
ELEVATION: 182.32' (NGVD 29)

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTHEASTERN RIGHT OF WAY OF FOLGER DRIVE, BEING N36°50'00"E PER RECORD OF SURVEY (22 LLS 21).

NOTES:

1) RECORD INFORMATION AND PROPERTY DESCRIPTION ARE PER TITLE REPORT LISTED HEREON. **THIS IS NOT A BOUNDARY SURVEY.**
2) UTILITIES SHOWN ARE BASED ON OBSERVED EVIDENCE AT THE TIME OF THE FIELD SURVEY. ADDITIONAL RESEARCH AND INVESTIGATION WOULD BE REQUIRED TO DETERMINE THE EXACT LOCATIONS OF UNDERGROUND UTILITIES. DO NOT RELY ON THIS SURVEY FOR SUCH LOCATIONS. SOME UTILITIES COULD BE COVERED BY STRUCTURES OR OBJECTS SUCH AS AUTOMOBILES, TRUCKS, CONTAINERS, ETC.
3) ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.
4) ALL TIES SHOWN HEREON ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
5) SURVEY REVISED 1/20/21 TO INCLUDE TREE TAG INFORMATION RELATED TO TREE INVENTORY IN THE PROJECT ARBORIST REPORT DATED DECEMBER 23, 2020 AND PREPARED BY CALIFORNIA TREE AND LANDSCAPE CONSULTING, INC.

REFERENCES:

(#) INDICATES REFERENCE NUMBER
(1) MAP OF RE-SUBDIVISION OF SUBDIVISION "H" BELMONT COUNTRY CLUB PROPERTIES (14 M 15)
(2) RECORD OF SURVEY (22 LLS 21)

FLOOD ZONE:

ZONE X: AREA OF MINIMAL FLOOD HAZARD.

SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 06081C0168F

DATED: JULY 16, 2015

ASSESSOR'S PARCEL NUMBER:

044-351-040

AREA:

13,168 SQ. FT. MORE OR LESS.

LEGEND & ABBREVIATIONS

	PROPERTY BOUNDARY LINE
	EXISTING RIGHT OF WAY
	CENTERLINE
	EXISTING UTILITY LINE
	TIE LINE
	ADJACENT PROPERTY BOUNDARY LINE
	EXISTING STRUCTURE
OHW	OVERHEAD WIRES
x x	FENCE LINE
●	FOUND MONUMENT AS NOTED
EM	EXISTING ELECTRIC METER
GM	EXISTING GAS METER
WM	EXISTING WATER METER
EP	EXISTING ELECTRICAL PANEL
○	SANITARY SEWER CLEAN OUT
✣	LOCAL BENCHMARK
x 103.30	GROUND ELEVATION
	EXISTING FIRE HYDRANT

○	EXISTING MANHOLE
AC	ASPHALT CONCRETE
BM	BENCHMARK
CONC	CONCRETE
EL	ELEVATION
EX	EXISTING
FF	FINISHED FLOOR
FH	FIRE HYDRANT
LAT	LATERAL
OHW	OVERHEAD WIRES
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SDFI	STORM DRAIN FIELD INLET
SS	SANITARY SEWER
SW	SIDEWALK
SSCO	SANITARY SEWER CLEAN OUT
TW	TOP OF WALL
W	WATER
WS	WATER SERVICE

SURVEYOR'S STATEMENT:

THIS TOPOGRAPHIC SURVEY REPRESENTS A SURVEY BY ME OR UNDER MY DIRECTION.

MARK H. WEHBER
REGISTERED L.S. NO. 7960

8/19/21
DATE

LICENSED LAND SURVEYOR
MARK H. WEHBER
7960
STATE OF CALIFORNIA

1513 FOLGER DRIVE
TOPOGRAPHIC SURVEY

CITY OF BELMONT SAN MATEO COUNTY CALIFORNIA

SCALE: 1" = 10' DATE: AUGUST 19, 2021

0 10 20 30

JOB NO.: 3085-000

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SHEET NO.
1
OF 1 SHEETS

8/19/2021 10:39 AM

F:\3085-000\BELMONT\1515 FOLGER DRIVE\ACAD\EXHIBITS\XB-LOT SURVEY_1515 FOLGER DR.DWG

THOMAS JAMES HOMES
255 Shoreline Dr Suite 428,
Redwood City, CA 94065

September 2, 2021

TO: Tim Shek
Community Development
CITY OF BELMONT
1 Twin Pines Ln, Belmont, CA 94002
TShek@belmont.gov

Project: 1513 Folger Drive – Use Permit PA2021-0037

Neighbor Relations Summary

On behalf of the homeowners of 1513 Folger Drive, Thomas James Homes has reached out to the current neighbors at the surrounding addresses within a 300ft radius to provide the proposed plans for the property on April 7, 2021. The initial neighbor reach out was followed by a virtual zoom meeting on April 21, 2021 at 5pm hosted by Thomas James Homes.

The neighbor attendees included 13 people:
Yadong and Xiaobin Yu at 1515 Folger Drive
Michael Oneill at 1516 Folger Drive
Ryan and Lauren Lewis at 1518 Folger Drive
Robert and Wendy Hitchcock at 1546 Notre Dame
Current resident at 1514 Folger Drive
Current resident at 1503 Folger Drive
Ather and Emily Haidri at 1507 Folger Drive
Lee at 1509 Folger Drive
Rick Frautischi not in the immediate area

Majority of the neighbors gave positive feedback on the proposed design including residents at 1514, 1503, 1507, 1518, 1546, 1509. We had two residents call after the virtual meeting to say how supportive they were of this development of a new home and that they are “happy for the change”. Concerns were given by three current neighbors, 1515 Folger Drive, 1509 Folger Drive and 1516 Folger Drive.

1. Lee at 1509 Folger Drive was in support of the new house and wanted to make sure we were addressing the water runoff onsite which we confirmed would be addressed for approval.

2. Michael O'Neill at 1516 Folger Drive was the only resident not in support of the project as he was concerned about energy efficiency of larger homes and does not support any homes of new construction in the area. The other neighbors who attended the meeting were not happy with his concern as they agree with new development for their neighborhood.

3. The Yus at 1515 Folger Drive were in support of the new home but had several concerns:

    (1) the integrity of the existing retaining wall that runs offset from the rear property line on the 1513 Folger property on the east and north boundaries,
    (2) the plantings on the high side of the wall being too close to their house which is less than 3ft away from the PL
    (3) the topographic map not capturing their property renovation accurately
    (4) The Oak tree located and shared by both properties to be removed

Thomas James homes has been in constant communication with the Yus to make sure we are addressing the concerns throughout the design process. In addition to emails, TJH held a virtual meeting on July 2, 2021 to discuss the existing retaining wall analysis and the solutions as options for retrofit. The wall serves as a retaining wall for both the 1513 and 1515 properties preventing the 1515 parcel from sliding into the 1513 parcel. We presented the finding that this wall is indeed distressed, leaning, and has failed due to its age and the load of the property above. The new development with a pool and ADU will further impact the structural integrity of this wall and is a safety concern for the new homeowners at 1513 as well as the residents at 1515. Thomas James Homes investigated solutions to retrofit the wall and presented the design showing details of a proposed new wall located at the interior side of the existing stone wall to hold the soil of the 1515 parcel. The property line between the two properties was also presented as it seems the residents at 1515 have been using this area as part of their property. The proposed plans show a typical 6ft neighbor fence at that property line of which the neighbors were concerned of the proximity to their home. Thomas James Homes offered to present different solutions at this property line to offer more clearance between fence and their house of which the neighbors have not been interested in exploring. Therefore, the plans have moved forward with the new 6ft fence and the lower plantings adjacent. The Oak tree shared on both properties continues to damage the retaining wall. The neighbors at 1515 Folger already applied and received approval to remove the tree.

On Friday August 13,2021, Thomas James Homes sent a crew on the 1513 Folger site to take field measurements of the wall on both the low and high sides. At the same time our crew took measurements of the house at 1515 parcel to accurately confirm the location of the home and its

THOMAS JAMES HOMES
255 Shoreline Dr Suite 428,
Redwood City, CA 94065

proximity to the property line. It was confirmed the 1515 rear exterior corner of the home was built less than 3ft away from the property line and this location has been documented in the revised topographic map. As a courtesy and for safety reason for the neighbors at 1515, the proposed plans have been revised to offer these neighbors use of our property for clearance purposes.

Thomas James Homes will continue to work with the neighbors throughout the process especially the neighbors at 1515 Folger as this shared existing retaining wall is a critical element to both properties and the construction of a new wall to maintain physical integrity is vital for the safety and benefits of both homeowners.

Sincerely,



Anna Felver
Planning Manager | Thomas James Homes

RESOLUTION NO. 2022-_____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELMONT APPROVING ON APPEAL A SINGLE-FAMILY DESIGN REVIEW AND TREE REMOVAL PERMIT AT 1513 FOLGER DRIVE (APN: 044-351-040) (APPL.NO. 2021-0037)

WHEREAS, Anna Felver, applicant, on behalf of Elizabeth Jana Lui and Matthew Salazar, property owners, requests approval of a Single-Family Design Review to construct a new 3,968 square foot single-family residence and a Tree Removal Permit to remove three protected trees at 1513 Folger Drive, and,

WHEREAS, public hearings were duly noticed, held, and closed on December 21, 2021 and June 21, 2022; and,

WHEREAS, on June 21, 2022, the Planning Commission adopted Resolution Number 2022-26 to approve a Single Family Design Review and Tree Removal Permit for the subject property; and,

WHEREAS, on July 1, 2022, Mr. Yadong Yu, adjacent property owner at 1515 Folger Drive, filed an appeal of the Planning Commission decision; and,

WHEREAS, the City Council public hearing on the appeal was duly noticed, held, and closed on September 27, 2022; and,

WHEREAS, the City Council hereby relies upon the staff report dated September 27, 2022 and the facts contained therein, as they pertain to the project, as its own findings of facts, along with any additional findings of facts made by the City Council at the hearing; and,

WHEREAS, the City Council did hear and use their independent judgment and considered all said reports, recommendations and testimony hereinabove set forth and as included in the record.

NOW, THEREFORE, the City Council of the City of Belmont resolves as follows:

SECTION 1. FINDINGS

The City Council finds the required Single Family Design Review findings, Belmont Zoning Ordinance (BZO) Section 13A.5 (a-f), are made in the affirmative as follows:

Residential Design Review

The required Single-Family Design Review findings, Section 13A.5 (a-f) of the Belmont Zoning Ordinance, are made in the affirmative as follows:

(a) The buildings and structures shown on the site plan will be:

1) *Designed to be compatible with any existing development on the site;*
2) *Located and designed to minimize disruptions of existing public views, and to protect the profile of prominent ridgelines.*

Although the proposed structure would have a roof height of 28-feet, the project does not appear to disrupt any public views as assessed from Folger Drive and the surrounding streets. The proposal does not appear to disrupt the profile of any prominent ridgelines. This finding is affirmed.

(b) The overall site and building plans will achieve an acceptable balance of the following factors:

1) *building bulk,*
2) *grading, including:*
   A) *disturbed surface area, and*
   B) *total cubic yards, cut and fill.*
3) *The aesthetic impacts of hardscape as viewed from a public vantage point.*

Building bulk

The new dwelling would be a two-story home and would not exceed the BZO maximum building height requirement of 28-feet. The building walls would be stepped back at varying distances and the design would feature a deck and alternating exterior materials to mitigate perceived structural massing. The residence would also be partially screened by tree coverage and landscaping, thus further mitigating perceived building bulk.

Grading/Hardscape

Extensive landscaping, artificial turf, and decorative stone pavers are proposed to replace the asphalt parking lot. Additionally, a basketball court, swimming pool, outdoor living space and play area are included within the project scope. Overall, these improvements represent a significant decrease in hardscape for the site. The amount of hardscape proposed is appropriate for the site and would not be excessive as viewed from a public vantage point.

An estimated 72 cubic yards of cut is proposed; however, the volume of cut would remain and be repurposed on-site.

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

(c) All proposed accessory and support features, including driveway and parking surfaces, underfloor areas, retaining walls, utility services and other accessory structures will be integrated into the overall project design.

The project includes the removal of one of the two existing driveways and the addition of a swimming pool and spa in the rear yard. The driveway would be replaced with landscaping, artificial turf, and offset stone pavers providing access to the primary entry of the home. The

remaining driveway would allow access to the garage and provide the surface for the basketball court and required uncovered parking for the dwelling.

There is an existing 5 – 15-foot stone retaining wall along the north (rear) and east (right) property lines that exhibits significant signs of distress, cracking, outward rotation, and water seepage that would be replaced. The installation of new utilities (i.e., sewer connection, gas, electricity, etc.) to serve the dwelling would be governed by standard conditions of approval. This finding is affirmed.

(d) The proposed landscape plan will incorporate:

1) Native plants appropriate to the site's environmental setting and microclimate, and

2) Appropriate landscape screening of proposed accessory and support structures.

The property is currently landscaped with trees, shrubbery, and natural grasses along the perimeter of the site. The applicant has proposed extensive new landscaping and surface textures to break up the existing asphalt parking lot. Three protected trees have been proposed for removal due to their proximity to the proposed improvements. A condition of approval would require the project to be reviewed by Mid-Peninsula Water District prior to issuance of a building permit. This finding is affirmed.

(e) The project will be in substantial compliance with the Residential Design Guidelines and Residential Design Criteria as applicable.

The project incorporates the standard of Prescribed Articulation from the Residential Design Criteria to address the building bulk at all applicable elevations. The proposed building facades appear well-articulated at each elevation. The home would be broadly articulated by a combination of varying rooflines and building walls that would be offset at varying distances to help break up the building mass. As such, the proposed building bulk is in compliance with the City's Residential Design Criteria standards.

The applicant has made significant efforts to ensure the proposed addition would be substantially compliant with the Residential Design Guidelines. The project would maintain a consistent contemporary architectural theme and avoid mixing features of different styles, as dictated by Guideline A-1. In accordance with Guideline A-4, the design uses multiple architectural features to create visual appeal on the front façade. The proposal would also comply with Guideline B-1 by avoiding flat two-story building walls, increasing the stepbacks of upper stories, and including varying rooflines. Furthermore, the project incorporates new landscaping to compliment the building architecture and mitigate building bulk as recommended by Guideline D-2 and minimizes the aesthetic impacts of hardscape by incorporating different surface treatments. As such, the proposal is substantially compliant with the Residential Design Guidelines.

Both the Residential Design Criteria and Residential Design Guidelines have been adequately addressed by the proposed design. This finding is affirmed.

(f) City staff and consultants have provided technical review and conditions of approval have been adopted, as applicable, regarding project-related grading, drainage, storm-water

runoff, vehicular and pedestrian access, site stability, structural encroachments, and construction impacts.

As part of the project review process, the City's Department of Public Works, Fire Department, Police Department, and Community Development Department (Planning and Building Divisions) have compiled a list of project-specific conditions of approval which would be required during construction. All construction would be completed in compliance with the California Building Code and the National Pollutant Discharge Elimination System (NPDES) standards as administered by the City of Belmont. This finding is affirmed.

Tree Removal Permit

The requisite Tree Removal findings, (Chapter 25-7 (b)-(c) of the Belmont City Code), are made in the affirmative as follows:

b) "The reviewing authority shall issue a permit to remove the following trees without consideration of the criteria in subsection (c):
(1) Blue Gum Eucalyptus (Eucalyptus globulus);
(2) Dwarf Blue Gum Eucalyptus (Eucalyptus globulus 'Compacta');
(3) Monterey Pine;
(4) Palm (all species);
(5) Acacia (all species);
(6) a dead tree (any species); and
(7) Any tree that a public utility is required to remove under California Public Utility Commission regulations."

The applicant has requested Tree Removal Permit approval for three protected trees. The subject removals are Coast Live Oak, Southern Magnolia and Bottle Brush trees, two species that do not fall on the above list. Chapter 25-7 (c) of the Belmont City Code dictates that trees that do not fall on the list shall be considered under the following criteria for permit determination:

(1) Criteria Supporting Removal	*(2) Criteria Supporting Retention*

(A) The tree is: (i) in poor condition; (ii) at the relative end of its life span of the particular species; (iii) diseased or infested beyond reasonable remediation; (iv) has poor structural integrity; (v) is in danger of falling; or, (vi) poses a safety hazard. *(B) The particular tree species is undesirable due to characteristics such as invasiveness, tendency toward limb failure, and fire hazard.* *(C) The tree is damaging or interfering with existing structures, site improvements, or utility services.* *(D) Removal of the tree is needed in order to construct improvements or otherwise allow conforming use of the property.* *(E) Proximity of the tree to existing or proposed structures.*	*(A) The tree is located outside the developable area of the property.* *(B) The tree and its location contribute substantially to the aesthetic appeal of the property or the neighborhood.* *(C) The effect of the requested tree removal on the remaining number, species, size and location of existing trees on the site and in the area, including trees mutually dependent on each other for survival, structural integrity or aesthetics.*

Based upon the project plans and arborist's report submitted for the property, the subject trees are recommended for removal due to their proximity to the proposed site improvements. As such, the proposal strongly aligns with Criteria A, D and E supporting removal. It is possible that the trees contribute some aesthetic value to the property, as referred to in Criteria B supporting retention, but given their suboptimal locations, they are unlikely to contribute much aesthetic value as seen from a public vantage point. The proposal includes new landscaping that would improve the aesthetics of the subject site. Therefore, the criteria supporting tree removal outweigh the criteria supporting retention.

The City Council has considered the applicant's request for a Tree Removal Permit and finds that the project meets the Criteria for Permit Determination in Chapter 25-7 (c) of the City of Belmont Municipal Code. This finding is affirmed.

SECTION 2. DETERMINATION

The City Council approves the application for Single-Family Design Review to construct a new 3,968 square foot single-family residence, and a Tree Removal Permit to remove three protected trees subject to the attached conditions in Exhibit "A".

SECTION 3. ENVIRONMENTAL REVIEW

The proposed new single-family home is categorically exempt from the provisions of the California Environmental Quality Act ("CEQA") by provision of Section 15301, Class 3 (a):

"One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption."

The applicant has proposed to construct a new single-family residence. Therefore, the proposal meets the requirements for CEQA exemption.

* * *

ADOPTED September 27, 2022 by the City of Belmont City Council by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

_____
City Clerk

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

STAFF REPORT

Meeting Date:	September 27, 2022
Agency:	City of Belmont
Staff Contact:	Tim Shek, Associate Planner
Agenda Title:	Appeal of Planning Commission Approval of Application No. 2021-0037 for a Single Family Design Review (SFDR) and Tree Removal Permit at 1513 Folger Drive (CEQA Exemption: Section 15301)
Agenda Action:	Resolution

Recommendation

Adopt a resolution either (1) approving Application No. 2021-0037 for the Single Family Design Review (SFDR) and Tree Removal Permit for 1513 Folger Drive (staff's recommendation) or (2) denying the application.

Strategic Focus Area

Not Applicable

Background

At their December 21, 2021 meeting, the Planning Commission reviewed a Single-Family Design Review (SFDR) to construct a new 3,975 square foot single-family residence, and Tree Removal Permit to remove six protected trees at 1513 Folger Drive, which resulted in a vote (4-0, with three Commissioners absent) to continue the application for redesign. The Commissioners expressed concerns with the proposed building bulk, the potential impact on public views, and the removal of three protected trees for a potential future Accessory Dwelling Unit (ADU) that would not be within the scope of the Planning Commission's review.

At their June 21, 2022 meeting, the Planning Commission adopted Resolution 2022-0037, by a 4-0 vote (three Commissioners absent) approving the redesigned 3,968 square foot residence and Tree Removal Permit to remove three protected trees based off the project modifications below:

- The proposed dwelling was redesigned to reduce the overall perceived building bulk with changes made to the rooflines, exterior materials, and colors.
- The number of protected trees proposed for removal was reduced from six to three, all within the proximity of the proposed dwelling under review.
- The applicant submitted perspective drawings to provide a better understanding of the proposed dwelling in context to the site and surrounding properties to illustrate that public views would be minimally impacted. The applicant has also included a written description of the site context and a summary of the design revisions (see Attachment C).

On July 1, 2022, Yadong Yu, adjacent property owner at 1515 Folger Drive, submitted an appeal of the Planning Commission decision (see Attachment B).

Discussion

Belmont's Ordinances Regarding Single Family & Duplex Residential Design Review Entitlements

Belmont Zoning Ordinance Section 13A provides:

> *13A.1 PURPOSE – The regulations in Section 13A establish standards that allow residential property owners to develop their property while ensuring that the development is in harmony with and preserves the City's tranquil, safe and desirable neighborhoods. These regulations, as augmented by the Residential Design Guidelines, together with Section 4 are intended to provide a predictable and consistent framework for review of residential projects.*

In rendering its decision pursuant to Belmont Zoning Ordinance Section 13A, the Planning Commission must consider all testimony offered and grant a Single Family Design Review and Tree Removal Permit only when it finds evidence to support the required findings of Section 13A.5 (a-f) of the Zoning Ordinance[1]. Each of the findings must be made in the affirmative if the Single Family Design Review and Tree Removal Permit are to be granted.

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[1] *13A.5 STANDARDS FOR APPROVAL. The reviewing authority may approve, conditionally approve, or deny an application for residential design review. The reviewing body may approve or conditionally approve a residential design review if it makes the following findings:*

- *(a) The buildings and structures shown on the site plan will be:*
  - *(1) Designed to be compatible with any existing development on the site;*
  - *(2) Located and designed to minimize disruptions of existing public views, and to protect the profile of prominent ridgelines.*
- *(b) The overall site and building plans will achieve an acceptable balance of the following factors:*
  - *(1) building bulk,*
  - *(2) grading, including*
    - *(A) disturbed surface area, and*
    - *(B) total cubic yards, cut and fill.*
  - *(3) The aesthetic impacts of hardscape as viewed from a public vantage point.*
- *(c) All proposed accessory and support features, including driveway and parking surfaces, underfloor areas, retaining walls, utility services and other accessory structures will be integrated into the overall project design.*
- *(d) The proposed landscape plan will incorporate:*
  - *(1) Native plants appropriate to the site's environmental setting and microclimate, and*
  - *(2) Appropriate landscape screening of proposed accessory and support structures.*
- *(e) The project will be in substantial compliance with the Residential Design Guidelines and Residential Design Criteria as applicable.*
- *(f) City staff and consultants have provided technical review and conditions of approval are included, as applicable, regarding project-related grading, drainage, storm-water runoff, vehicular and pedestrian access, site stability, structural encroachments, and construction impacts.*

Planning Commission Action

At the conclusion of the public hearing, the Planning Commission conclusively determined that it could make all of the findings required by Section 13A.5 (See Attachment D – Planning Commission Resolution 2022-26 and 6/21/2022 Draft Meeting Minutes)

Belmont's Ordinance Regarding Appeals

10.11.5 Consideration of Appeal

(a) When a timely and complete notice of appeal is filed, the Zoning Administrator shall schedule the matter for consideration by the appeal body and prepare a report on the matter.

(b) Appealed matters are considered de novo by the appeal body. The appeal body shall follow the same notice and determination procedures that govern the lesser approval authority's action on the entitlement, and any other procedures required by law.

(c) The appellant must deliver to the Zoning Administrator all written materials that he or she wishes the appeal body to consider no later than 5 business days before the meeting at which the appeal is first considered. The appellant may supplement these materials with additional written materials to rebut any written information first provided to appeal body after or less than 24 hours before Appellant submitted his or her initial materials. The appeal body may extend or waive the timing requirements in this paragraph for good cause. The appeal body shall continue the meeting and the hearing of evidence as necessary for due process.

When an administrative zoning entitlement is appealed to the City Council, the Council conducts a new determination process. The new determination process includes the Council conducting a new public hearing to receive evidence, making its own independent findings of fact from the evidence presented at the hearing and in the record, applying the findings of facts to the existing regulations and making a determination on the matter based on those findings and existing regulations.

Analysis

Proposed New Dwelling

The proposed new two-story home would have four-bedrooms and four-and-a-half-bathrooms. The 2,080 square foot ground floor consists of a two-car garage, a bedroom, one-and-a-half bathrooms, a living and dining room, kitchen, study, and playroom. The proposed 1,359 square foot second floor consists of a master suite, two bedrooms and two bathrooms. The residence would be compliant with all relevant floor area ratio, setback, parking, and height limit standards.

Exterior Materials/Colors

The proposed contemporary residence would be finished in white batten board and black trim with a slate gray composite shingle roof, accented with varying stone veneer, horizontal cedar, and dark gray siding.

Landscaping and Groundwork

Extensive landscaping, artificial turf, and decorative stone pavers are proposed to replace the asphalt parking lot. Additionally, a basketball court, swimming pool, outdoor living space and play area are included within the project scope. As noted earlier, three protected trees are proposed for removal.

There is an existing 5 – 15-foot stone retaining wall along the north (rear) and east (right) property lines that exhibits significant signs of distress, cracking, outward rotation, and water seepage that has been recommended for replacement by the project engineers.

Minor clearing and grading are required for the site groundwork as the addition would have minimal impact on the ground area.

PROJECT DATA

Criteria	Existing	Proposed Home	Required Development Standards
Lot Size	13,169 sq. ft.	*No Change*	*No Change*
Slope	12%	*No Change*	*No Change*
FAR	N/A	.302	Max .525
Square Footage	N/A	3,968 sq. ft.	Max 3,975 sq. ft.
Parking	N/A	Two-car garage; Two uncovered	Min two-car garage; Two uncovered
Setbacks:			
Front	N/A	20’	Min 20’
Side (right)	N/A	20’9”	Min 15% of lot width
Side (left)	N/A	20’9”	Min 15% of lot width
Rear	N/A	25’	Min 25’
Driveway length	N/A	Approx. 40’	Min 18’
Height	N/A	27’11”	Max 28’

ZONING CONFORMANCE

The proposed new home meets all applicable setback, height, parking, and permitted use regulations of the R-1B zoning district.

Residential Design Guidelines

The applicant has made significant efforts to ensure the proposed new dwelling would be more substantially compliant with the Residential Design Guidelines than the previous design. The project would maintain a consistent contemporary architectural theme and avoid mixing features of different styles, as dictated by Guideline A-1. In accordance with Guideline A-4, the design uses multiple architectural features to create visual appeal on the front façade. The proposal addresses Guideline B-1 by avoiding flat two-story building walls, increasing the step-backs of upper stories, and including varying rooflines. Furthermore, the project incorporates new landscaping to compliment the building architecture and mitigate building bulk as recommended by Guideline D-2 and seeks to minimize the aesthetic impacts

of hardscape by incorporating different surface treatments. As such, staff concludes that the Council may reasonably determine the proposal is substantially compliant with the Residential Design Guidelines.

Residential Design Criteria

The project incorporates the standard of *Prescribed Articulation* from the Residential Design Criteria to address the building bulk at all applicable elevations. The proposed building facades appear well-articulated at each elevation. The home would be broadly articulated by a combination of varying rooflines and building walls that would be offset at varying distances to help break up the building mass. As such, staff concludes that the Council may reasonably determine the proposed building bulk is in compliance with the City's Residential Design Criteria standards.

GENERAL PLAN CONFORMANCE

The proposed new residence does not change the intended land use of the site. The proposal is in conformance with the Low Density Residential General Plan designation.

NEIGHBORHOOD OUTREACH

The applicant performed neighborhood outreach as detailed in the Neighborhood Outreach Materials (See Attachment F). The applicant reported mailing out copies of the plans and a description of the project to all neighbors within a 300-foot radius of the property, inviting any feedback or questions that neighbors might present in a virtual meeting. According to the applicant, thirteen people attended, and all were supportive of the project except for one neighbor who does not support construction of any new homes in the area. One neighbor who attended was supportive however has several concerns that are detailed in Attachment F. As such, the outreach requirements appear to have been met.

ENVIRONMENTAL CLEARANCE (CEQA)

The proposed new single-family home is categorically exempt from the provisions of the California Environmental Quality Act ("CEQA") by provision of Section 15301, Class 3 (a):

> *"One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption."*

The applicant has proposed to construct a new single-family residence. Therefore, the proposal meets the requirements for CEQA exemption.

Alternatives

1. Direct staff to prepare a resolution based on findings provided by the City Council to deny the Single Family Design Review and Tree Removal Permit to allow construction of a new single family dwelling for the property located at 1513 Folger Drive.
2. Continue the matter and direct staff to prepare an alternative course of action.

Attachments

A. City Council Resolution Approving the Single Family Design Review and Tree Removal Permit,

B. Appeal Application – 7/1/2022
C. Applicant's Site Context and Design Revisions
D. Planning Commission Resolution 2022-26 Approving the Single Family Design Review and Tree Removal Permit, and Meeting Minutes
E. Project Plans & Materials
F. Neighborhood Outreach Summary

Fiscal Impact

☐ No Fiscal Impact

☒ Funding Source Confirmed: Applicant has paid all applicable fees through the current application status, and will be charged other fees as applicable should the project be approved and advances to construction permitting phase.

Source:	**Purpose:**	**Public Outreach:**
Staff	Discretionary Action	Posting of Agenda

STAFF REPORT

Meeting Date:	September 27, 2022
Agency:	City of Belmont
Staff Contact:	Jozi Plut, City Clerk/Communications Coordinator, jplut@belmont.gov, 650-595-7414
Agenda Title:	Appointment to a Vacant Parks and Recreation Commission Non-Voting Seat
Agenda Action:	Resolution

Recommendation
Adopt resolutions appointing one member to a vacant Parks and Recreation Commission non-voting seat and determine appointment period.

Strategic Focus Area
Not Applicable

Background
During the months of December 2021 and January 2022, the City of Belmont held a recruitment for applicants to fill open positions on the Planning, and Parks and Recreation Commissions for appointment periods through February 2023. The City has an open recruitment for two Youth Commission seats; however, no applications were received prior to the March 2022 appointments. Under Belmont City Code Section 2-162, appointment periods end on the last day of February of a given year though appointees remain in office until they resign their appointment in writing, their appointment is declared vacated, or a replacement is appointed and has taken the oath of office. The appointment period is typically one year for youth members under BCC Section 2-166(b)(2).

Analysis
The City has since received one application for the non-voting Park and Recreation seat. The City Council held a panel interview of the applicant on September 19, 2022 to fill the following position:

Parks and Recreation Non-Voting Seat Term ending in February 2023:
Applicant: Edward Kogan

In order to fill one vacant position, the City Council is requested to adopt a resolution appointing one member to the Parks and Recreation Commission non-voting vacancies.

Alternatives
1. The City Council could choose to leave the positions vacant at this time.
2. The Council could choose to make the appointment for the duration of the current appointment cycle or extend the appointment to March of 2024.
3. Take no action.

Attachments

A. Resolution

Fiscal Impact

☒ No Fiscal Impact

☐ Funding Source Confirmed:

Source:	**Purpose:**	**Public Outreach:**
Staff	Statutory/Contractual Requirement	Posting of Agenda

RESOLUTION NO. 2022 –

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELMONT APPOINTING A MEMBER TO ONE VACANT PARKS AND RECREATION COMMISSION NON-VOTING SEAT

WHEREAS, the Parks and Recreation Commission includes two non-voting commission seats; and,

WHEREAS, the City has an ongoing recruitment for the two non-voting seats; and,

WHEREAS, the City received one application and the City Council interviewed the candidate.

NOW, THEREFORE, the City Council of the City of Belmont resolves as follows: that the following resident is hereby appointed as non-voting member of the Belmont Parks & Recreation Commission for an appointment period from_____ through _____.

* * *

ADOPTED September 27, 2022 by the City of Belmont City Council by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

City Clerk

Mayor

APPROVED AS TO FORM:

City Attorney

STAFF REPORT

Meeting Date: September 27, 2022
Agency: City of Belmont
Staff Contact: Jennifer Rose, Housing and Economic Development Manager
Agenda Title: Affordable Housing Funds Loan Request for 800-803 Belmont Avenue
Agenda Action: Resolution

Recommendation

Adopt a resolution authorizing the City Manager to negotiate and enter into a loan funding agreement with ROEM Development Corporation to provide up to $2.5 million of Belmont affordable housing funds for construction of a 125-unit affordable housing project at 800-803 Belmont Avenue.

Strategic Focus Area

Economic Development and Housing

Background

On May 10, 2022, the City Council approved ROEM Development Corporation's (ROEM) application for development of a 125-unit affordable housing project located at 800-803 Belmont Avenue. The project entitlements included a Vesting Tentative Parcel Map, Design Review, Conditional Use Permit, Grading Plan, Affordable Housing Plan, Density Bonus, and Tree Removal Permit.

The approved project includes the demolition of the existing Bel-Mateo Motel and the construction of a new multi-family residential structure. The site is situated on two parcels approximately 1.46-acres in size, located less than one-half (0.5) mile from the Belmont Caltrain station. Onsite project amenities will include but are not limited to the following: 6,500 square-foot outdoor recreation area, fitness center; resident club room; homework/computer room; resident services office; and a children's play structure. There are 152 parking spaces proposed within three levels of at grade parking in an enclosed garage.

The approved affordable housing plan for the project includes a range of unit sizes and affordability levels, as summarized below:

Unit Type	30% AMI	50% AMI	70% AMI	Subtotal	Percent
One-Bedroom	19	16	17	52	42%
Two-Bedroom	4	3	33	40	32%
Three-Bedroom	3	3	26	33*	26%
Total	**26**	**22**	**76**	**125**	

*Includes one unrestricted manager's unit.

The project financing plan submitted by ROEM includes a combination of local, County, and State tax credit financing. ROEM was awarded $9.5 million from the San Mateo County Affordable Housing Fund (AHF), and is currently applying for an additional $10 million in the AHF 10.0 cycle. ROEM's project financing plan includes requesting a loan of $2.5 million from the City of Belmont Affordable Housing Fund (funding request letter provided as Attachment A).

Analysis

Housing Needs Analysis

The ROEM affordable housing project will provide low, very-low, and extremely low-income units that would contribute towards Belmont's Regional Housing Needs Allocation (RHNA). The table below shows how the ROEM project would impact Belmont's RHNA compliance for the 2015-2023 planning period:

Belmont 2015-2023 Regional Housing Needs Allocation:

Income Level	RHNA	2015	2016	2017	2018	2019	2020	2021	ROEM*	Total Units (w/ Project)
Very Low	116						22		**64**	86
Low	63						44	38	**61**	143
Moderate	67			4	9	12	11	12		48
Above Mod.	222	7	7	109	6		9	218		356
Total Units	468	7	7	113	15	12	86	268	**125**	633

*The RHNA table is populated to show total number of units that have received a building permit in each calendar year; the ROEM project is still working on obtaining building permits, but the units are shown here to demonstrate the impact this project would have on Belmont's housing production.

Provision of lower-income units is critically important to meet housing needs and to support various special needs housing populations in Belmont that often face challenges such as overcrowding and cost burdened households (i.e. paying more than 30-50% of income on housing costs). Development of lower-income units also typically requires larger public subsidies from a variety of funding sources.

Affordable Housing Funding Analysis

The City collects affordable housing funds primarily from two sources.

1. Affordable Housing Mitigation Fees:
   Housing mitigation fees includes both the Commercial Linkage Fee (non-residential projects) and the Affordable Housing In-Lieu Fee (residential projects). In 2021, the City updated the housing mitigation fees to ensure new development is providing a fair share of funding needed to mitigate impacts on availability of affordable housing to serve new growth and development activity. These fees provide a small but steady stream of funding that must be used to develop or rehabilitate new affordable housing units.

2. Sale of Housing Successor Agency Real Property Assets:
   The City recently sold three real-property assets that were acquired by the former Belmont Redevelopment Agency using Low-Moderate Income (LMI) housing set-aside funds. The properties included one single-family home, one condominium unit (both formerly used as affordable rental units), and the sale of land for phase two of the Firehouse Square project (market-rate townhomes). Under the City's Housing Replacement Plan, all proceeds from sale of LMI real-property assets are to be used to help build replacement affordable housing units in Belmont. The use of the proceeds generated by the sale of LMI housing assets is largely controlled by the provisions of Health and Safety Code Section 34176.1, which requires that LMI funds be spent only on extremely-low, very-low, and low-income housing (no moderate income or market rate housing).

A review of City housing fund balances confirms that Belmont has sufficient funding available to meet the current request from ROEM for a loan of $2.5 million, while still retaining fund balance that could be used for other affordable housing projects in the pipeline. The loan would be structured to be repaid using residual receipts, a common financing method used to facilitate low-income housing development. The loan would be repaid over the project affordability term, typically 55-years minimum.

Projects applying for competitive Low Income Housing Tax Credits (LIHTC) from the California Tax Credit Allocation Committee (CTCAC) are typically eligible to receive additional scoring points during the application review process when local and regional funding sources are included as part of the total project financing plan. Providing this project with Belmont affordable housing funds, in addition to the San Mateo County affordable housing funds, offers this project a competitive advantage to obtain other critical financing through the State.

Other Project Funding Terms
In addition to the request for a loan of affordable housing funds, the ROEM written request includes two additional terms for Council consideration.

Complimentary Funding Sources
The project funding awarded from the San Mateo County affordable housing fund includes a condition of funding approval requiring the project host jurisdiction (in this case, the City of Belmont) to provide one of the following to the project:

- Allocation of State, Local or Regional Housing Trust Funds; or
- Contribution of City funding;
- Provision of cost-saving measure, including but not limited to fee reductions/waivers, by-right zoning, density bonus, parking reductions.

City Council support of the requested $2.5 million loan of Belmont affordable housing funds to the project would comply with the second bullet above. Additionally, in May 2022 the City Council approved a project density bonus pursuant to Belmont Zoning Ordinance Section 5A.1.7, which would satisfy the third bullet listed above. The City is able to comply with the terms of funding approval required by San Mateo County for this project.

Local Development Impact Fees

The funding request letter also includes a request by the developer for assurance that the County and City fees will be limited to no more than $18,000 per unit, or a total of $2.25 million. While Belmont cannot analyze fees assessed by San Mateo County for development projects, a brief review of applicable Belmont development fees indicates that the project would not exceed $18,000 per unit. The following is a summary of development fees applicable to the project:

- Park Impact Fee: $1,150,000
- Transportation Impact Fee: $718,000
- Public Art In Lieu Fee: Exempt (Affordable Housing)
- Housing Impact Fee: N/A (units provided on-site)

The resulting cost per-unit of development fees is $14,944 per unit. Staff believes that the project, as approved, would meet this requested financing term, but notes that all final project fees are confirmed during the building permit review process.

Funding Resolution

Approval of the attached resolution would authorize the City Manager to negotiate and enter into a loan funding agreement to provide up to $2.5 million of Belmont affordable housing funds for development of a 125-unit affordable housing project at 800-803 Belmont Avenue. In supporting the funding request, the City finds that:

- The project provides lower-income housing units that are needed to help the City comply with its regional housing needs allocation (RHNA).
- The City has affordable housing funds available to loan to the developer, and is required to spend those funds on low, very-low, or extremely low income housing in accordance with State law.
- Provision of local funding provides the project with a competitive advantage when applying for other affordable housing funding sources from the State.

Alternatives

1. Take no action; no funding approved.
2. Provide alternative funding proposal.

Attachments

A. Developer Funding Request Letter
B. Resolution

Fiscal Impact

☐ No Fiscal Impact

☒ Funding Source Confirmed:

The City has sufficient funding available in the Affordable Fund (275) and the Inclusionary Housing Fund (277) to provide an affordable housing loan to ROEM; however, the Council must authorize an appropriation in the FY 2023 budget to provide the requested loan. The attached resolution authorizes the following budget appropriations:

Affordable Housing Fund: 275-5-902-8589: $2,335,000
Inclusionary Housing Fund: 277-5-902-8589: $165,000

Source:	**Purpose:**	**Public Outreach:**
Staff	Council Vision/Priority	Posting of Agenda

ROEM® CORPORATION

September 20, 2022

Afshin Oskoui
City Manager
City of Belmont
1 Twin Pines Lane
Belmont, CA 94002

Dear Mr. Oskoui:

ROEM worked diligently with City staff to entitle a 125-unit 100% affordable housing project located at 803 Belmont Ave. ROEM has worked on this development since entering our PSA with the sellers in January 2019. The project has faced numerous changes and hurdles since that time, but with the help from the City staff, we have managed those, received entitlements, and anticipate beginning construction in the 3rd quarter of 2023.

ROEM is applying for $10M in additional funding through the County's AHF 10.0 NOFA, which was recently released. While we understand that is a large sum, it will not be sufficient to fully finance our 125-unit affordable housing project without additional financial assistance from the City. We are requesting $2.5M in a loan from the City as well as the assurance that ROEM's County and City fees will be limited to no more than $18,000 per unit, or a total of $2.25M.

In order to receive funding through the County's AHF 10.0 NOFA, we must receive financial support from the City. Please see below for the relevant portion of the NOFA:

"(b) The city (if the Project is located in an incorporated city or town) or County (if the Project is located in unincorporated San Mateo County) has provided a commitment to:
i. Provide city's allocation of State Local or Regional Housing Trust Fund program funds; or
ii. Provide city funds (if the Project is located in an incorporated city or town); or
iii. Grant the Project one or more cost-saving incentives, such as fee reductions or waivers, by-right zoning, density bonus, parking requirement reduction, or other such cost-saving incentives. Note that DOH is unlikely to fund an application that includes large fees payable to a local jurisdiction.

The County seeks to leverage Measure K funding to create affordable housing through the AHF and is unlikely to fund an application that includes large fees payable to a local jurisdiction."

Respectfully,



Brett Granum
Vice President of Acquisitions and Operations

1650 Lafayette Street | Santa Clara, California 95050 | T 408.984.5600 | F 408.984.3111 | www.ROEMcorp.com

RESOLUTION NO. 2022-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELMONT AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND ENTER INTO A LOAN FUNDING AGREEMENT WITH ROEM DEVELOPMENT CORPORATION TO PROVIDE UP TO $2.5 MILLION OF BELMONT AFFORDABLE HOUSING FUNDS FOR CONSTRUCTION OF A 125-UNIT AFFORDABLE HOUSING PROJECT AT 800-803 BELMONT AVENUE

WHEREAS, on May 10, 2022, the City Council adopted Resolutions 2022-43 to 2022-045 approving several entitlements requested by ROEM Development Corporation (ROEM) for development of a 125-unit affordable housing project located at 800-803 Belmont Avenue; and,

WHEREAS, the Affordable Housing Plan for the project includes a range of unit sizes and affordability levels, with 26 units reserved for households making 30% of less of area median income, 22 units reserved for households making 50% or less of area median income, 76 units reserved for households earning 70% or less area median income, and one unrestricted manager's unit, helping Belmont meet its Regional Housing Needs Allocation (RHNA) for provision of very-low and low-income housing units; and,

WHEREAS, Belmont has been collecting Affordable Housing Mitigation Fees, including a commercial linkage fee for non-residential development, and an affordable housing in-lieu fee for residential development, for the purpose of funding the construction or rehabilitation of new affordable housing units within the City of Belmont; and,

WHEREAS, the City, in its capacity as the Housing Successor to the former Belmont Redevelopment Agency, has recently disposed of certain real property assets that were acquired with low-moderate income housing tax increment set-aside funds, and that the City now intends to utilize the proceeds to fund construction of replacement affordable housing units reserved for low and very-low income households pursuant to Health and Safety Code Section 34176.1; and,

WHEREAS, the City acknowledges that contribution of local affordable housing funds is an important part of a comprehensive project financing strategy that also includes San Mateo County Affordable Housing Funds and State low income housing tax credits (LIHTC); and,

WHEREAS, the Belmont General Plan Housing Element 2015-2023 includes Program 2.1 "Affordable Housing Development", which directs the City to leverage various financial resources – including sale of low-moderate income housing assets of the Housing Successor and adoption of Housing Mitigation Fees – to provide financial assistance to affordable housing projects in Belmont that provide extremely-low, very-low, and low-income housing units; and,

WHEREAS, the project developer, ROEM Development Corporation, is a successful and fully integrated affordable housing development company that has demonstrated the professional capacity to plan, build and manage large affordable housing projects; and,

WHEREAS, ROEM Development Corporation has submitted a request to the City for a loan of $2.5 million of Affordable Housing Funds that will be repaid during the project affordability term through residual receipts; and,

WHEREAS, the City Council supports the 125-unit affordable housing project and desires to see construction of more affordable housing units in Belmont.

NOW, THEREFORE, the City Council of the City of Belmont resolves as follows:

SECTION 1. The City Manager is authorized to negotiate and execute a loan funding agreement with ROEM Development Corporation for an amount not to exceed $2.5 million for construction of a 125-unit affordable housing project at 800-803 Belmont Avenue. The loan shall be repaid over the affordability term of the project from project residual receipts.

SECTION 2. A fiscal year 2023 budget appropriation is authorized to provide a multi-family housing loan of up to $2.5 million in affordable housing funds to ROEM Development Corporation. The source of loan funds shall be approximately$165,000 from the Inclusionary Housing Fund (277-5-902-8589) and approximately $2,335,000 from the Affordable Housing Fund (275-5-902-8589).

* * *

ADOPTED September 27, 2022 by the City of Belmont City Council by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

_____
City Clerk

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney