



DATE: March 6, 2019

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Steve Golden, Senior Planner
SUBJECT: 18-SC-16 – 360 South El Monte Ave

RECOMMENDATION:

Approve the landscape plan for design review application 18-SC-16

PROJECT DESCRIPTION

This is a review of the landscape plan for the design review application for a new two-story house. The project was approved with the condition that a complete landscape plan be reviewed by the Design Review Commission prior to the issuance of a building permit.

BACKGROUND

On December 5, 2018 the Design Review Commission reviewed the design review application for a new two-story house at 360 South El Monte Avenue. The Commission approved the project with a condition that a revised and more complete landscape plan be reviewed by the Commission. The Commission noted that the landscape plan should be more comprehensive and include enhanced evergreen privacy screening along the west (side) property line.

DISCUSSION

The revised landscape plan was designed by a landscape architect and depicts locations where existing trees and shrubs will be protected and remain on-site and where new landscaping is proposed, including the location and specific plant species as well as the container size of the installed plant. The landscape plan also includes all submittal requirement information to comply with the City's Water Efficient Landscape Ordinance, including the delineation of hydrozones, irrigation plan and details, and water demand and efficiency calculations.

The landscape plan shows the proposed planting of *Prunus carolina* (Cherry Laurels) along both the eastern and western side property lines to address privacy concerns of the neighbors. The planting along the western property line will supplement the existing Cherry Laurels which are to remain. Staff will ultimately determine if the landscape screening is sufficient based on a required final site inspection at the completion of the project. If the staff determines that the screening is not sufficient for privacy screening, additional plant material will be required to be installed.

Staff recommends approval of the landscape plan and incorporation into the project's approved set of plans. No additional findings or conditions are necessary to adopt at this time.