

FINAL Minutes of the Planning Commission Meeting of Tuesday November 21, 2017
Council Chambers, One Twin Pines Lane, Belmont, CA

ROLL CALL 7:00 P.M.

Planning Commission Members Present: Hendrix, McCune, Goldfarb, Simpson, Meola, Mates
Planning Commission Members Absent: Majeski

Staff Present: CDD deMelo, Senior Planner Gill, and Temporary Administrative Assistant Hernandez

PLEDGE OF ALLEGIANCE

Led by Chair Mates

PUBLIC HEARINGS

2520-22 DEKOVEN AVENUE (MID-PENINSULA WATER TANK SITE) – TO CONSIDER A CONDITIONAL USE PERMIT, VARIANCE AND DESIGN REVIEW TO REMOVE AND REPLACE TWO SPRINT PANEL ANTENNAS, AND ADD WIRELESS TELECOMMUNICATION EQUIPMENT ON THE EXISTING POLE MOUNT AND WITHIN THE EXISTING EQUIPMENT SHELTER AT THE MID-PENINSULA WATER TANK SITE. THIS PROJECT IS SUBJECT TO STREAMLINED REVIEW PURSUANT TO SECTION 6409(a) OF THE MIDDLE-CLASS TAX RELIEF ACT OF 2012 (APPL. NO PA2017-0059).

Commissioners indicated that site visits were made but no ex-parte communications were made.

Senior Planner Gill described the project. Senior Planner Gill stated that the project is in compliance with Section 25 of the Belmont Zoning Ordinance which states that all wireless communication facilities in the City are required to secure a Conditional Use Permit.

Commission discussion ensued regarding a neighbor's concern regarding Radio Frequency. Senior Planner Gill stated that staff has not heard from the concerned citizen. The applicant submitted a Radio Frequency report which states that the site meets Federal Communications Commission (FCC) standards; the City had the applicants report reviewed by the City's consultant, consultant concurred that the project meets FCC standards.

Commission discussion ensued regarding cell phone antennas, local laws, and Federal law. An inquiry was made that if the Planning Commission is required to review and approve these types of applications, can the item be placed on the Consent Calendar.

CDD deMelo stated that if a project meets the provisions of the 6409(a) Middle Class Tax Relief Act of 2012, the City cannot deny the application and the item must be publicly noticed and reviewed.

Commission discussion ensued regarding when the Wireless Plan would be updated, and why a Variance is required.

Senior Planner Gill stated that the current zoning code, Section 25, requires a variance if the General Plan designation is residential. CDD deMelo explained the regulations outlined in Section 25 of the Wireless Ordinance describing site location standards, and how it applies to variances.

CDD deMelo stated that staff has a significant amount of future implementation items and will meet with City Council next year to discuss their priority setting for the next calendar year, inclusive of potential amendments to the current wireless Ordinance.

Chair Mates opened the Public Hearing. No one came forward to speak.
Chair Mates closed the Public Hearing.

Commission indicated that they could make the findings.

ACTION: On a motion by Commissioner Meola, seconded by Commissioner McCune, **Resolution 2017-48** Approving a Conditional Use Permit, Variance and Design Review to Allow Modifications to an Existing Wireless Communications Facility at 2520-22 DeKoven Avenue (Mid-Peninsula Water Tank Site) (Appl. No. PA2017-0059) was approved 6-1 (Majeski, absent).

533 Chesterton Avenue - To consider a Single-Family Design Review to construct a new 1,106 square foot upper floor and 517 square foot ground floor addition to an existing 1,370 square foot single-family residence. (Appl. No. PA2017-0061). CDD deMelo stated that this item is being continued to the December 5, 2017 meeting. The description of the project that is on tonight's agenda has been modified and that is the reason the item was continued.

OTHER BUSINESS / UPDATES

CDD deMelo stated that on November 14, 2017 the City Council adopted the 2035 General Plan, the Belmont Village Specific Plan, the Climate Action Plan, and conducted first readings of the two companion ordinances to the project, the Phase 1 Zoning to implement the General Plan and the Belmont Village Zoning. Second readings of both of those ordinances are scheduled for the City Council meeting of November 28, 2017. Should the Ordinances get approved, then the comprehensive project would be completely adopted, and the Ordinances will take place 30 days after.

ADJOURNMENT at this time, being 7:30 p.m.

Prepared by,
Irma Hernandez
Temporary Administrative Assistant

Approved by,
Carlos deMelo
Community Development Director

Meeting televised and web streamed.