

**Minutes of the Planning Commission Regular Meeting of Tuesday, December 4, 2018  
Council Chambers, One Twin Pines Lane, Belmont, CA**

**ROLL CALL 7:00 P.M.**

Planning Commission members present: Majeski, Kramer, Goldfarb, McCune, Pyrz

Planning Commission members absent: Meola

Staff Present: Community Development Director de Melo, Assistant Planner Shek, and Administrative Assistant Lynn

**PLEDGE OF ALLEGIANCE**

Led by Commission Chair Goldfarb.

**COMMUNITY FORUM**

Chair Goldfarb opened the Community Forum.

Meng Huang, resident, expressed concern for the recent request by the City for a Certificate of Compliance on his lots located on Monte Cresta Drive.

**COMMISSIONER ANNOUNCEMENTS / AGENDA AMENDMENTS**

**CONSENT CALENDAR**

**A. Minutes of November 8, 2018**

**ACTION:** Meeting Minutes approved (5 Ayes, 0 Noes, 1 Absent)

**STUDY SESSION – NONE**

**PUBLIC HEARINGS**

**7 A. 1148 Villa Avenue (Single-Family Design Review)**

Commissioners stated that no ex-parte communications were made.

Assistant Planner Shek provided an overview of the staff report and a presentation to consider a single-family design review to construct a second-floor addition totaling 1,100 square feet to an existing 1,613 square foot single-family residence. Staff stated all findings were made in the affirmative and recommended approval.

Chair Goldfarb invited the applicant to speak.

Shaobo Liu, Owner, commented that the addition was for the growth of their family.

**COMMISSION COMMENTS**

In response to Commissioner Pyrz, staff stated requirements are in the Standard Conditions to safeguard against exceeding the maximum floor area limits. Additionally, the project plans include boxed-out drawings for the various (square footage) for the home.

Chair Goldfarb opened the Public Hearing. No speakers came forward. Chair Goldfarb closed the Public Hearing.

Commissioners all concurred in approval and made the findings.

**ACTION:** On a motion by Commissioner McCune, seconded by Commissioner Pyrz to approve a Single-Family Design Review to construct a second-floor addition totaling 1,100 square feet to an existing 1,613 square foot single-family residence. (Application No. PA2018-0093)

Motion passed 5-0 (5 Ayes, 0 Noes, 1 Absent)

Chair Goldfarb stated this item is appealable within 10 calendar days.

**7 B. 1707 Pine Knoll Drive (Single-Family Design Review)**

Commissioners stated that no ex-parte communications were made.

Assistant Planner Shek provided summary of the staff report and provided a presentation to consider a single-family design review to construct a second-floor addition totaling 572 square feet to an existing 2,373 square foot single-family residence. Staff stated all findings were made in the affirmative and recommended approval.

Chair Goldfarb invited the applicant to speak.

Anthony Intintoli, Owner, commented on the need for more space for their family.

Larry Kahle, Architect, commented that there are two different roof pitches due to staying within maximum height limit with the existing garage slab at the lower level, and maintain the existing ceiling and adding the second story.

Chair Goldfarb opened the Public Hearing.

Tim O'Brien, neighbor, stated he was for the proposed addition.

Chair Goldfarb closed the Public Hearing.

**COMMISSION COMMENTS**

Commissioner McCune noted a technical detail regarding the wall around the stair that would change the front elevation of the house slightly, but he can still make the findings.

Commissioners all concurred in approval and made the findings.

**ACTION:** On a motion by Commissioner McCune, seconded by Commissioner Majeski to approve the Single-Family Design Review to construct a second-floor addition totaling 572 square feet to an existing 2,373 square foot single-family residence. (Application No. PA2018-0096).

Motion passed 5-0 (5 Ayes, 0 Noes, 1 Absent)

Chair Goldfarb stated this item is appealable within 10 calendar days.

**OTHER BUSINESS / UPDATES**

Community Development Director noted the following:

- December 6, 2018 – 6:00pm-8:00pm: Fire House Square Community Outreach Meeting.
- December 18, 2018- Next Planning Commission Meeting
- Director deMelo read Commissioner Meola's resignation letter per her request.

**ADJOURNMENT at this time being 7:35 PM** to a regular meeting of the Planning Commission to be held on December 18, 2018. Public Notice as required will be issued in advance of the next Commission Meeting.

Diane Lynn - Administrative Assistant

Meeting televised and web streamed