

**Minutes of the Planning Commission Regular Meeting of Tuesday, February 5, 2019
Council Chambers, One Twin Pines Lane, Belmont, CA**

ROLL CALL 7:00 P.M.

Planning Commission members present: Majeski, McCune, Goldfarb, Kramer, Pyrz
Planning Commission members absent: None

Staff Present: Community Development Director de Melo, Park and Recreation Director Shearer, Senior Planner Gill, and Administrative Assistant Lynn

PLEDGE OF ALLEGIANCE

Led by Commission Chair Goldfarb.

COMMUNITY FORUM

Chair Goldfarb opened the Community Forum.
No public speakers came forward.

COMMISSIONER ANNOUNCEMENTS / AGENDA AMENDMENTS

Chair Goldfarb stated three Belmont Commissioners attended the San Mateo County Planning Commission event. Informative presentations on housing, the formula of planning, and focus on going back to the findings were shown. Per Chair Goldfarb, it was a very educational and collaborative experience and she recommends other Commissioners go to upcoming Commission training events.

CONSENT CALENDAR

Minutes of January 15, 2019

ACTION: On a motion by Commissioner McCune, Seconded by Commissioner Majeski to approve the Meeting Minutes of January 15, 2019.

Motion passed 4-0-1 (4 Ayes, 0 Noes, 1 Recused)

OTHER BUSINESS

6 A. Presentation of the Twin Pines Park Master Plan

Parks and Recreation Director Shearer and Parks Commissioner Michaels gave an overview of the staff report and provided a presentation on the Twin Pines Park Master Plan. The plan goal is to develop a Master Plan to reflect the cultural, historical and natural assets of the park; and guide the future incremental enhancement of the park based on community vision and priorities.

The plan provided the following key goals:

- Enhance visitor experience
- Create a cohesive civic/park campus
- Create a synergistic relationship between the park and downtown
- Provide a range of activities and experiences for the community
- Protect the natural resources while enhancing opportunities for visitors to interact with nature
- Enhance park spaces to provide a safe and welcoming environment
- Address environmental and economical sustainability

The presentation also included other related efforts for incorporation with the plan:

- Belmont Village Specific Plan
- Belmont Creek Watershed Management Plan
- Ralston Avenue Corridor Study
- Bike and Pedestrian Plan
- Building Assessments

Additionally, the presenter explained the assessment of existing features, community outreach efforts and community input, and showed diagrams of the various aspects of the overall project plan.

Staff recommended approval to move forward to City Council.

COMMISSION QUESTIONS TO STAFF

Commissioner McCune commented that he would like to see some sunny areas mixed in the park to balance the heavily wooded areas and match our climate conditions.

In response to Commissioners, Director Shearer stated the following:

- To facilitate the Parks and Recreation Building Administration Office and ADA compliance, it would be an expensive endeavor. After community and staff input and discussions, it was recommended the Parks and Recreation Administration move over to City Hall. The subcommittee has not made a recommendation on what to do with the structure, however, they will look at other repurpose options for the building as they move forward.
- The Creekside studios are currently used for storage and the buildings are deteriorating and not worth renovating, therefore they would most likely be demolished and rebuilt.
- Moving the restroom in the Redwood Grove would necessitate the removal of eucalyptus trees.
- As an option of moving the shelter in the Redwood Grove, there is an opportunity for grant funds to put in detention basins.
- Staff is looking into water quality monitoring as part of the watershed project.

Commissioner Majeski stated he appreciates the proposed ADA access throughout the park and entry ways, and the extension of the new pathway (Pathway Q) along the creek that connects the existing trail. Eucalyptus trees should be removed in order to keep other trees and a long-term canopy for the park.

Commissioner Pyrz commended staff and team members for their hard work and efforts on the project plan.

Commissioner Goldfarb likes the overall ped/bike and vehicle connectivity. She also concurs with the foliage thinning.

In response to Chair Goldfarb, Director Shearer stated the “Town Square” concept will be a demonstration garden or educational native garden with tall art that will be in front of the Manor House. Currently, it is a “pass-through area and the upgrade will have a grassier area with additional pathways with the intent of usability by the community.

Chair Goldfarb added that she would like to see deferred maintenance addressed in efforts and focus on cleanups and enhancing trails for a safe feel and experience.

Chair Goldfarb opened the Public Hearing.

Jamie Ormond, Belmont resident, stated she was in favor of the plan and asked if electric vehicle spots would be put in.

Parks and Recreation Director Shearer responded to the resident that they are considering putting in electric vehicle charging spaces.

Chair Goldfarb closed the Public Hearing.

ACTION: On a motion by Commissioner Pyrz, seconded by Commissioner Majeski to accept the Twin Pines Park Master Plan Project and move it along to the City Council for their review.

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

PUBLIC HEARINGS

7 A. 2130 Ralston Avenue – (Conditional Use Permit and Design Review for AT&T Wireless)

Commissioners stated that no ex-parte communications were made.

Senior Planner Gill provided an overview of the staff report and a presentation to modify the existing AT&T wireless telecommunication facility to remove 9 existing antennas and replace with 6 new antennas. The project will include new ancillary equipment on the roof and within the equipment room of the subject property. Staff stated all findings were made in the affirmative and recommended approval.

Chair Goldfarb invited the applicant to speak.

Tom Johnson, Applicant and representative from AT&T approached the lectern to answer questions.

In response to Commissioner Kramer, Mr. Johnson confirmed the only concerns from a radio frequency were worker safety; the appurtenance will be clearly marked for workers on the roof to know the frequency emissions hazard. He also added that in regard to frequency waves reaching the general public, the frequency is well below FCC standards outside the parameters of the immediate rooftop facilities.

Senior Planner Gill stated the RF analysis addressed the cumulative effect from all the antenna carriers that are located on the building.

In response to Chair Goldfarb, the applicant stated the frequency has not changed, it is the equipment technology they are upgrading to eliminate the old technology that is outdated and no longer being used.

In response to Commissioner Pyrz, the applicant stated the height of the antennas are 52-inches tall and will be reduced in height by 6-inches from the existing antennas.

Chair Goldfarb opened the Public Hearing.

Ted Giouzelis, a neighboring resident, stated he and his wife had concerns with the antennas and believed the emissions were attributing to health issues. Additionally, he stated there was work conducted by PG&E after-hours.

In response to Mr. Giouzelis, staff stated that an applicant RF report and peer review by a neutral third-party consultant evaluated all four carriers' antennas and associated equipment on the roof for cumulative effects. The exposure level based on the data and evaluation at ground level and beyond is below the FCC limit.

Chair Goldfarb closed the Public Hearing.

COMMISSION COMMENTS

Commissioner Majeski noted that the Federal Law states that the jurisdictions more or less need to approve these types of facilities and the city does not have jurisdiction to deny moving forward if the RF report complies with Federal Standards. He further stated that the Commission's role is to make sure the report was done correctly by the Federal law.

Staff elaborated on the Middle-Class Tax Relief Act of 2012 and explained Section 6409(a) which compels jurisdictions to approve these type of projects when it is an eligible facilities request and they meet the standards as defined as an eligible facilities request.

Commissioners Kramer and Pyrz responded to Mr. Giouzelis' concern of after hour work and stated that the conditions of approval require all construction work must be done during the hours of 8:00am-5:00pm Monday through Friday, 10:00am-5:00pm Saturday, no Sunday or holiday work.

If any work is conducted outside of the working hours, interested parties can contact the Belmont Police Department after-hours number at 650-595-7400 and they will investigate and have the Code Enforcement Officer follow up.

The PG&E work after hour work referenced earlier is not related to this project.

Chair Goldfarb stated the findings for this project can be made base on the requirements in Section 6409 in the Middle Class Tax Relief Act of 2012.

ACTION: On a motion by Commissioner McCune, seconded by Commissioner Kramer to approve the resolution for a Conditional Use Permit (CUP) and Design Review to allow modifications to an existing AT&T communication facility at 2130 Ralston Avenue, Application No. PA2018-0095.

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

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

7 B. Vacant Lot on Longfellow Drive APN 043-222-370 (Single-Family Design Review)

Commissioners stated that no ex-parte communications were made.

Senior Planner Gill provided an overview of the staff report and a presentation to recommend approval for a Single-Family Design Review and Tree Removal Permit to construct a new 2,329 square foot single-family residence for the site. Elevations were discussed, as the home will be built into the hillside. A Permanent Encroachment Agreement was requested to construct a retaining wall to support a sidewalk and driveway within the public right-of-way due to topography of the site

Staff stated all findings were made in the affirmative and recommended approval for the Single-Family Design Review, and recommended City Council approval of the Encroachment Agreement.

Chair Goldfarb invited the applicant to speak.

Leno Granata, Architect, elaborated on working with consultants and direction to work with the steepness of the hillside.

COMMISSION QUESTIONS TO STAFF

In response to Commissioner questions, staff responded with the following:

- There is no sidewalk currently adjacent to the property. The retaining wall will allow for the installation of a safe pedestrian walkway.
- The amount of cut to offload is on a case-by-case basis. In order to mitigate bulk from the home, there will be substantial grading to embed the building into the hillside. Additionally, the amount of cut is substantial to create a compliant and level driveway and garage pad.
- The shade cabana is not a structure that will affect any parameters of the square footage.
- The bulk of the home will be viewed street side.
- Regarding “green home” design, air conditioning is not included in the project, as the hillside will provide natural cooling. Additionally, solar panels will eventually be installed.

Commissioner Kramer stated that in his opinion and based on the drawings/reports, building into the slope should stabilize the property.

Chair Goldfarb opened the Public Hearing.

No speakers came forward.

Chair Goldfarb closed the Public Hearing.

COMMISSION COMMENTS

Commissioner Majeski stated the bulk of the home provided a little concern to him but was okay with the Permanent Encroachment Agreement and can make the project findings.

Commissioner McCune was okay with the design; however, the Permanent Encroachment was a little concerning due to the nature of the size of the roadway, but can make the findings.

Chair Goldfarb stated the Public Works Department and the Fire Department reviewed the plans and did not have concerns with this particular encroachment.

Commissioner Kramer thought the bulk was better than most and can make the findings.

Commissioner Pyrz had concerns with the bulk and grading but after review and comments, can make the findings.

Commissioner Goldfarb concurred with other commissioners and can make the findings.

ACTION: On a motion by Commissioner Kramer, seconded by Commissioner McCune to approve the resolution for a Single-Family Design Review and Tree Removal Permit on Longfellow Drive APN#043-222-370, Application No. PA2018-0004.

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

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

ACTION: On a motion by Commissioner McCune, seconded by Commissioner Majeski recommending City Council approve the resolution for a Permanent Encroachment Agreement for retaining walls within the public right-of-way on Longfellow Drive APN#043-222-370, Application No. PA2018-0004.

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

Chair McCune stated this item is appealable within 10 calendar days

STUDY SESSION – NONE

COMMUNITY DEVELOPMENT DEPARTMENT UPDATES

A. Verbal report from the Community Development Director

Community Development Director noted the following:

- Planning Commission meeting for February 19, 2019 has been cancelled.
- Ribbon Cutting for the Ashton residential/commercial mixed-use development will be held on Thursday, February 28th.
- Commission Appreciation Dinner will be held on Monday, March 4th.

ADJOURNMENT at this time being 8:56 PM to a regular meeting of the Planning Commission to be held on March 5, 2019. Public Notice as required will be issued in advance of the next Commission Meeting.

Diane Lynn - Administrative Assistant

Meeting televised and web streamed