

**Minutes of the Planning Commission Regular Meeting of Tuesday, April 16, 2019  
Council Chambers, One Twin Pines Lane, Belmont, CA**

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

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

Planning Commission members absent: Goldfarb, Finley

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

**PLEDGE OF ALLEGIANCE**

Led by Commission Chair McCune.

**COMMUNITY FORUM**

Chair McCune opened the Community Forum.

No public speakers came forward.

Chair McCune closed the Community Forum

**COMMISSIONER ANNOUNCEMENTS / AGENDA AMENDMENTS**

None

**CONSENT CALENDAR**

**Regular Meeting Minutes April 2, 2019**

**ACTION:** On a motion by Commissioner Majeski, Seconded by Commissioner Kramer to approve the Special Meeting Minutes and Regular Meeting Minutes of April 2, 2019.

Motion passed 4-0-1 (4 Ayes, 0 Noes, 1 Recused 2 Absent)

**PUBLIC HEARINGS**

**7 A. 2728 Belmont Canyon Road – (Single Family Design Review)**

Commissioners stated site visits were conducted but no ex-parte communications were made.

Associate Planner Dietz provided an overview of the staff report and a presentation for a single-family design review to construct a first and second floor addition totaling 1,532 square feet to an existing 1,879 square foot single-family residence. This project includes a minor bump-out toward the rear of the home to expand the family room, and a second story addition to include bedrooms, bathrooms, laundry room and a hallway. The home would be refinished in wood siding with stone veneer, the roof would be constructed of asphalt shingle to match existing, no clearing or grading is required, and no tree removal has been proposed. The project is categorically exempt from CEQA under Section 15201, Class 1 (e) (2). The project would not impact public views, would remain well-landscaped, and is in compliance with the Residential Design Guidelines and Residential Design Criteria. Staff stated all findings were made in the affirmative and recommended approval.

Chair McCune invited the applicant to speak.

The project engineer stated the home meets the city standards and requirements and believes the home should be approved.

### **COMMISSION QUESTIONS TO STAFF**

Chair McCune invited Commission questions to staff.

No questions were presented.

Chair McCune opened the Public Hearing.

Robert and Madeline Lombaerde, neighbors, approached the lectern.

Robert stated the addition will obscure their view of the San Francisco bay and they think their house value will decrease due to the decreased view. He also stated the second story addition will set a precedence for other home additions on the street, as other homes are single story and eventually will take away the views of San Francisco. He stated this home will ultimately be substantially larger than the other homes on the street.

Madeline concurred with Robert's comments and stated she has a concern with parking issues with the additional bedrooms that will be added, and concluded the main concern was with the impacts to their view and stated their home value would be lowered. They are not opposed to a single-story addition.

Chair McCune closed the Public Hearing.

Chair McCune asked the Applicant if they had a rebuttal.

Applicant stated there is a view, but it is only at night when you can see the lights of San Francisco Bay. He said the blocked view would be very limited.

Madeline Lombaerde requested to speak again. Chair McCune stated the Public Hearing was closed.

### **COMMISSION DISCUSSION**

Commissioner Pyrz stated the standard is that the buildings and structures in the site plan will be located and designed to minimize disruptions of existing public views and to protect the profile of the prominent ridgelines. Additionally, the home is not at the maximum height.

Commissioner Majeski supported Commissioner Pyrz comments. He also stated they took some effort to make it a pleasing design and limit bulk.

In response to Commissioner Kramer, staff stated a site visit was conducted for impacts to the public view from the right-of-way. The concern with the neighboring resident is a private view. Privacy and private view impacts are only assessed when a Floor Area Exception is sought (i.e. when a project exceeds the maximum square footage allowed). Staff also stated the parking requirements have been met.

Commissioners were able to make the findings for the project.

**ACTION:** On a motion by Commissioner Pyrz, seconded by Commissioner Majeski to approve the Single-Family Design Review at 2728 Belmont Canyon Road, Application Number PA2019-0014

Motion passed 5-0-2 (5 Ayes, 0 Noes, 2 Absent)

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

## **7 B. 2908 San Juan Boulevard (Single-Family Design Review)**

Commissioners stated site visits were made and no ex-parte communications were made.

Associate Planner Dietz provided an overview of the staff report and a presentation for a single-family design review to demolish the existing dwelling and construct a new 3,320 square foot single-family residence. The project would consist of minor grading, new landscaping with lawn, a walkway, shrubbery and ground cover. One protected tree has been proposed for removal and a Tree Permit for removal would be required. The project is well-designed and articulated; avoids unnecessary bulk, there are no impacts to public views, and the project is in compliance with the Residential Design Guidelines and Residential Design Criteria. Staff stated all findings were made in the affirmative and recommended approval.

Chair McCune invited the applicant to address the Commission. The applicant provided no additional comments.

### **COMMISSION QUESTIONS TO STAFF**

Chair McCune invited Commission questions to staff.

No questions were presented.

Chair McCune opened the Public Hearing.

Curtis Holzer spoke regarding their concerns with the 2-story addition shadowing Curtis' father's home (Alexander Holzer) who lives at 2910 San Juan Boulevard. Alexander has been a longtime resident of his home and is not against the project, however, is concerned about the one window on the east side of the home as the sunlight does shine through and Alexander spends his time with the light and view. He stated the new project will block the sunlight and view. Curtis also added that sunlight is limited due to the location of the home in the canyon and there tends to be mold that grows on one side of their house. He stated that if the second story addition is approved, he believes Alexander's home will have a much greater mold concern. He suggests the applicant move the house further back.

Chair McCune closed the Public Hearing.

Chair McCune asked the applicant if they had any response to the comments. The applicant did not have any additional comments or response.

### **COMMISSION DISCUSSION**

In response to Commissioners questions, staff noted the following:

- An onsite visit was performed, and no public views were impacted.
- City requirements for parking have been met for this project.
- The setback of the new home will be consistent with where the current home is situated.
- The second story addition is under the daylight plane

Commissioner Majeski stated the city cannot make someone push their home back when they meet the standards as is.

Commissioner Pyrz addressed public speaker Curtis Holzer, and stated she understands their concerns but they have factors that have to be analyzed (Section 13 A.5 A-F) and if there are specific items that he wanted to point out and challenge, she encouraged him to do so. She also made note that the applicant did make efforts in regard to articulation and minimizing bulk.

Chair McCune stated the project is in full compliance of the zoning requirements.

Commissioners made the findings.

**ACTION:** On a motion by Commissioner Majeski, seconded by Commissioner Kramer to approve the Single-Family Design Review at 2908 San Juan Boulevard Application Number PA2019-0006.

Motion passed 5-0-2 (5 Ayes, 0 Noes, 2 Absent)

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

### **7 C. Belmont Zoning Ordinance (BZO) Amendments**

Community Development Director de Melo provided an overview of the staff report to amend the Belmont Zoning Ordinance. This would include: correcting typographical errors, slightly modifying the “Personal Services, General” & “Personal Services, Limited” definitions, establishing a consistent parking standard for Hotel Uses in the Corridor Mixed Use and Regional Commercial Zoning Districts, and allowing certain parking exclusions for commercial office uses in the aforementioned Corridor Mixed Use and Regional Commercial Districts. Community Development Director de Melo explained that when the city adopted the Belmont General Plan and the Belmont Village Specific Plan, corresponding zoning was also adopted. The zoning that implemented the General Plan included zoning changes that were manifested along the El Camino Real corridor which now have a designation of Corridor Mixed Use (CMU). The areas east of highway 101 predominately fronting Shoreway Road also have a new designation of Regional Commercial (RC). As an oversight, the city did not designate a parking standard for hotels, which are adopted in all other commercial districts, which includes the village. Having a parking standard in these two areas will make it consistent city-wide. Minor edits to address text language and internal consistency is also included in this amendment. Staff recommends the Planning Commission recommend Council adoption of the proposed amendments.

### **COMMISSION QUESTIONS TO STAFF**

Chair McCune invited Commission questions to staff.

In response to Commissioners, staff stated the following:

- Public outreach requirements include public notification of property owners within a 300-foot radius of the area.
- A new Environmental Impact Review (EIR) is not needed based on CEQA statute section 15168 which allows for minor changes for projects that follow an adopted EIR as long as they are consistent with the intended factors discovered during the original adoption of that programmatic EIR.
- Staff looks at the parking standards and additions to parking standards for future forecasting. It is also consistent with the parking standards in other areas of the city.
- An analysis was used for parking allotment for hotels and determined a half-space to one space per room is sufficient due to public transportation and ridesharing options.

Chair McCune opened the Public Hearing.

Ray Devoux objected to the exclusion to the first 2500 square feet for office buildings in that area for parking. He stated he doesn't think the uses of restaurant and retail are the same as an office, as consumers at restaurants and retail are there for a short time, where office employees park all day. He also commented on the parking requirements for hotels that calls for one space and wanted to know why it was being reduced.

Chair McCune closed the public hearing.

Staff responded to Mr. Devoux's comments stating as part of the comprehensive update to the city's General Plan and the Belmont Village Specific Plan, parking metrics were established for ½ space per room for most commercial districts within the city for hotel uses.

## **COMMISSION DISCUSSION**

In response to Commissioner Meier, staff stated the language for commercial office space exclusion was studied as part of the original General Plan and in concert with the Belmont Village Specific Plan in the areas along El Camino Real, where the city envisions change and reasonable modification of some of the development standards, with parking being one of them. This is in part due to some of the actions already taken, it is consistent with our urban setting in terms of parking, and the analysis was previously completed. These amendments will create consistency from the village, to the El Camino corridor, to the areas across the freeway along Shoreway Road.

Commissioners concurred and made the findings.

**ACTION:** On a motion by Commissioner Majeski, seconded by Commissioner Kramer to recommend the City Council amend Belmont Zoning Ordinance Section 2 (Definitions), Section 5A (Corridor Mixed Use and Regional Commercial Districts), Section 8A (Parking Standards for Corridor Mixed Use and Regional Commercial Districts); pertaining to revisions which include 1. Personal Services General and Personal Services Limited definitions, 2) Parking standards for hotel uses, 3) Certain parking exclusions for commercial office uses, and 4) Amendments to the address text language and internal consistency.

Motion passed 5-0-2 (5 Ayes, 0 Noes, 2 Absent)

## **STUDY SESSION – NONE**

## **OTHER BUSINESS / UPDATES**

Tuesday, April 30<sup>th</sup> Planning Commission Meeting- Staff will utilize the third meeting in April to take advantage of the 5th Tuesday for large incoming projects.

Tuesday, May 7<sup>th</sup> Planning Commission Meeting may also be a lengthy meeting with another potential large-scale project.

**ADJOURNMENT at this time being 8:04 PM** to a special meeting of the Planning Commission to be held on April 30, 2019. Public Notice as required will be issued in advance of the next Commission Meeting.

Diane Lynn - Administrative Assistant

Meeting televised and web streamed