

CITY OF BELMONT
PLANNING COMMISSION
SUMMARY MINUTES
TUESDAY, JULY 01, 2013 7:00 PM

Chair Parsons called the meeting to order at 7:00 p.m. at One Twin Pines Lane, City Hall Council Chambers.

1. ROLL CALL

Commissioners Present: Parsons, Herbach, Mercer, Hold, d'Souza
Commissioners Absent: Goldfarb

Staff Present: Community Development Director de Melo, City Attorney Rennie, Recording Secretary Turning, Senior Planner DiDonato, Associate Planner Gill

2. AGENDA AMENDMENTS – None

3. COMMUNITY FORUM (Public Comments) – None

4. CONSENT CALENDAR

4A. Planning Commission Minutes of 6/18/13

MOTION: By Commissioner d'Souza seconded by Commissioner Vice Chair Herbach, to approve the Minutes of 6/18/13 with two changes.

Ayes: d'Souza, Herbach, Hold, Mercer, Parsons

Noes: None

Absent: Goldfarb

Motion passed: 5/0/1

5. STUDY SESSION – Belmont Avenue – Construction of eight (8) Townhouse Condominiums on four (4) vacant lots.

Senior Planner DiDonato summarized the Staff Report requesting direction from the Commission. Steve Saray, Development Team Member and Planner DiDonato answered questions of the Commission.

No requests to speak on this project were received by the Public.

Discussion ensued. Concerns and comments were expressed by the Commission.

Staff will plan to work with the applicant to prepare a formal application for the requested entitlements.

6. PUBLIC HEARINGS:

6A. PUBLIC HEARING – 2111 Coronet Boulevard

To Consider a Single Family Design Review to construct a new 3,254 square foot single-family residence for the site (3,256 sq. ft. maximum building size permitted). (Appl. No. 2013-0005)

APN: 044-014-160; Zoned: R-1B – (Single Family Residential)

CEQA Status: Categorically Exempt, Section 15303, Class 3(a)

APPLICANT/OWNER: Igor Pyanin

PROJECT PLANNER: Rob Gill (650) 598-4204

Chair Parsons determined that no Commissioner had any ex parte communication with anyone involved with this project.

Planner Gill summarized the staff report answering questions of the Commission.

Applicant Pyanin and Architect Irenna provided further clarification on the project.

Chair Parsons opened the Public Hearing. Resident Michelle Bosh spoke regarding the loss of two oak trees on the property. Resident Matt Murphy spoke of the loss of privacy on his property.

MOTION: by Commissioner Mercer, seconded by Commissioner Hold, to close the Public Hearing.

Motion passed 5/0 by a show of hands.

The Commission provided comments to the applicant and staff. Discussion ensued to continue the project to a date uncertain.

Applicant Pyanin responded in the affirmative when asked if he would like to continue the project.

MOTION: By Commissioner Mercer, seconded by Vice Chair Herbach to continue the Single Family Design Review project at 2111 Coronet Boulevard for re-design to a date uncertain and include two amendments as follows: *Incorporate those aspects of the arborist report that are structurally feasible, and Clarification of the tree removal and mitigation.*

Ayes: Mercer, Herbach, Hold, Parsons, d'Souza

Noes: None

Absent: Goldfarb

Motion passed 5/0/1

Chair Parsons stated that this item may be appealed to the City Council within 10 calendar days.

Chair Parsons requested a 5 minute break.

6B. PUBLIC HEARING – 2800 Newlands Avenue

To Consider a Single Family Design Review to construct an addition increasing the existing 2,445 square foot Single Family residence to 2,825 square feet (2,842 sq. ft. maximum building size permitted for this site). The project would also include a front yard setback Variance to allow a residential driveway bridge and a covered entry porch. (Appl. No. 2013-0018)

APN: 043-263-300; Zoned: R-1B – (Single Family Residential)

CEQA Status: Categorically Exempt, Section 15301, Class 1(e) 1

APPLICANT/OWNER: Frank Tawil

PROJECT PLANNER: Rob Gill (650) 598-4204

Chair Parsons determined that no Commissioner had any ex parte communication with anyone involved with this project.

Planner Gill summarized the staff report answering questions of the Commission.

Applicant Tawil and Architect Tripli provided further clarification on the project.

Chair Parsons opened the Public Hearing. Rafael Castro Jr. spoke in behalf of resident Richard Traverso who is in opposition of the project as it will impact his private view.

MOTION: by Vice Chair Herbach, seconded by Commissioner d’Souza, to close the Public Hearing.

Motion passed 5/0 by a show of hands.

Comments from the Commission were provided to the Applicant and Staff. Discussion ensued to Continue the project to a date uncertain.

Applicant Tawil responded in the affirmative when asked if he would be open to a continuance of the project.

MOTION: By Commissioner Hold, seconded by Commissioner d’Souza to continue the Single Family Design Review application at 2800 Newlands Avenue for re-design to a date uncertain.

Ayes: Hold, d’Souza, Mercer, Herbach, Parsons,

Noes: None

Absent: Goldfarb

Motion passed 5/0/1

Chair Parsons stated that this item may be appealed to the City Council within 10 calendar days.

6C. PUBLIC HEARING – BELMONT VILLAGE ELEMENT – Continued Discussion from 5/21/13 P/C Meeting.

To consider Draft Belmont Village (BV) Amendments to update the City’s planning and regulatory documents for the Ralston Avenue/El Camino Real corridor, and Economic Development target sites.

This effort aligns with a strategy to encourage financially feasible high-quality development (including mixed commercial/housing uses) that harmonizes with the Belmont's small town feel, and facilitates new public gathering areas and shops/restaurants. The first phase of the project entails review of the *Belmont Village Element* which provides the vision and goals, policies, and objectives for this key redevelopment area for the City.

A connected future effort will include review of the *Belmont Village Zoning* that is anticipated to clarify, streamline, and update land use regulations, development standards, and design guidelines for BV Plan Area. These development standards will augment existing regulations, and establish incentives to achieve the desired quality and character in development projects in order to that achieve the City's goals for retail, restaurants, and downtown vitality.

Applicant: City of Belmont; (Application No. 2013-0037)

Community Development Director de Melo provided a summary of the revised Draft Belmont Village Element recommending the Commission make a motion to forward this version to the City Council for their review.

Chair Parsons opened the Public Hearing. Adina Levin, Sierra Club Representative referenced the Parking Study completed by the Stanford Students noting alternative parking in the downtown area.

MOTION: by Commissioner Mercer, seconded by Commissioner d'Souza, to close the Public Hearing.

Motion passed 5/0 by a show of hands.

Community Development Director de Melo and City Attorney Rennie answered questions of the Commission, discussion ensued.

MOTION: By Commissioner d'Souza, seconded by Commissioner Hold to forward the Belmont Village Element, Stanford Parking Study and the Grand Blvd Initiative to the City Council for their study, review and determination.

Ayes: d'Souza, Hold, Herbach, Parsons, Mercer

Noes: None

Absent: Goldfarb

Motion passed: 5/0/1

7. REPORTS, STUDIES AND UPDATES:

7A. Caltrain Modernization Program/High Speed Rail – Staff met with the Cal Train Public Relations Department last week. Cal Train continues to evaluate service capacity and passing tracks in their modernization project.

7B. Ralston/US-101 Landscape Project (No report)

8. CITY COUNCIL MEETING OF TUESDAY, JULY 23, 2013 – 7:30 PM

Liaison: Commissioner Herbach

Alternate Liaison: Commissioner Hold

July 1, 2013 Planning Commission Meeting

9. ADJOURNMENT:

Adjournment To: Tuesday, July 16, 2013 - 7:00 PM for a Planning Commission Meeting at Belmont City Hall.

10. The meeting was adjourned at 10:15 pm to a Regular Planning Commission Meeting on Tuesday, July 16, 2013 at 7:00 pm in Belmont City Hall.

Carlos de Melo
Planning Commission Secretary

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Community Development Department
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