

CITY OF BELMONT
PLANNING COMMISSION
SUMMARY MINUTES

TUESDAY, JUNE 17, 2014 - 7:00 PM

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

1. ROLL CALL

Commissioners Present: Herbach, Hold, Goldfarb, Hurt, Kim, Mercer
Commissioners Absent: MacDonald

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

2. AGENDA AMENDMENTS - None

3. COMMUNITY FORUM (Public Comments) - None

4. CONSENT CALENDAR

4A. Draft minutes of June 3, 2014

MOTION: By Commissioner Mercer seconded by Commissioner Kim to approve the Planning Commission Minutes of 6/3/14.

Ayes: Hurt, Kim, Mercer
Noes: None
Abstain: Herbach, Goldfarb, Hold
Absent: MacDonald

Motion passed: 3/0/3/1

4B. Final Landscape and Hardscape Plan – 1946 Oak Knoll Drive

MOTION: By Commissioner Hurt seconded by Commissioner Goldfarb to move the Resolution of the Planning Commission of the City of Belmont Approving a Final Landscape and Hardscape Plan at 1946 Oak Knoll Drive.

Ayes: Hurt, Goldfarb, Hold, Kim, Mercer, Herbach
Noes: None
Absent: MacDonald

Motion passed: 6/0/1

5. PUBLIC HEARING:

5A. PUBLIC HEARING - 2130 Ralston Avenue

To consider a Conditional Use Permit and Design Review to remove and install new antennas and associated equipment on the roof and within the equipment room of the subject property office building for Sirius XM. (Application No. PA2014-0012)

APN: 044-274-120; Zoned: E-1 (Executive Administrative)

CEQA Status: Categorical Exemption per Section 15303

Applicant: Pacific Telecom Services, for Sirius XM

Owners: David & Leslie Vallerga

Project Planner: Rob Gill (650) 598-4204

Chair Herbach confirmed that no one on the commission had ex-parte communications with anyone on this project.

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

Applicant Tiffany McClure, Sirius XM Radio Representative spoke on the project.

There were no requests to speak on this item.

Discussion ensued.

MOTION: By Commissioner Hold seconded by Commissioner Goldfarb to move the Resolution of the Planning Commission of the City of Belmont Approving a Conditional Use Permit and Design Review to Allow Modifications to an existing Sirius XM Satellite Radio Facility at 2130 Ralston Avenue (PA2014-0012)

Ayes: Hold, Goldfarb, Hurt, Mercer, Kim, Herbach

Noes: None

Absent: MacDonald

Motion passed: 6/0/1

Chair Herbach noted this item can be appealed within 10 calendar days.

5B. PUBLIC HEARING - 1804 Miller Avenue – Lot A

To consider a Single Family Design Review (SFDR) to construct a new 2,734 square foot Single Family Residence. (Application No. PA2014-0004)

APN: 044-054-230; Zoned: R-1C (Single Family Residential)

CEQA Status: Categorical Exemption per Section 15303

Applicant: Tim Petersen

Owner: John Hansen

Project Planner: Damon DiDonato (650) 637-2908

Chair Herbach confirmed that no one on the commission had ex-parte communications with anyone on this project.

Senior Planner DiDonato summarized the report answering questions of the Commission.

Applicant/Architect Tim Peterson spoke on the project.

Residents Tim Hoffman and Matthew Kerby provided comments on the project as well.

MOTION: by Commissioner Mercer seconded by Commissioner Hold to close the Public Hearing. Motion passed 6/0 by show of hands.

Discussion ensued.

A majority of the Planning Commission recommended the reduction of tree fees as recently recommended by the Tree Board and adopted by the City Council and that no in lieu fees be charged.

MOTION: By Commissioner Hurt seconded by Commissioner Mercer to move the Resolution of the Planning Commission of the City of Belmont Approving Single Family Design Review at 1804 Miller Avenue – Lot A. (Appl. No 2014-0004) with an amendment to the third whereas of the resolution to read: *WHEREAS, the Planning Commission hereby relies upon the staff report dated June 17, 2014 and the facts contained therein, as they pertain to the project, as its own findings of facts.*

Ayes: Hurt, Mercer, Kim, Goldfarb, Hold, Herbach

Noes: None

Absent: MacDonald

Motion passed: 6/0/1

Chair Herbach noted this item can be appealed within 10 calendar days.

8:30 pm – Break

8:35 pm – Meeting resumed

6. OTHER BUSINESS:

6A. Presentation and Discussion Regarding the 2015 – 2022 General Plan Housing Element Update

Management Analyst Rose summarized the report taking comments and answering questions of the Commission.

On behalf of the Peninsula Interfaith Action group (PIA) Laura Peterhans commented on the Housing Element Update.

7. REPORTS, STUDIES AND UPDATES:

7A. Caltrain Modernization Program/High Speed Rail – No report at this time.

7B. Ralston/US-101 Landscape Project – Public Works would provide an update at a later date.

7C. 2035 General Plan Update - Consultant Interviews being held.

7D. Ralston Corridor Study - Public Works would provide an update at a later date.

7E. FY2014-15 Budget - Council approved the budget at their last meeting.

7F. Summer Vacation/Meeting Schedule - Commission Meeting date changes would be forwarded via e-mail to the Commission.

8. City Council Meeting of Tuesday, June 24, 2014 – 7:00 PM – *Moved to July 8, 2014*

9. ADJOURNMENT: 10:05 pm.

Adjournment To: Tuesday, July 1, 2014 - 7:00 PM for a Planning Commission Meeting at Belmont City Hall.

Information on the applications to be considered at this meeting may be obtained from the City of Belmont Planning Division, One Twin Pines Lane, Suite # 110, CA, 94002, 650/595-7417. This meeting will be televised and webstreamed. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact: 650-637-2999. Notification in advance of the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting.