

CITY OF BELMONT
PLANNING COMMISSION
SUMMARY MINUTES

TUESDAY, DECEMBER 3, 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, Mercer, Goldfarb, Hold, Kim
Commissioners Absent: Herbach, d'Souza

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

2. AGENDA AMENDMENTS – None

3. COMMUNITY FORUM (Public Comments) – None

4. CONSENT CALENDAR - None

Consent Calendar items are considered to be routine and will be enacted by one motion. There will be no separate discussion on these items unless members of the Commission, staff or public request specific items to be removed for separate action.

4A. Minutes of November 19, 2013

MOTION: By Commissioner Goldfarb seconded by Commissioner Mercer to approve the Minutes of 11/19/13.

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

Noes: None

Absent: Herbach, d'Souza

Motion passed: 5/0/2

Commissioner d'Souza arrived at 7:05.

5. PUBLIC HEARINGS:

5A. PUBLIC HEARING – 2206 Coronet Boulevard

To consider a Single Family Design Review to construct a 438 square foot addition to the existing 2,924 square foot single family residence for a total of 3,362 square feet that is below the zoning district permitted 3,500 square feet for the site.

(Appl. No. PA2013-0046)

APN: 044-042-040; Zoned: R-1B Single Family Residential

Planning Commission Meeting Minutes 12/3/2013

CEQA Status: Categorical Exemption per Section 15301
Applicant: Jon Jang, Architect
Owner: Nathan Shapiro and Katrien Brak
Project Planner: Damon DiDonato 650/637-2908

Senior Planner DiDonato the Staff Report answering questions of the Commission.

Owner Katrien Brak responded to questions from the Commission as well.

Chair Parsons opened the Public Hearing. No one from the Public spoke on the project.

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

Motion Passed 6/0/1 by show of hands.

Chair Parsons confirmed that no one on the Commission had any ex parte communication with anyone involved with this project.

Discussion ensued.

MOTION: By Commissioner Mercer, seconded by Commissioner Goldfarb to move the Resolution of the Planning Commission of the City of Belmont Approving a Single Family Design Review at 2206 Coronet Boulevard (Application Number 2013-0046) with the Conditions attached and with the added Condition that no construction vehicles or dumpsters be parked on the street.

Ayes: Mercer, Goldfarb, d'Souza, Hold, Kim, Parsons
Noes: None
Absent: Herbach

Motion passed: 6/0/1

5B. PUBLIC HEARING – 905 South Road

To consider a Single Family Design Review to construct a 3,051 square foot single family residence that is below the zoning district permitted 3,076 square feet for the site. A Variance is also requested for a nine foot retaining wall, where a six foot wall would be the maximum permitted within setbacks.

(Appl. No. PA2013-0021)

APN: 044-042 -040; Zoned: R-1B Single Family Residential

CEQA Status: Categorical Exemption per Section 15303

Applicant: Door 13 Architects, LLC

Owner: Matt Patel

Project Planner: Damon DiDonato 650/637-2908

Senior Planner DiDonato summarized the Staff Report answering questions of the Commission.

Owner Matt Patel and Architect Spencilmen responded to questions from the Commission.

Chair Parsons opened the Public Hearing. Two members from the Public spoke on the project.

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

Motion Passed 6/0/1 by show of hands.

Chair Parsons confirmed that no one on the Commission had any ex parte communication with anyone involved with this project.

Discussion ensued.

MOTION: By Commissioner d'Souza, seconded by Commissioner Goldfarb to move the Resolution of the Planning Commission of the City of Belmont Approving a Variance and Single Family Design Review at 905 South Road (Application Number 2013-21) with attached conditions and return to the Commission with a Landscape plan.

At the request of the Commission, Community Development Director de Melo will notify the Commission of the opportunity to view the staging plan of the project - which would be prior to the issuance of the Building Permit.

Ayes: d'Souza, Goldfarb, Mercer, Hold, Kim, Parsons

Noes: None

Absent: Herbach

Motion passed: 6/0/1

6. REPORTS, STUDIES AND UPDATES:

6A. Caltrain Modernization Program/High Speed Rail – CDD de Melo noted a recent ruling regarding the High Speed Rail project.

6B. Ralston/US-101 Landscape Project – no report

Commissioner Mercer noted the next PCC meeting will be held in Burlingame on 12/6/13.

7. City Council Meeting of Tuesday, December 10, 2013 – 7:30 PM

Liaison: Commissioner d'Souza

Alternate Liaison: Chair Parsons

Meeting Adjourned: 8:30 pm.

8. ADJOURNMENT:

Adjournment To: Tuesday, December 17, 2013 - 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.

