

CITY OF BELMONT
PLANNING COMMISSION
SUMMARY MINUTES
TUESDAY, JULY 16, 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, Herbash, Mercer, Hold, Goldfarb, d'Souza
Staff Present: Senior Planner DiDonato, Recording Secretary Turning

2. AGENDA AMENDMENTS – None

3. COMMUNITY FORUM (Public Comments) – None

4. CONSENT CALENDAR

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. Planning Commission Minutes of 6/27/13

4B. Planning Commission Minutes of 7/01/13

Planning Commission Minutes of 6/27/13 and 7/1/13 were moved to August 2, 2013 meeting.

5. OLD BUSINESS:

5A. 2520-22 DeKoven Avenue (Mid Peninsula Water Tank Site) - Landscape Plan

Planner DiDonato summarized the Staff Report answering questions of the Commission. Sprint Representative Maria Miller was available to answer questions as well.

Discussion ensued. It was recommended the applicant return to the Commission to a date uncertain with a detailed landscape plan providing the final location of the shrub plantings, trees and irrigation system on the site. It was further recommended that the applicant work with the neighbor and M&I Peninsula Water.

MOTION: By Vice Chair Herbach, seconded by Commissioner d'Souza, to continue this item to a date uncertain.

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

Motion passed: 5/1

6. PUBLIC HEARINGS:

6A. PUBLIC HEARING - 1516 Escondido Way

To consider a Single Family Design Review to demolish an existing home and construct a new 4,495 square foot single family residence that is below the zoning district permitted 4,500 square feet for the site. (Appl. No. PA2013-0027)

APN: 045-101-198; **Zone:** R1-H Single Family Residential

CEQA Status: Categorical Exemption per Section 15303

Applicant: Una Kinsella

Owner: Deborah Wilhelm and Zeljko Zivkovic

Project Planner: Damon DiDonato 650/637-2908

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

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

Owner Deborah Wilhelm and Architect Una Kinsella, provided further clarification on the project.

Chair Parsons opened the Public Hearing.

Resident, Jackie Horton spoke in favor of the project.

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

Motion passed 6/0 by a show of hands.

Discussion ensued.

MOTION: By Commissioner Moore, seconded by Vice Chair Herbach to move the Resolution of the Planning Commission of the City of Belmont Approving a Single Family Design Review at 1516 Escondido Way. (App. No. 2013-0027) with two additional conditions. The applicant shall return to staff with a specific landscape plan for the front yard indicating species and locations of replacement plants. The applicant shall return to staff prior to plan approval with actual calculations of the total square footage in the structure exceeding 6 1/2 feet. Plans to be adjusted as necessary to meet minimum requirement.

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

Motion passed 4/2

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

7. REPORTS, STUDIES AND UPDATES:

- 7A. Caltrans Modernization Program/High Speed Rail (No report)**
- 7B. Ealston/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

9. ADJOURNMENT:

Adjournment To: (please note date change) Thursday, August 8, 2013 - 7:00 PM for a Planning Commission Meeting at Belmont City Hall.

10. ADJOURNMENT:

The meeting was adjourned at 8:10 p.m. to a Regular Planning Commission Meeting on Thursday, August 8, 2013 at 7:00 p.m. in Belmont City Hall.

Carlos de Melo
Planning Commission Secretary

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