

CITY OF BELMONT
PLANNING COMMISSION
SUMMARY MINUTES

TUESDAY, FEBRUARY, 7, 2012 7:00 PM

Chair Reed called the meeting to order at 7:03 p.m. at One Twin Pines Lane, City Hall Council Chambers.

1. ROLL CALL

Commissioners Present: Reed, Mercer, Parsons, Horton, d'Souza

Commissioners Absent: Mayer, Wheeler

Staff Present: Community Development Director de Melo (CDD), Recording Secretary (RS), Flores, Planning Intern, (PI), Julia Nelson

2. AGENDA AMENDMENTS - None

3. COMMUNITY FORUM (Public Comments) - None

4. CONSENT CALENDAR

4A. Minutes of December 6, 2011

MOTION: By Vice Chair Mercer, seconded by Commissioner Parsons, to accept the Minutes of December 6, 2011 as presented.

Ayes: Mercer, Parsons, d'Souza, Horton, Reed

Noes: None

Absent: Wheeler, Mayer

Motion passed 5/0/2

4B. Minutes of December 20, 2011

MOTION: By Commissioner Parsons, seconded by Vice Chair Mercer to accept the Minutes of December 20, 2011 as presented.

Ayes: Parsons, Mercer, d'Souza, Reed

Noes: None

Abstain: Horton

Absent: Wheeler, Mayer

Motion passed 4/0/1/2

5. NEW BUSINESS:

5A. PUBLIC HEARING – 1349 Sunnyslope Avenue

To consider a Single Family Design Review to construct an approximately 777 square foot basement and garage addition to the existing 1,923 square foot single family residence for a total of 2,701 square feet. (2,706 sq. ft. maximum building size permitted for this site). (Appl. No. 2011-0058)

APN: 045-262-130; Zoned: R1-C (Single Family Residential)

CEQA Status: Categorically Exempt per Section 15303

OWNER/APPLICANT: Matthew Breite

PROJECT PLANNER: Julia Nelson, (650) 595-7453

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

Intern Nelson summarized the Staff Report, recommending approval subject to the conditions attached.

Chair Reed asked the Commission for any questions for Staff:

Commissioner Parsons asked if the existing basement had a finished floor, inquiring if the additional space behind the improvements was buildable.

CDD de Melo replied, that the project was not proposed for a remodel to become habitable space.

Vice Chair Mercer asked for certification to make sure the project does not become bigger than allowed. CDD de Melo acknowledged Staff would add a Standard Condition addressing projects that bump up against the floor area/height maximum.

Applicant: Matthew Breite spoke stating they are seeking to provide an additional room for their children to play and that no additional space will be used.

Chair Reed opened the Public Hearing, there were no requests to speak.

MOTION: By Commissioner Parsons, seconded by Vice Chair Mercer, to close the Public Hearing.

Ayes: Parsons, Mercer, d'Souza, Horton Reed

Noes: None

Absent: Wheeler, Mayer

Motion passed 5/0/2

MOTION: By Commissioner Parsons, seconded by Commissioner d'Souza Approving a Single Family Design Review at 1349 Sunnyslope Avenue (App. No. PA2011-0053) with the attached Conditions.

Ayes: Parsons, d'Souza, Mercer, Horton Reed

Noes: None
Absent: Wheeler, Mayer

Motion passed 5/0/2

Chair Reed noted this item may be appealed within 10 days.

6. REPORTS, STUDIES AND UPDATES:

6A. North Road Right-of-Way – No Report

6B. Sixth & O’Neill - Street Reconstruction Project - Project is complete, finishing up with Landscaping and street improvements.

6C. High Speed Rail – Ad-hoc subcommittee met discussed future role going forward. Will bring Questions and Answers to City Council on February 28th.

Commissioner d’Souza asked Staff for more information on Sam Trans possible elimination of Routes. CDD de Melo would report at the next Planning Commission Meeting.

7. OLD BUSINESS:

**7A. General Plan Update – Continued Discussion
(Meeting will recess to the Emergency Operations Room, 2nd Floor)**

8. CITY COUNCIL MEETING OF TUESDAY, FEBRUARY 14, 2012 – 7:30 PM

Liaison: Commissioner Horton
Alternate Liaison: Commissioner d’Souza

9. ADJOURNMENT:

The meeting was adjourned at 7:24 p.m. to a Regular Planning Commission Meeting on Tuesday, February 21, 2012, at 7:00 p.m. in Belmont City Hall.

Carlos de Melo
Planning Commission Secretary

*CD’s of Planning Commission Meetings are available in the
Community Development Department
Please call (650) 595-7417 to schedule an appointment.*