

CITY OF BELMONT
PLANNING COMMISSION
SUMMARY MINUTES

TUESDAY, NOVEMBER 01, 2011, 7:00 PM

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

1. ROLL CALL

Commissioners Present: Reed, Parsons, Horton, Mayer, Wheeler, d'Souza
Commissioners Absent: Mercer

Staff Present: Community Development Director de Melo (CDD), Senior Planner DiDonato,
City Attorney Rennie (CA), Recording Secretary Turning (RS)

2. AGENDA AMENDMENTS - None

3. COMMUNITY FORUM (Public Comments) - None

4. CONSENT CALENDAR

4A. Minutes of October 4, 2011

MOTION: By Commissioner Horton, seconded by Commissioner Parsons, to accept the Minutes of October 4, 2011 as presented.

Ayes: Horton, Parsons, d'Souza, Reed
Noes: None
Abstain: Wheeler, Mayer
Absent: Mercer

Motion passed 4/0/2/1

5. PUBLIC HEARINGS:

5A. PUBLIC HEARING – 550 Island Parkway

To consider Design Review and a Conditional Use Permit to amend a Detailed Development Plan to allow a replacement of four cellular antennas with six cellular antennas at the City Sports Complex (Appl. No. 2011-0018).

APN: 044-173-180; ZONING: PD (Planned Development)

CEQA Status: Categorical Exemption per Section 15301

APPLICANT: Ana Gomez for AT&T

OWNER: City of Belmont
PROJECT PLANNER: Damon DiDonato, (650) 637-2908

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

SP DiDonato summarized the Staff Report, recommending approval subject to the conditions attached.

Commissioner d'Souza asked if there were any public benefits requested from the applicant for extending this use. SP DiDonato responded that the findings for the Conditional Use Permit and Design Review are all included in the Staff Report. There is no finding that specifically speaks to a public benefit.

Ana Gomez, representing AT&T Mobility, explained that the applicant wants to remove the four existing antennas and replace them with six in order to improve the in-building coverage west of the site.

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

MOTION: By Commissioner Parsons, seconded by Commissioner Horton, to close the Public Hearing. Motion passed 6/0/1 by a show of hands, with Commissioner Mercer absent.

All Commissioners stated that they could make the findings. Commissioner Parsons added that he appreciated the condition requiring that any dead plants be replaced and brought back to what was previously approved.

MOTION: By Commissioner Wheeler, seconded by Commissioner Parsons, to adopt the Resolution approving a Conditional Use Permit to amend a Detailed Development Plan and Design Review to allow an AT&T Wireless communication facility at 550 Island Parkway (PA2011-0018)

Ayes: Wheeler, Parsons, d'Souza, Horton, Mayer, Reed
Noes: None
Absent: Mercer

Motion passed 6/0/1

Chair Reed announced that this item can be appealed to City Council within 10 calendar days.

6. OLD BUSINESS

6A. Belmont Zoning Ordinance (BZO) Section 15 - Appeals - Review and Discussion

CDD summarized the memorandum stating the key objectives with this effort was to clarify standards/requirements, create internal consistency and improve/streamline the use and application of the subject regulations.

CDD outlined various potential minor text edits to the section and welcomed feedback from the Planning Commission. Discussion ensued.

Staff agreed to make several edits to the BZO as suggested by the Commission as well as clean up outdated terminology on the Appeal Form. Staff will bring this item back to the Commission, to a date uncertain for final edits and review before forwarding a recommendation to Council.

7. REPORTS, STUDIES AND UPDATES:

CDD de Melo reported as follows:

7A. North Road Right-of-Way

No update at this time.

7B. Ralston/US 101 Landscape Project

No update at this time.

7C. Sixth & O'Neill Reconstruction Project

The final pour had been completed, with the expectation that the road would be ready to open within the next few days.

7D. US 101 Pedestrian/Bike Bridge Reconstruction Project

The railing is up, graffiti has been abated and landscaping is being installed, and the grand opening was still scheduled for Saturday, November 19th at 9:30.

Responding to Commissioner Mayer's question regarding the landscaping, CDD de Melo stated that a portion of the landscaping cost for the northwest quadrant is being picked up by the bike bridge contractor, but that funding for the remaining quadrants still needs to be negotiated with the City of Redwood City. Commissioner Mayer repeated his comment from the last meeting that the fence is so ugly next to the beautiful streamlined structure, and asked if the City could find some way to sponsor minimal covering for the fence. CDD de Melo stated that he had taken the issue to Public Works; they have to look for an opportunity to make that happen.

7F. High-Speed Rail (HSR)

The next meeting of the Ad Hoc Committee is scheduled for the morning of Tuesday, November 15th. The High-Speed Rail Business Plan was released that day with a price tag at \$98 billion. It will be discussed at the November 4th a.m. meeting of the Peninsula Cities Consortium.

7G. January 3, 2012 Planning Commission Meeting

CDD de Melo asked Commissioners to determine whether to hold the regularly scheduled January 3rd meeting in consideration of the fact that City Hall will have been shut down the previous 8 or 9 days, reopening on January 2nd.

Chair Reed proposed that the January 3, 2012 Planning Commission meeting be cancelled. Commissioners concurred by a show of hands.

8. CITY COUNCIL MEETING OF WEDNESDAY, NOVEMBER 9, – 7:30 P.M.

Liaison: Commissioner d'Souza
Alternate Liaison: Commissioner Horton

8. ADJOURNMENT:

The meeting was adjourned at 7:36 p.m. to a Regular Planning Commission Meeting on Tuesday, November 15, 2011, 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.*