

**CITY OF BELMONT**  
**PLANNING COMMISSION**  
**SUMMARY MINUTES**

**TUESDAY, FEBRUARY 16, 2010, 7:00 PM**

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

**1. ROLL CALL**

Commissioners Present: Horton, Mayer, Parsons, Reed,  
Commissioners Absent: Frautschi, Mercer, Mathewson

Staff Present: Community Development Director de Melo (CDD), Associate Planner Walker (AP), Assistant Planner Gill (AP), City Attorney Zafferano (CA), Recording Secretary Flores (RS)

**2. AGENDA AMENDMENTS - None**

**3. COMMUNITY FORUM (Public Comments) – None**

**4. CONSENT CALENDAR**

**4A. Minutes of January 19, 2010**

Regarding the third paragraph on page 5, Vice Chair Mayer asked that the meeting recording be checked to be sure they reflect what he actually said, and that it be noted for the record that the percentage of slope on which development is discouraged, if at all possible, is 30%.

**MOTION: By Commissioner Reed, seconded by Commissioner Parsons, that the Minutes of January 19, 2010 be accepted with the correction as noted by Vice Chair Mayer.**

**Ayes: Reed, Parsons, Mayer, Horton**

**Noes: None**

**Absent: Frautschi, Mercer, Mathewson**

**Motion passed 4/0/3**

**5. PUBLIC HEARINGS**

**5A. PUBLIC HEARING - 2880 Wakefield Drive (Continued item from the February 2, 2010 Planning Commission meeting)**

To consider a Conditional Use Permit & Single Family Design Review to amend the Hallmark West Detailed Development Plan (DDP) by constructing/adding a 370 square-foot addition to the existing 3,147

square foot single-family residence for a total of 3,517 square feet which complies with the development guidelines for this DDP.

(Appl. No. 2009-0043)

APN: 045-441-170; Zoned: PD – Planned Development

CEQA Status: Categorical Exemption per Section 15303

Applicant: Robert Medan, Architect

Owner: Bill & Alicia Davidovich

AP Gill summarized the staff memorandum, noting that the facts contained in the February 2, 2010 remain the same with the exception of the Single-Family Design Review evaluation section, and the addition of Condition of Approval Number 8. Staff recommended approval with the conditions attached.

There were no questions from the Commission for staff or the applicant.

Chair Horton opened the Public Hearing. No one came forward to speak.

**MOTION: By Commissioner Parsons, seconded by Commissioner Reed, to close the Public Hearing. Motion passed 4/0/3 by a show of hands.**

Commissioner Parsons asked that staff will check to make sure that the bathroom and stairway and deck from the bathroom to the side of the garage are brought into code, if needed, as required by Condition 8.

**MOTION: By Commissioner Reed, seconded by Vice Chair Mayer, to adopt the Resolution approving a Single-Family Design Review to amend an approved Detailed Development Plan for 2880 Wakefield Drive (Appl. No. 2009-0043).**

**Ayes: Reed, Mayer, Parsons, Horton**

**Noes: None**

**Absent: Frautschi, Mercer, Mathewson**

**Motion passed 4/0/3**

Chair Horton stated that this action can be appealed within ten calendar days.

**MOTION: By Vice Chair Mayer, seconded by Commissioner Parsons, to adopt the Resolution approving a Conditional Use Permit to Amend an Approved Detailed Development Plan for 2880 Wakefield Drive (Appl. No. 2009-0043)**

**Ayes: Mayer, Parsons, Reed, Horton**

**Noes: None**

**Absent: Frautschi, Mercer, Mathewson**

**Motion passed 4/0/3**

Chair Horton stated that this action can be appealed within ten calendar days.

## **5B. PUBLIC HEARING – 520 Masonic Way**

To consider a Conditional Use Permit and Design Review to allow placement of removable produce carts adjacent to the main building entrance of a proposed new market, and to allow outdoor dining within the existing patio area. The project includes new decorative fencing and landscaping for the patio area.

(Appl. 2009-0044); Parcel Number: 040-313-010

Zoning: C-1 – Neighborhood Commercial

CEQA Status: Categorical Exemption per Section 15301

APPLICANTS: Gitaben and Kalpesh Patel

PROJECT PLANNER: Jennifer Walker, (650) 595-7453

It was clarified that the main parcel number for this project is 580 Masonic Way and the two tenant spaces under discussion are 500 and 520 Masonic Way. This inconsistency will be clarified in the records.

AP Walker summarized the Staff Report, and, based on staff analysis, recommended approval with the conditions of approval attached.

Commissioner Parsons recommended that a sprinkler system be required for the new tree that will be planted.

Responding to Vice Chair Mayer, AP Walker stated that the railing will be permanently attached to the concrete, and believed that a condition that the patio be regularly maintained would capture the City's concerns about trash and noise on the patio.

Commissioner Parsons raised a question about percentage of landscape required for this shopping center. CDD de Melo asked for time to review the zoning code but believed it was 10%.

Responding to Commissioner Reed's concern about neighborhood outreach, AP Walker stated that there had been no responses from neighbors to the 300' mailing or the applicant's interaction with the neighbors.

Kalpesh and Gita Patel introduced themselves as owners of the proposed restaurant and market. Responding to concerns expressed by Commissioner Parsons, they stated that there will be employee access from the kitchen to the store on the back side and that they plan to use planter boxes with climbing vines along the fence. Commissioner Parsons suggested that they might want to also include plantings at either end and perhaps cut out some of the concrete and put plants in the ground. Further responding to Commissioner Parsons, Mrs. Patel added that they plan to pressure wash and re-stain the benches and decking and will have security cameras at the back door.

Responding to Vice Chair Mayer, the applicants stated that the cuisine of the restaurant will be North and West Indian, and that they will have 15 varieties of Chai. The grocery store will focus largely on produce and will not sell tobacco or alcohol.

Responding to Commissioner Reed's concern about noise, Mr. Patel stated that the neighbors across from the patio are very happy that they will be opening a grocery store and restaurant and that they have had no complaints.

Responding to Chair Horton, the applicants stated that, in addition to the unisex restroom in the back of the grocery store, there will be two restrooms in the restaurant and another one for employee use next to the grocery store.

Chair Horton opened the Public Hearing. No one came forward to speak.

**MOTION: By Commissioner Reed, seconded by Commissioner Parsons to close the Public Hearing. Motion passed 4/0/3 by a show of hands.**

Commissioner Reed thanked the applicant for opening a store, restaurant and outdoor seating area in a space that badly needs freshening up and supported the project.

Commissioner Parsons concurred, adding that he would add a condition for more landscaping, water for the trees and that he would rather see a different kind of fence. He suggested that the applicant and any future restaurant developers look at the large movable planters used on Castro Street in Mt. View, where they not only form a barrier but can be moved onto the street to provide additional summer seating.

Vice Chair Mayer concurred with Commissioners Reed and Parsons and wished the applicants luck and success.

Chair Horton also concurred, and suggested that the businesses should see a lot of traffic from Oracle.

**MOTION: By Commissioner Parsons, seconded by Vice Chair Mayer, to adopt the Resolution approving a Conditional Use Permit and Design Review for 580 Masonic Way (Appl. No. 2009-0044), with the following additional conditions:**

- 1. Additional landscaping at either end of the patio, either in-the-ground or in large pots.**
- 2. Additional planting along the fence.**
- 3. If possible, a more attractive, interesting fence.**
- 4. Assurance that there is a watering system available to both the existing tree and the new tree they intend to plant.**

**Ayes: Parsons, Mayer, Reed, Horton**  
**Noes: None**  
**Absent: Frautschi, Mercer, Mathewson**

**Motion passed 4/0/3**

Chair Horton stated that this action can be appealed within ten calendar days.

**5C. PUBLIC HEARING - 2513 Hastings Drive (Continued item from the November 5, 2009 Planning Commission meeting) (ITEM CONTINUED TO A DATE UNCERTAIN)**

To consider an appeal of the Community Development Director's decision regarding an Administrative Conditional Use Permit (ACUP) to allow an extension of the existing attached rear deck/landing for the dwelling (Carlmont Woods II Planned Development).

(Appl. 2009-0021)

Parcel Number: 045-491-250

Zoning: Planned Development (PD)CEQA Status: Categorical Exemption per Section 15303

APPLICANT/OWNER(S): Anthony C. Allison & Elsie M. Eugui

PROJECT PLANNER: Rob Gill: (650) 598-4204

CDD de Melo noted for the record that this item likely will not happen at all because staff has facilitated a working agreement with the property owner and appellant. He anticipates that the appellant will withdraw the appeal of the Community Development Director's decision.

## **6. STUDY SESSION**

### **6A. Discussion Regarding Belmont Zoning Ordinance Section 12.12 – Administrative Approvals of Amendments to Detailed Development Plans.**

**CDD de Melo summarized the recommended text amendments provided to the Commission, discussion ensued. Feedback and recommended language changes were provided to staff from the Commission. CDD de Melo stated he would make the recommended changes and bring them back to a future meeting for the entire Planning Commission to review.**

## **7. REPORTS, STUDIES AND UPDATES:**

CDD de Melo reported as follows:

### **7A. Ralston/US-101 Landscape Project**

No report at this time.

### **7B. San Mateo Development – North Road/43<sup>rd</sup> Avenue**

No report at this time.

### **7C. Parking Study – Downtown Village Area**

No report at this time.

### **7D. High-Speed Train (HST) Project – San Francisco to San Jose**

In early April the City of Belmont will start hosting meetings of the High-Speed Rail Consortium. Responding to Commissioner Parsons questions, CDD de Melo stated that the City has not taken an official position on whether or not it will support the high-speed rail coming up the Peninsula but it has provided feedback about the consideration of all alternative grade levels, and provided a comment letter a year ago outlining what should be studied as part of the EIR. To his knowledge, the City has not taken an official position either for it or against it. Chair Parsons asked if the City has done an analysis of what the benefits are of having a high-speed train totally disrupt the City with construction and noise for years and years and what it will do to local businesses. CA Zafferano responded that the answer to the question is “no” because one of the alternatives for the EIR is a no-build option and that the City is waiting to see what the results of the environmental effects of a no-build option will be compared to the environmental effects of the other options. CDD de Melo further reported that an Alternatives Analysis is due to be released in early March describing the alternatives associated with the possible grade levels of the entire segment from San Francisco to San Jose, and this will provide an opportunity for the City to further comment going forward relative to the EIR.

### **7E. Emmett House**

Commissioner Parsons pointed out that kitchen materials and exterior and interior color samples were promised to the subcommittee 5 months earlier and have not been delivered. He would like to see outside colors on a test swatch. CDD de Melo will follow up with the project manager.

**7F. 1000 South Road**

A walk-through with staff, the architect and property manager was planned for the following Friday to determine what needs to be done to rehabilitate the property so that it can be rented as apartments. Responding to Commissioner Reed, CDD de Melo stated that he assumed that a building could not be deemed habitable unless possible mold issues were addressed.

**7G. 2230 AND 2260 Ralston Avenue**

The pipe has been removed. Commissioner Parsons commented that the dumpster is still in front of Planet Granite and that the Water District building has been painted.

**Other Items**

The Owner/Builder Workshop will be held on Thursday, February 25<sup>th</sup> at 6:30 p.m. in the EOC Room, 2<sup>nd</sup> Floor of City Hall.

**8. CITY COUNCIL MEETING OF TUESDAY, FEBRUARY 23, 2010**

Liaison: Vice Chair Mayer  
Alternate Liaison: Commissioner Parsons

**9. ADJOURNMENT:**

The meeting was adjourned at 8:36 p.m. to a Regular Planning Commission Meeting on Tuesday, March 2, 2010 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) 595-7416 to schedule an appointment.*

I:/Planning Com/Min02162010