

CITY OF BELMONT

PLANNING COMMISSION MEETING

SUMMARY MINUTES

TUESDAY, OCTOBER 7, 2014 - 7:00 PM

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

1. ROLL CALL

Commissioners Present: Herbach, Hold, Hurt, Mercer, Goldfarb, Kim
Commissioners Absent: MacDonald

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

2. AGENDA AMENDMENTS – None

3. COMMUNITY FORUM - 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 or staff request specific items to be removed for separate action.

4A. Planning Commission Minutes of September 16, 2014 were continued to the following meeting for edits.

5. PUBLIC HEARINGS:

5A. PUBLIC HEARING – 700 Island Parkway (Continued from the September 16, 2014 Planning Commission Meeting)

To consider a Conditional Use Permit (CUP) to establish a Detailed Development Plan (DDP), Design Review, and Grading Plan to allow for reconstruction of the existing Autobahn Motors vehicle sales and service facility at the site to modernize the facility, modify the relative space for sales and service functions, and increase total square footage by 5,359 square feet. Application No: PA2013-0047; APN's: 040-360-480 & 530

ZONING: Planned Development (PD)

CEQA Status: Adopted Mitigated Negative Declaration

Applicant: Kenneth Rodrigues & Partners

Owner: Sonic Automotive, Inc.

Project Planner: Carlos de Melo, cdemelo@belmont.gov; (650) 595-7440

Chair Herbach confirmed that no one on the commission had ex-parte communications with anyone on this project.

Community Development Director de Melo summarized the report answering questions of the Commission.

Applicant Kenneth Rodrigues and Partners were available answer questions on the project as well.

There were no requests from the Public to speak on this item.

Discussion ensued.

MOTION: By Commissioner Hold seconded by Commissioner Hurt to move the Resolution of the Planning Commission of the City of Belmont Approving a Conditional Use Permit for a Detailed Development Plan, Design Review, and Grading Plan for the Autobahn Motors Dealership Reconstruction Project at 700 Island Parkway (Appl. No. 2013-0047) *with two corrections on the resolution as stated by Chair Herbach and a friendly amendment for four additional trees.*

Ayes: Hold, Hurt, Mercer, Goldfarb, Herbach

Noes: Kim

Absent: MacDonald

Motion passed: 5/1/1

Chair Herbach noted this item can be appealed within 10 calendar days.

5B. PUBLIC HEARING - 1717 Notre Dame Avenue

To consider a Single Family Design Review to construct a new 2,907 square foot single-family residence for the site (2,987 sq. ft. maximum building size permitted).

(Application No. 2011-0049)

APN: 044-071-170; Zoned: R-1B Single Family Residential

CEQA Status: Categorically Exempt, Section 15303, Class 3(a)

Applicant: Bahram Mozayeny for Vector Vision Owner: Victor K. Saiz

Project Planner: Rob Gill, rgill@belmont.gov; (650) 598-4204

Chair Herbach confirmed that no one on the commission had ex-parte communications with anyone on this project.

Associate Planner Gill summarized the report answering questions of the Commission.

Applicant Bahram Mozayeny and Victor Saiz spoke on the project and were available for questions.

Resident Andrew Elliot requested to speak on the project.

Motion by Commissioner Hold seconded by Commissioner Mercer to close the Public Hearing.

Motion Passed 6/0

Discussion ensued.

MOTION: By Commissioner Hurt seconded by Commissioner Kim to move the Resolution of the Planning Commission of the City of Belmont Approving a Single Family Design Review at 1717 Notre Dame Avenue (Appl. No. 2011-0049)

Ayes: Hurt, Kim, Mercer, Goldfarb, Herbach

Noes: Hold

Absent: MacDonald

Motion passed: 5/1/1

Chair Herbach noted this item can be appealed within 10 calendar days.

5C. PUBLIC HEARING - 6 Folger Court

To consider a Single Family Design Review to construct a 790 square foot addition to the existing 2,330 square foot single family residence for a total of 3,120 square feet that is below the zoning district permitted 3,500 square feet for the site. (Application No. 2014-0037)

APN: 044-353-150; Zoned: R-1B Single Family Residential

CEQA Status: Categorical Exemption per Section 15301

Applicant: Ayesha Sikandar for MA Dimensions Owner: Adam & Sabrina Alder

Project Planner: Rob Gill, 650-598-4204, rgill@belmont.gov

Chair Herbach confirmed that no one on the commission had ex-parte communications with anyone on this project.

Associate Planner Gill summarized the report responding to questions of the Commission.

Applicant Adam Adler spoke on the project.

There were no requests from the Public to speak on this item.

Discussion ensued.

MOTION: By Commissioner Mercer seconded by Commissioner Hold to move the Resolution of the Planning Commission of Belmont Approving a Single Family Design Review at 6 Folger Court (Appl. No. 2014-0037)

Ayes: Mercer, Hurt, Goldfarb, Hold, Kim, Herbach

Noes: None

Absent: MacDonald

Motion passed: 6/0/1

Chair Herbach noted this item can be appealed within 10 calendar days.

5D. PUBLIC HEARING - 2103 Shirley Road

To consider a Single Family Design Review to construct an 839 square foot addition to an existing 1,270 sq. ft. single family residence. The project also includes a Major Encroachment Permit to rebuild a

October 7, 2016 Planning Commission Meeting Minutes

retaining wall in the public right-of-way, and a Variance to allow a garage with a 3.6 foot front setback where 20 feet would be the minimum front setback for the site. (Application No. 2014-0031)
APN: 043-252-270; Zoned: R-1B Single Family Residential
CEQA Status: Categorical Exemption per Section 15303
Applicant: Jacki Yahn
Owner(s): Scott and Christy Hebner
Project Planner: Damon DiDonato, 650-637-2908, ddidonato@belmont.gov

Chair Herbach confirmed that no one on the commission had ex-parte communications with anyone on this project.

Senior Planner DiDonato summarized the report answering questions of the Commission.

Applicants Cristy and Scott Hebner spoke on the project and answered questions of the Commission.

There were no requests from the Public to speak on this item.

Discussion ensued.

MOTION: By Commissioner Hurt seconded by Commissioner Goldfarb to move the Resolution of the Planning Commission of the City of Belmont Approving Single Family Design Review and a Variance at 2103 Shirley Road (Appl. No. 2014-0031) *with an added condition for landscaping in the public right-of-way along the street side of the fence.*

Ayes: Hurt, Goldfarb, Kim, Herbach
Noes: Mercer, Hold
Absent: MacDonald

Motion passed: 4/2/1

MOTION: By Commissioner Hurt seconded by Commissioner Goldfarb to move the Resolution of the Planning Commission Recommending City Council Approval of a Major Encroachment Permit for a Retaining Wall Within the Public Right-of-Way for 2103 Shirley Road (APN: 043-252-270)

Ayes: Hurt, Goldfarb, Kim, Mercer, Herbach
Noes: Hold
Absent: MacDonald

Motion passed: 5/1/1/

6. REPORTS, STUDIES AND UPDATES:

- 6A.** Caltrain Modernization Program/High Speed Rail - None
- 6B.** Ralston/US-101 Landscape Project - None

- 6C. 2035 General Plan Update – *Community Development Director de Melo noted upcoming web site presence and Community Workshop being held on November 12, 2014.*
- 6D. Ralston Corridor Study - None

City Attorney Rennie discussed future Commission Training.

7. **City Council Meeting of Tuesday, October 14, 2014**
Liaison: Commissioner Hold
Alternate Liaison: Commissioner Goldfarb

8. **ADJOURNMENT: Meeting Adjourned at 9:45 pm.**

Adjournment To: Tuesday, October 21, 2014 - 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.