

CITY OF BELMONT
PLANNING COMMISSION MEETING
SUMMARY MINUTES
TUESDAY, SEPTEMBER 16, 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, MacDonald
Commissioners Absent: Kim

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

2. AGENDA AMENDMENTS – None

3. COMMUNITY FORUM - None

Chair Herbach provided clarification on time limits for both Community Forum and the Public Hearing section of the Agenda.

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 2, 2014

MOTION: By Commissioner MacDonald seconded by Commissioner Hold to approve the Planning Commission Minutes of 9/2/14 with the change to the amendment of item 5B: *Provide the Planning Commission with a copy of the construction Management Plan Prior to the issuance of the Building Permit.*

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

Noes: None

Absent: Kim

Motion passed by show of hands: 6/0/1

5. OLD BUSINESS: (Continued from September 2, 2014 Planning Commission Meeting)
5A. 576-600 El Camino Real

To consider a Rezoning and Conceptual Development Plan (CDP), and Vesting Tentative Map to allow for construction of a three-story mixed-use building with 11,700 square feet of street-level commercial space and thirty-two (32) one, two and three-bedroom condominiums on the upper levels.

(Application No: PA2013-0054)

APN's: 044-201-190 & 230, and 044-222-060; Zoned: Existing – C-3 Highway Commercial, Proposed - Planned Development (PD)

CEQA Status: Proposed Mitigated Negative Declaration; Applicant/Owner: Belmino LLC, C/O CHS Development Department

Project Planner: Carlos de Melo (650) 595-7440

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

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

Applicant Haesloop, summarized the changes made, CHS Development and Architect Toby Levy, Levy Designs were available to answer questions on the project as well.

Mary Morrissey Parden from the Chamber of Commerce spoke in favor of the project.

MOTION by Commissioner Mercer seconded by Commissioner Hold to close the Public Hearing. Motion passed by show of hands 6/0

Discussion ensued.

Chair Herbach asked that the Public Works Conditions be edited.

MOTION: By Commissioner Hurt seconded by Commissioner Hold to move the Resolution of the Planning Commission of the City of Belmont Recommending City Council Adoption of a Rezone for a Conceptual Development Plan (CDP) for the Planned Development (PD), and Vesting Tentative Map for the 576-600 El Camino Real Mixed-Use Development (APPL.No. 2013-0054) with the following amendment: *that the permitted and conditionally permitted uses allowed in the Planned Development shall be those permitted and conditionally permitted uses as allowed in the C-1 Commercial District respectively with the following exception: Food Service/ Restaurant Uses Shall Require a Conditional Use Permit.*

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

Noes: None

Absent: Kim

Motion passed: 6/0/1

Project to move forward to City Council on October 14, 2014.

6. PUBLIC HEARINGS:

6A. 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.

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

Discussion ensued.

MOTION: By Commissioner Hurt seconded by Commissioner MacDonald 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, Goldfarb

Noes: Hold, MacDonald, Mercer, Herbach

Absent: Kim

Motion failed: 4/2/1

Several Commission members expressed a request for a street level drawing of the property in relation with adjacent structures.

Chair Herbach inquired if the applicant would consider continuing the project to a date uncertain so the Commission could review additional information pertaining to the project.

Applicant Saiz stated that he would be in agreement to move the project to a date uncertain.

MOTION: By Commissioner Mercer seconded by Commissioner MacDonald to move the Single Family Design Review at 1717 Notre Dame Avenue (Appl. No. 2011-0049 *to a date uncertain allowing the applicant to return with a street level drawing of the project to address Commission concerns of bulk and fit with adjacent structures in the neighborhood.*)

Ayes: Mercer, MacDonald, Goldfarb, Hold, Herbach

Noes: Hurt

Absent: Kim

Motion passed: 5/1/1

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

6B. PUBLIC HEARING – 1920 Notre Dame Avenue/Public Right-of-Way adjacent to 1999 Notre Dame Avenue

To consider a Conditional Use Permit, Design Review, and Variance to modify an existing wireless telecommunications facility by replacing two existing monopole mounted antennas (located within the public right of way), and constructing a new equipment enclosure at 1920 Notre Dame Avenue in which all ancillary equipment would be relocated. The Variance request is to permit location of the ancillary equipment on a property zoned R-1B Single Family Residential. (Application No: PA2014-0010)

APN: 044-056-240; Zoned: Public Right-of-Way (N/A) and R-1B Single Family Residential

CEQA Status: Categorical Exemption Section 15303, Class 3(e)

Applicant: The CBR Group on behalf of AT&T

Project Planner: Jennifer Rose, jrose@belmont.gov; (650) 595-7453

Chair Herbach inquired with the Commission on ex-parte communications with anyone on this project.

Commissioner Mercer noted she had previously spoken with numerous neighbors about the project including Mr. Pappas.

Chair Herbach noted he had spoken to Mrs. Merian to clarify the Public Speaking time limitations.

Management Analyst Rose summarized the report answering questions of the Commission, Community Development Director de Melo and City Attorney responded to questions as well.

Applicant for AT&T Mark Blakeman spoke on the project, he and his team were available for questions.

There were several requests from the public to speak on the project.

Cynthia Farrington, Birgit Merian, Charles Merian, Ann Romani, Dick Stottler, Tran, Dawn Freeman, Eric Landtbom, Robert Miller, Walter Frederiksen, Janet Frederiksen all spoke in opposition of the project.

MOTION: by Commissioner Mercer seconded by Commissioner Hold to close the Public Hearing.

Discussion ensued.

Due to the late hour, Chair Herbach requested this item be continued to the next meeting.

Applicant Mark Blakeman requested a continuance to the 10/21/14 meeting so that a qualified peer review of the noise analysis, at the request of the Commission, be generated on the equipment being installed.

MOTION: By Commissioner Mercer seconded by Commissioner Hold to continue the project at 1920 Notre Dame Ave to a date certain of 10/21/2014 along with a request to return to the Commission with a sound review study for the project.

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

Noes: None

Absent: Kim

Motion passed: 6/0/1

6C. PUBLIC HEARING – 700 Island Parkway

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

Project Planner: Rob Gill (650) 598-4204

Due to the late hour, the Applicant for 700 Island Parkway requested this item be moved to the next Planning Commission Meeting of 10/7/2014

MOTION by Commissioner Mercer, seconded by Commissioner Hold to continue the item for 700 Island Parkway – Application No – PA-2013-0047 to the 10/7/2014 Planning Commission Meeting.

Motion passed 6/0 by show of hands.

6. REPORTS, STUDIES AND UPDATES:

No Reports 6A – 6D

6A. Caltrain Modernization Program/High Speed Rail

6B. Ralston/US-101 Landscape Project

6C. 2035 General Plan Update

6D. Ralston Corridor Study

7. City Council Meeting of Tuesday, September 23, 2014

Liaison: Mercer

Alternate Liaison: MacDonald

8. ADJOURNMENT: Meeting Adjourned at 11:46 pm.

Adjournment To: Tuesday, October 7, 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.

