

**CITY OF BELMONT**  
**PLANNING COMMISSION MEETING**  
**SUMMARY MINUTES**  
**TUESDAY, NOVEMBER 18, 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, MacDonald  
Commissioners Absent: Kim, Goldfarb

Staff Present: Community Development Director de Melo, City Attorney Rennie, Senior Planner DiDonato, Management Analyst Rose, Recording Secretary Plut

**2. AGENDA AMENDMENTS - None**

**3. COMMUNITY FORUM (Public Comments) Resident Judy Allen inquired if item 5A would be open to public comments.**

**4. CONSENT CALENDAR**  
**Planning Commission Meeting Minutes of November 6, 2014**

**MOTION: By Commissioner MacDonald seconded by Commissioner Mercer to approve the minutes a presented.**

**Ayes: MacDonald, Mercer, Hurt, Herbach**

**Noes: None**

**Abstain: Hold**

**Absent: Kim, Goldfarb**

**Motion passed: 4/0/1/2**

**5A. PUBLIC HEARING – 1920 Notre Dame Avenue/Public Right-of-Way adjacent to 1999 Notre Dame Avenue (CONTINUED FROM THE 10/21/2014 PLANNING COMMISSION MEETING)**

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](mailto:jrose@belmont.gov); (650) 595-7453

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**In response to Ms. Allen's inquiry, Chair Herbach noted it was not a requirement to re-open the Public Hearing as item 5A was continued to a date certain without changes to the application. However, he would re-open the Public Hearing for comments limited to the additional presented modified AT&T acoustics study and the third party peer review of that study.**

**Management Analyst Rose summarized the report and answered questions of the Commission. AT&T Applicant Blake, City Attorney Rennie and Community Development Director de Melo responded to questions of the Commission a well.**

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

**Commissioner Mercer noted for the record that she had met the applicant, Mr. Pappas last year and discussed the project. She noted she had also searched google street view to locate the residential AT&T cell site in Kentfield, California and was unable to see the site.**

**Requests from the public to speak on this item: Tran, Perry Kennan, Andrea DiNapoli, Judy Allen, Susan Wright, Charles Merian, Walter Frederiksen, Birgit Merian, Dawn Freeman, Karen Lynch, Joel Sarch, Cynthia Farrington, John Gaboury.**

**Motion by Commissioner Hurt seconded by Commissioner Mercer to close the Public Hearing. Motion passed by show of hands: 5/0**

**Discussion ensued.**

**MOTION: By Commissioner Mercer seconded by Commissioner Hurt to direct staff to return to the Planning Commission on December 16, 2014 with a resolution of denial.**

**Ayes: Mercer, Hold, Hurt  
Noes: None  
Abstain: MacDonald, Herbach  
Absent: Kim, Goldfarb**

**Motion passed: 3/0/2/2**

**This item cannot be appealed until there is a final vote on the resolution. The resolution will return to the Commission on December 16, 2014.**

**5B. PUBLIC HEARING – 550 Island Parkway**

To consider Design Review and a Conditional Use Permit to amend a Detailed Development Plan to allow the installation of four additional cellular antennas for a total of eight cellular antennas on a light pole at the Belmont Sports Complex (Appl. No. 2014-0044).

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

CEQA Status: Categorical Exemption per Section 15301

Applicant: Roger Gonzales for AT&T

Owner: City of Belmont

Project Planner: Damon DiDonato, [ddidonato@belmont.gov](mailto:ddidonato@belmont.gov); (650) 637-2908

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

**Senior Planner DiDonato summarized the report 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 Hold to move the Resolution of the Planning Commission of the City of Belmont Approving a Conditional Use Permit to Amend a Detailed Development Plan and Design Review to allow Modifications to an AT&T Wireless Communication Facility at 550 Island Parkway (PA2014-0044) with edits to the Parks and Recreation Department Conditions:  
*the “applicant” shall be responsible for Condition numbers 5 and 10.***

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

**Noes: None**

**Motion passed: 5/0/2**

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

**6. REPORTS, STUDIES AND UPDATES:**

**6A. 2035 General Plan**

**Director de Melo provided an update regarding past and upcoming General Plan Community Workshops. City Attorney Rennie and director de Melo responded to questions of the Commission regarding Commission input on 2035 General Plan Update.**

**Perry Kennan spoke regarding Planning Commission input on the General Plan Update process.**

**8. ADJOURNMENT: Meeting Adjourned 11:45 pm.**

**Adjournment To: Tuesday, December 2, 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.